

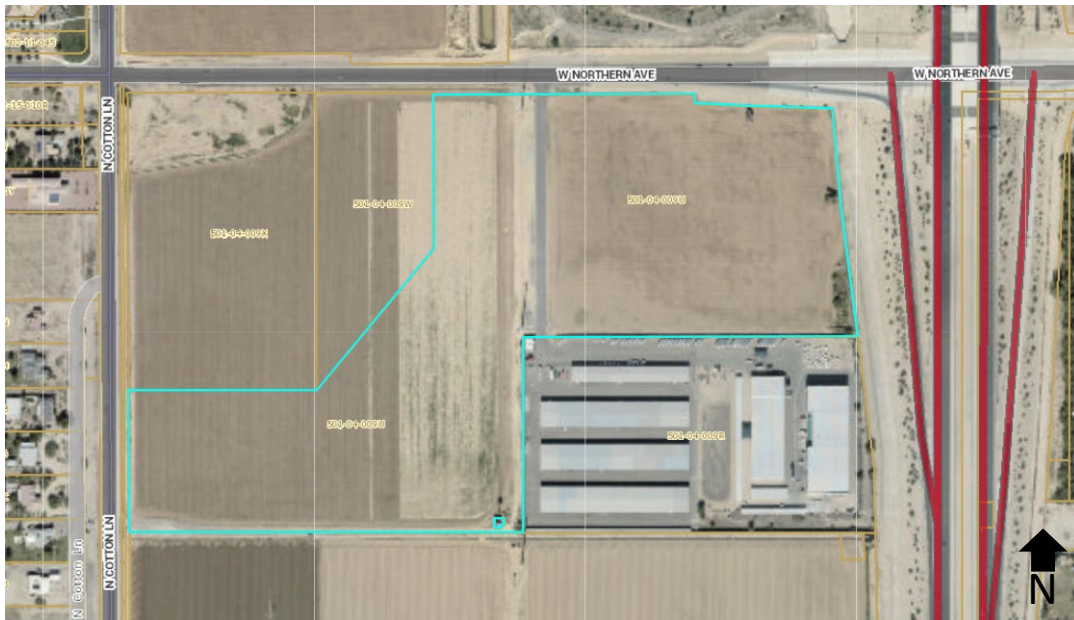
# Sonoma Cotton

## ANNEXATION NARRATIVE

### MAY 2021

#### A. Request

This is a request for annexation of the approximately 36-acre property generally located south and east of the southeast corner of Cotton Lane and Northern Avenue, otherwise commonly known as Maricopa County Assessor's Parcel Number (APN) 501-04-009U (the "Property") into the City of Glendale. The Property does not include the land at the immediate intersection which is owned by a separate owner. The subject Property wraps around the corner property, has two separate street frontages, and is oddly configured by a connecting strip. The Property is currently within Unincorporated Maricopa County. See **Figure 1**, Site Aerial below:



**Figure 1 – Site Aerial**

#### B. Background and Project Proposal

The Property has historically been utilized as an agricultural use; however, given the current market demand for quality living opportunities in the west valley and greater Phoenix area, as well as the desire to diversify the land use pattern in the area, annexation is requested to provide an appropriate framework for development of the Property.

Annexation will provide the framework for development of approximately 24 acres of industrial and commercial uses along the Northern Avenue frontage and an approximately 12.4-acre rental home community on the Cotton Lane frontage (See **Tab 1**, Context Plan). This new development, aligns with the

RMU General Plan designation and will follow the land use trends along the 303 corridor, as well as comply with state statutes concerning territory in the vicinity of a military installation.

### **Commercial/Industrial Portion**

The 24-acre industrial/commercial site along Northern Avenue will include three buildings totaling approximately 345,000 square feet of office, commercial and warehouse space. As shown on the enclosed conceptual site plan (**Tab 2**, Industrial Site Plan), Building 'A' has been designed as a narrow 57,500 square foot building that could accommodate office, commercial, showroom flex industrial, and potential smaller maker-spaces. Building 'B' and 'C', which are each approximately 143,750 square feet, would be traditional warehouse buildings that could be multi or single tenant spaces. Future users are to be determined, but we expect the buildings will be commercial or industrial that can accommodate multi-tenants who might have a showroom or office in front and warehouse storage in back. Proximity and access to the freeway makes this is a good location for the proposed uses.

### **Residential Portion**

Along Cotton Lane, we propose a high-end, gated and professionally managed single-family rental home community with approximately 144 single-story homes (11.6 du/ac) including a mix of duplex style and detached homes (See **Tab 3**, Residential Site Plan). The home configurations will include 1-bedroom small duplex (575 sf), 1-bedroom large duplex (777 sf), and 2-bedroom single (969 sf) layouts. It is anticipated that the conceptual base rents for the three different unit types will be \$1,200, \$1,400, and \$1,600, respectively. However, rents will ultimately be per market demand.

Each home within the community will feature high-end finishes and private outdoor yards and patios. Additionally, homes will be highly stylized with enhanced architectural elements and attractive elevations including rustic cottage and desert contemporary styles. The community will feature perimeter landscaping, and several inactive and active open space areas including a dog park, multiple barbecue stations, fire pits, a pool and indoor amenity areas. These amenities will provide a gathering place for residents and cultivate a sense of community.

The proposed mixed-use development will be a benefit to the City of Glendale, as it will provide new residential living and employment opportunities and activate an underutilized property with new, quality development that furthers the vision of the area.

### **C. Utilities and Services**

It is anticipated that water will be provided to the Property by Epcor. Epcor has stated that they will allow domestic water to be taken off their existing 12-inch waterline in Cotton Lane. Fire and police protection will be required with the development of the Property and will be provided by the City of Glendale. All units will have approved sprinkler systems on site.

Sewer will be provided by Epcor which has a 15-inch line along the eastern property line to serve this project.

## **D. Annexation Analysis**

Resolution No. R19-16 requires a written analysis of the proposed annexation as follows:

1. *Financial: Analysis of fiscal impact to Glendale, including one-time and reoccurring revenues and expenses*

The proposed development will produce a positive net gain for the City in the short and long term. One-time revenues are estimated at 2.5 million dollars per the City's Economic Development Office. Additionally, annual revenues for the development are estimated at \$190,000.00 per year, excluding one-time revenues according to the Economic Development Office.

2. *Economic Development: Potential for desired growth; job creation in targeted clusters and opportunities identified in the Glendale Economic Development Strategic Plan*

Annexation will allow the introduction of new employment uses with the underlying commercial and industrial zoning designations. The 303 Freeway has seen tremendous growth in new industrial employment and this annexation will further improve that trend and attract high quality jobs in this strategic corridor.

3. *Civic: Growth of our political subdivision, civic pride, and sense of community.*

This annexation request is consistent with the Envision Glendale 2040 General Plan policy encouraging the City to work with landowners in Growth Areas to annex into the City of Glendale. It also furthers the intent of the attached approved Pre-Annexation Development Agreement, which requires the Property to annex into the City of Glendale in order to develop. The annexation will permit a mixed-use development that will be a benefit to the City of Glendale, as it will provide high quality buildings, new employment, commercial amenities, and residential living. This will help activate an underutilized property with new, quality development that furthers the vision of the area, civic pride, and sense of community.

4. *Planning and Building: Impacts to Glendale land use program; parks, trail and open space programs; surrounding properties; extent of compliant/non-compliant structures.*

The proposed annexation will provide an opportunity for new industrial, commercial and residential uses which is consistent with the existing Regional Mixed Use General Plan land use designation. There are no existing structures on site.

5. *Public Safety: Impacts to existing program: demand for new services.*

The development will be served by EPCOR water and sewer and will not create any additional demand on city services. Fire and police protection will be provided by Glendale, however it is not anticipated that a significant increase in demand for services will occur.

6. *Intergovernmental: Support the mission of Luke Air Force Base*

The development plan provides uses that are compatible with Luke Air Force Base. The industrial commercial uses have no adverse impact and the residential uses are .65 mile outside the Luke 65 Ldn noise contour. On January 26, 2021, Mark James, the Planning Manager, Community Initiatives Team Planning Manager from LAFB provided correspondence to the applicant stating “there would be no issues” with the proposed development.

7. *Environmental: Considerations impactful to the City’s cultural heritage, natural environment, and historic resources.*

The site has long been used for agriculture uses and there is no impact to the city’s cultural heritage, natural environment, and historic resources.

**E. Conformance**

This annexation request is consistent with the Envision Glendale 2040 General Plan policy encouraging the City to work with landowners in Growth Areas to annex into the City of Glendale.

It also furthers the intent of the attached approved Pre-Annexation Development Agreement, which requires the Property to annex into the City of Glendale in order to develop.

**F. Conclusion**

This request for annexation furthers the vision of the City’s General Plan related to growth areas. Development of the Property within the City of Glendale will bring new residential living opportunities, jobs and activate an otherwise underutilized property.

On behalf of our client, we look forward to bringing new quality development opportunities to the City of Glendale.