

February 12, 2020
Revised August 13, 2021

Lisa Collins
Planning Administrator
City of Glendale
c/o Thomas Ritz, Senior Planner
5850 W. Glendale Avenue
Glendale, AZ 85301

Re: Potential Annexation into the City of Glendale
APNs: 142-25-009, 142-25-011, 142-25-013, 142-25-015 and 142-25-017.

Dear Lisa and Thomas,

Our office represents K. Hovnanian Homes (“K. HOV.”) who is under contract to purchase approximately 24 acres located approximately 1,740 feet east of the southeast corner of 83rd Avenue and Northern Avenue (See **Exhibit A – Vicinity Map**). The overall subject site consists of 10 parcels and is identified in Maricopa County Assessor’s data base as APNs: 142-25-008Z, 142-25-009, 142-25-010, 142-25-011, 142-25-012, 142-25-013, 142-25-014, 142-25-015, 142-25-016 and 142-25-017.



Five of the ten parcels (APNs: 142-25-008Z, 142-25-010, 142-25-012, 142-25-014, and 142-25-016) are only 5-feet deep and immediately adjacent to Northern Avenue right-of-way. These five parcels are in the City of Glendale and according to the City's zoning maps are zoned R1-6 PRD.

The southern five parcels (APNs: 142-25-009, 142-25-011, 142-25-013, 142-25-015 and 142-25-017) are currently zoned R1-6 and are located within the Maricopa County jurisdiction but within the City of Glendale's Planning Area. Before K. Hovnanian Homes purchases all ten parcels and combines them for a single residential development, they seek annexation into the City of Glendale of those five parcels that are not currently in the City. As companion requests, K. HOV would also seek a General Plan Amendment and rezoning for the same overall subject site. See **Exhibit B – Aerial/Parcel Map** which shows the subject site and parcels.

The purpose of this letter is to provide a written analysis for each of the seven (7) annexation criteria to allow staff to schedule K. HOV's request for a City Council Workshop prior to officially filing for an Annexation.

In 1996, the City Council adopted the "Annexation Policy for the City of Glendale" which sets forth the Council's policies for annexation. Per Resolution R19-16, a written analysis to each of the seven (7) criteria as identified in the policy must be provided for the City's evaluation. Below is our analysis regarding each of the seven criteria.

1) Financial.

A direct benefit from this annexation to the City of Glendale is an increased tax base. The City of Glendale would benefit from the increase in state shared revenue. The portion of that state shared revenue flowing to Glendale is a function of Glendale's population base. Therefore, increasing the population through the addition of density on the subject parcels would increase population and thus increase Glendale's portion of state shared revenue.

Glendale's share of state shared revenues could be used to pay for essential city services like police, fire, road maintenance and parks.

This development would bring new residents. Residents purchase food from local city grocery stores, they dine at local city restaurants, they buy at local city improvement stores, they purchase their personal necessities at local city businesses, and they purchase gas from local city gas stations. All of these lead to increases in sales tax revenue to the City. Additionally, more residents increase the likelihood of new retailers, which would further increase Glendale's sales tax base.

The City would receive increased revenue generated from water, sewer, and trash services.

The City would receive new revenue generated from new construction tax associated with new development as well as income from new construction permit fees, development impact fees, and other fees associated with new construction.

2) Economic Development.

The property is currently under agricultural use and provides very little economic impact to the city in its current state. With the proposed annexation and the proposed residential development there comes construction of homes which is a direct economic impact to the city. This annexation and the construction of homes provide economic development from construction sales tax, new construction jobs and spending at local restaurants, stores and services. Property tax, state shared revenue and sales tax are a direct economic benefit to the City of Glendale.

Furthermore, this annexation and the construction of the homes provides the opportunity for additional housing to help fill the need from the new work force demands that are a result of the future commercial and industrial needs from the nearby sports and entertainment district area long the Loop 101 Freeway and the Loop 303 corridor. This is a socioeconomic benefit to the City of Glendale.

3) Civic.

The City has always envisioned this property to be annexed into the City of Glendale or they would not have stripped annexed a portion of Northern Avenue to keep this property within the City of Glendale's planning area. The City's General Plan designates this parcel as well as the other properties to the east and west of this subject site for residential. Establishing new residential homes where the City envisions residential is an important step in the City's overall development and growth strategies. The City's General Plan envisions residential along this part of Northern Avenue and this annexation meets that intent. Creating a new quality residential development gives people the opportunities to plant roots in a City that they want to call home. Providing new work force homes options is essential to help support the new employee demand coming from the new and future development along the Northern Avenue and Loop 303 corridors.

4) Planning and Building.

The western three properties are currently in agricultural use and there are no structures on the property. The eastern two properties have a single family residential home and is most agricultural use. A irrigation lateral exists along the southern portion. Generally, cities annex land to allow for the long-term planning and budgeting of infrastructure. This parcel is within a County island and is not located along the out skirts of the City limits. Rather it is in area that has street improvements and infrastructure with nearby city services.

To the west are two large lots that stretch the same length as the subject site. Both properties are zoned R1-6 and with Maricopa County jurisdiction and within the City of Glendale planning area. To the east is a dairy that stretches the same length as the subject site and zoned R1-6 with Maricopa County jurisdiction. This property is also located within the City of Glendale planning area. To the southwest is residential subdivision zoned SR-17 within the City of Glendale. To the south and southeast is one large lot zoned R1-6 and located within Maricopa County. To the north is the City of Peoria.

The companion General Plan Amendment and rezoning will be filed with the official annexation request. The rezoning request will seek zoning that allows the development of single-family residential lots on the approximately 24 acres. The planned residential development will include all necessary infrastructure including water and sewer lines, street improvements to Northern Avenue and drainage improvements. The developer will be responsible for costs of needed adjacent roadway and other associated improvements to construct their development.

The property is too small to provide a public park or trails for the greater area. It will however be required to provide its own minimum open space and amenities improvements as typically required by the city to serve its residents.

The City of Glendale will benefit by being able to control the type and quality of development that would occur on this site and would be able to maintain that quality through its code enforcement. Developing this project within the City is preferable to developing it within the County because it would be under a separate set of standards and the City would not have review authority over it.

5) Public Safety.

There is an existing police and fire station within 1.7 miles from the subject site. Since this subject site is within the City's boundaries and located within an established urban area, there is no need for additional fire station or police station to accommodate the existing site. The cost associated with fire and police for this particular annexation would be minimal since the City already has police and fire stations that service this surrounding area.

The development impact fees generated by the new construction will help to offset costs for new police and fire services in the future if needed.

6) Intergovernmental.

The subject site is 7 miles east of Luke Air Force Base. This annexation will not interfere with the mission of Luke Air Force Base.

7) Environmental.

The property is currently being used for agriculture purposes. The property is relatively flat with no significant topography changes. There are no buildings on the western 3 properties and there are no known cultural or historic resources on the subject property. If annexed into the City of Glendale, any new development will be required to comply with the City's regulations for on-site and off-site drainage control.

Sincerely,

A handwritten signature in black ink that reads "Taylor C. Earl". The signature is written in a cursive, flowing style.

Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Exhibit A – Vicinity Aerial Map
Exhibit B – Aerial/Parcel Map

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Vicinity/Aerial Map

Approximately 1,791-feet east of the SEC of 83rd Avenue and Northern Avenue
APNs: 142-25-008Z, 142-25-009, 142-25-010, 142-25-011, 142-25-012, 142-25-013
142-25-014, 142-25-015, 142-25-016 and 142-25-017

EXHIBIT A

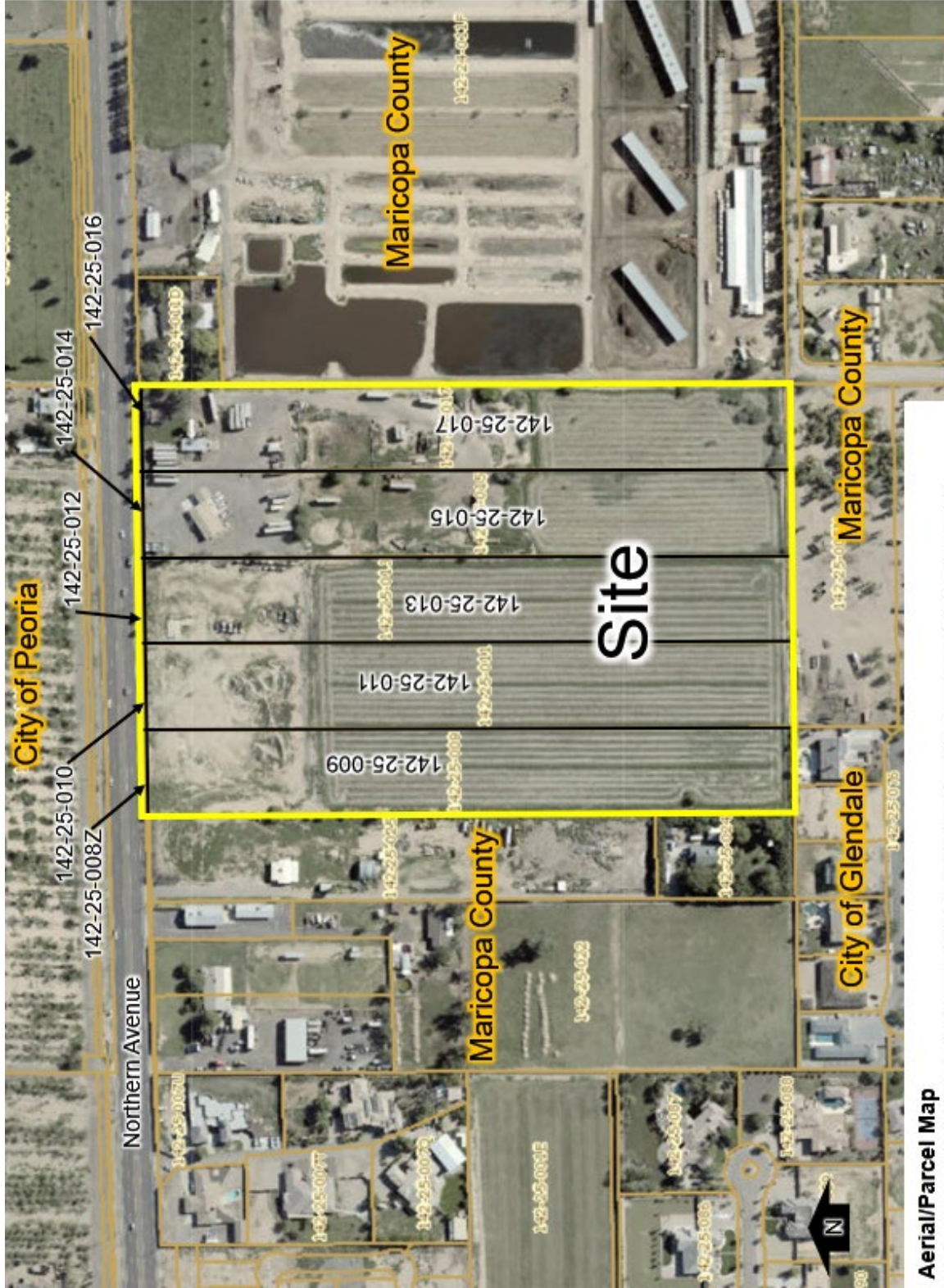


EXHIBIT B

Aerial/Parcel Map
 Approximately 1,791-feet east of the SEC of 83rd Avenue and Northern Avenue
 APNs: 142-25-008Z, 142-25-009, 142-25-010, 142-25-011, 142-25-012, 142-25-013, 142-25-014, 142-25-015, 142-25-016 and 142-25-017