



Organics Loop 303 Annexation AN-229

City Council Workshop, September 28, 2021



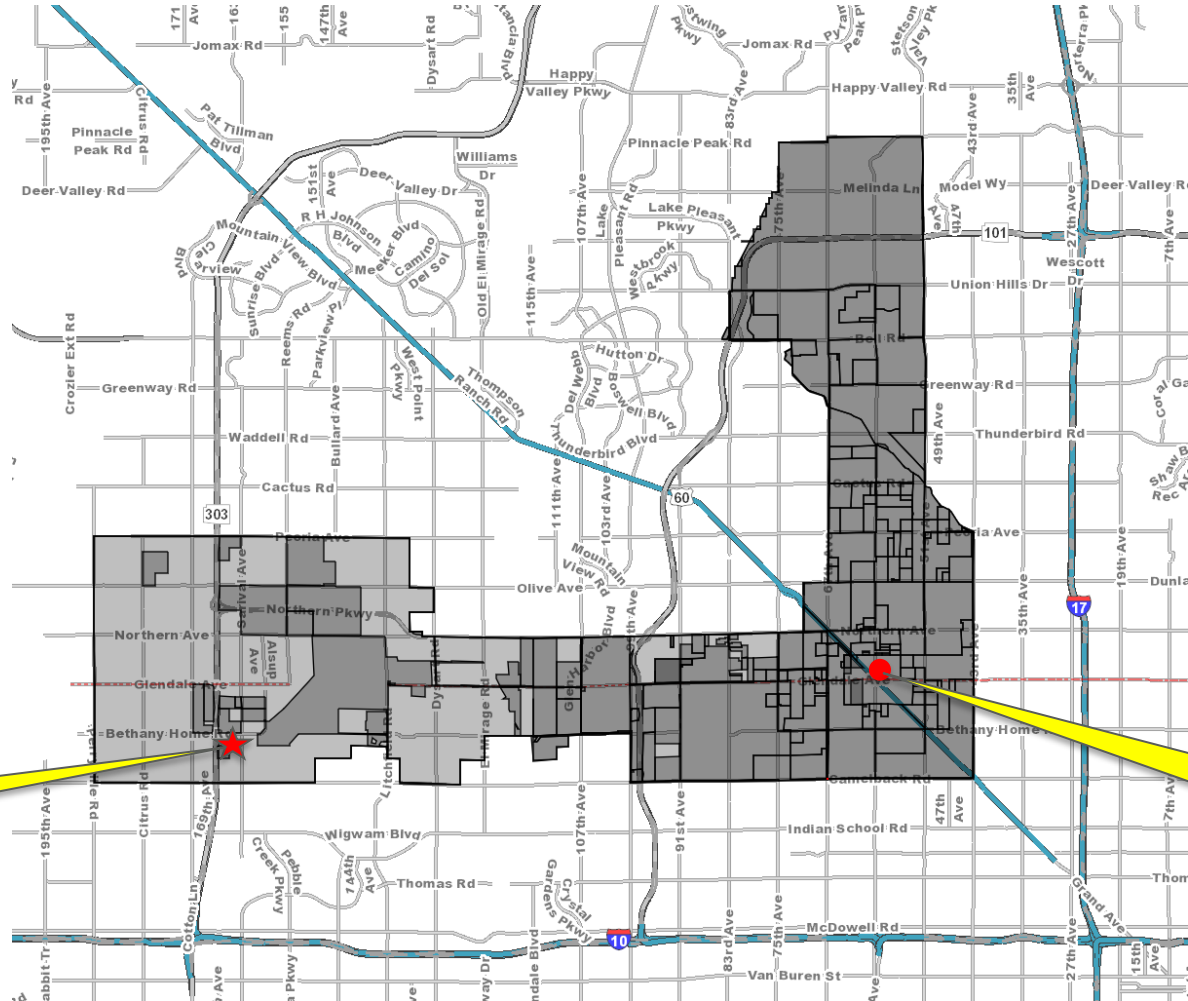


Annexation Information

- Organics Loop 303 is a 75-acre parcel located at the SWC of Bethany Home Road and Sarival Avenue.
- County jurisdiction zoning is RU-43.
- Proposal is to rezone the property to PAD for an industrial center.

Vicinity Map

SWC of
Bethany
Home and
Sarival
Avenue

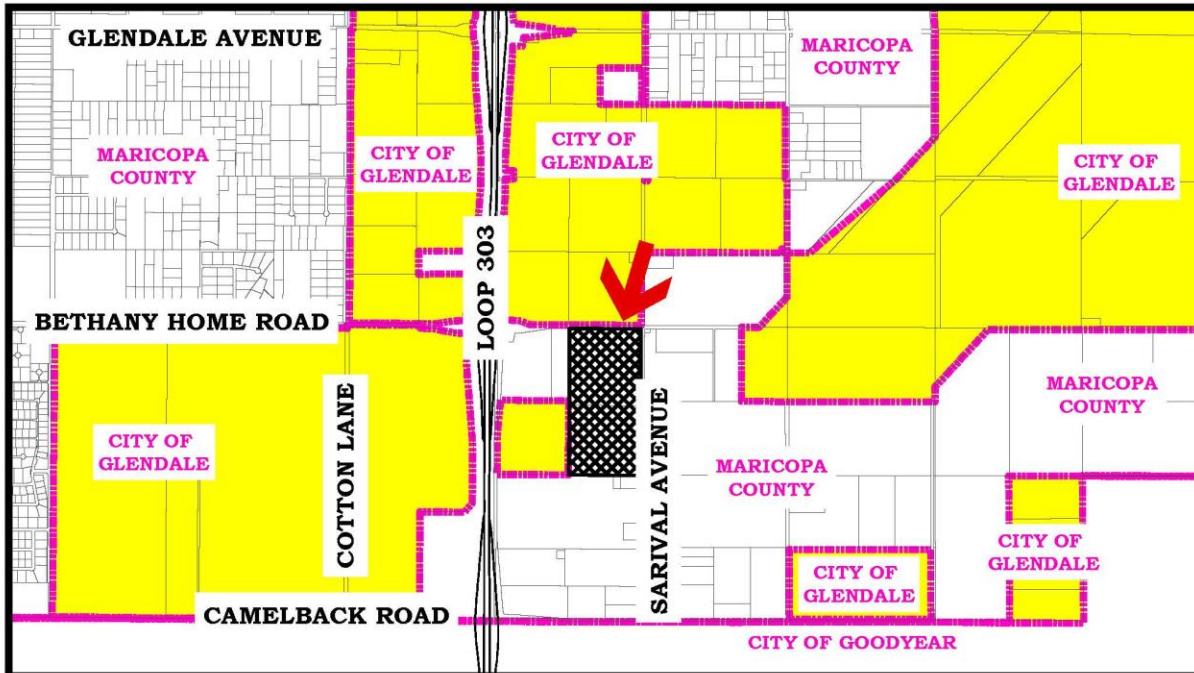


SITE

CITY HALL





Annexation Map



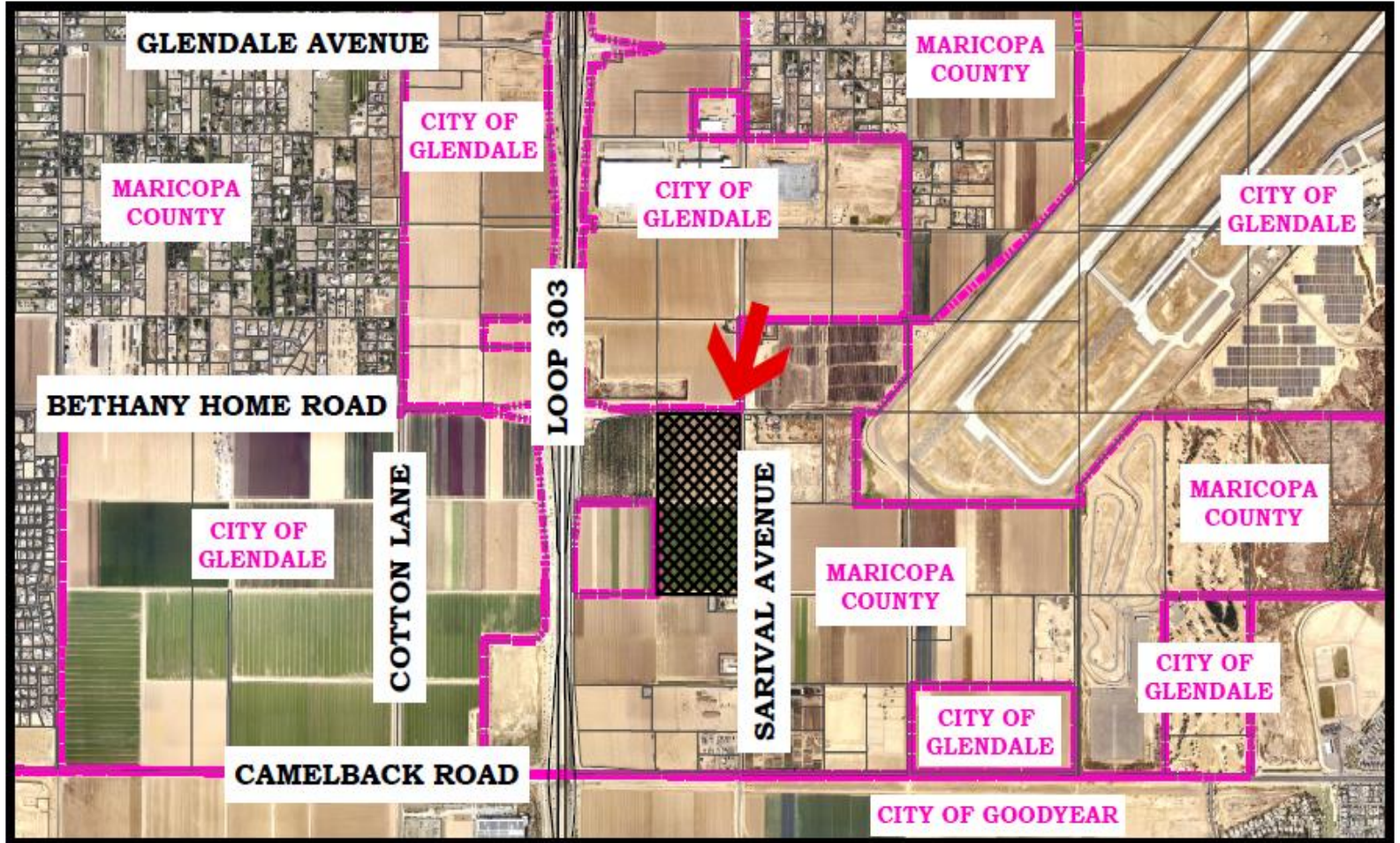
ORGANICS LOOP 303 (AN-229)
PROPOSED ANNEXATION OF APPROXIMATELY 75 ACRES
AT THE SWC OF BETHANY HOME ROAD & SARIVAL AVENUE.

- Glendale City Boundaries
- City of Glendale
- Proposed Annexation





Aerial Map





Current Annexations Map

CURRENT ANNEXATIONS

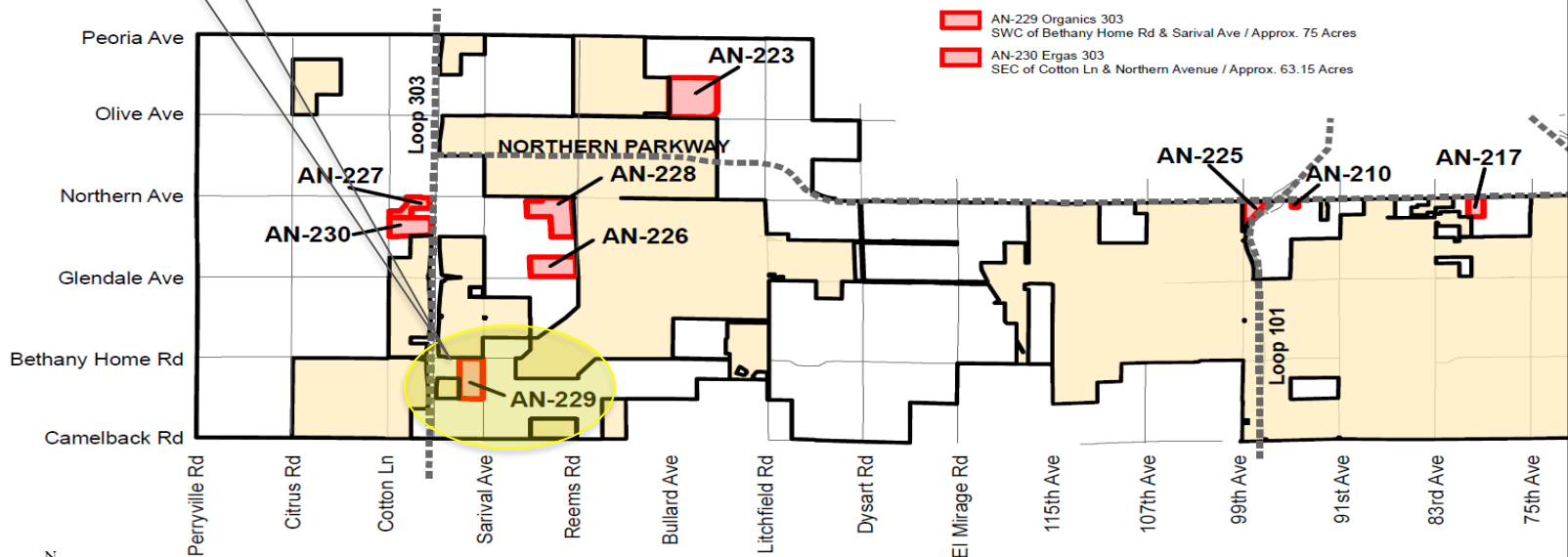
Planning Division: July 2021



AN-229

Legend

- City of Glendale Incorporated Area
- Annexations In-Progress**
- AN-210 Northern Places (On Hold)
Near SEC of Loop 101 & Northern Ave / Approx. 3.36 Acres
- AN-217 Ambra - (CW Held 04/24/04)
SEC of 80th Dr & Northern Ave / Approx. 24 Acres
- AN-223 TKR Industrial Park
N Side of Olive Ave, Between Bullard Ave & 143rd Ave / Approx. 153 Acres
- AN-225 Thompson Thrift (CW 08/24)
SEC of 99th Ave & Northern Ave / Approx. 20.83 Acres
- AN-226 Bickman Industrial (CW 08/10)
NWC of Glendale Ave & Reems Rd / Approx. 75 Acres
- AN-227 Sonoma Cotton (CW 08/24)
SEC of Cotton Ln & Northern Ave / Approx. 36 Acres
- AN-228 Hopewell (CW 08/10)
SWC of Northern Ave & Reems Rd / Approx. 104 Acres
- AN-229 Organics 303
SWC of Bethany Home Rd & Sarival Ave / Approx. 75 Acres
- AN-230 Ergas 303
SEC of Cotton Ln & Northern Avenue / Approx. 63.15 Acres





Conceptual Site Plan Exhibit



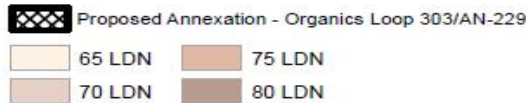
**LUKE AFB
"NO BUILD"
LINE**



Luke Air Force Base Noise Contours



Aerial Date: October 2020





Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- The inclusion of approximately 850,000 square feet of warehousing and manufacturing is projected to generate a positive net fiscal impact.



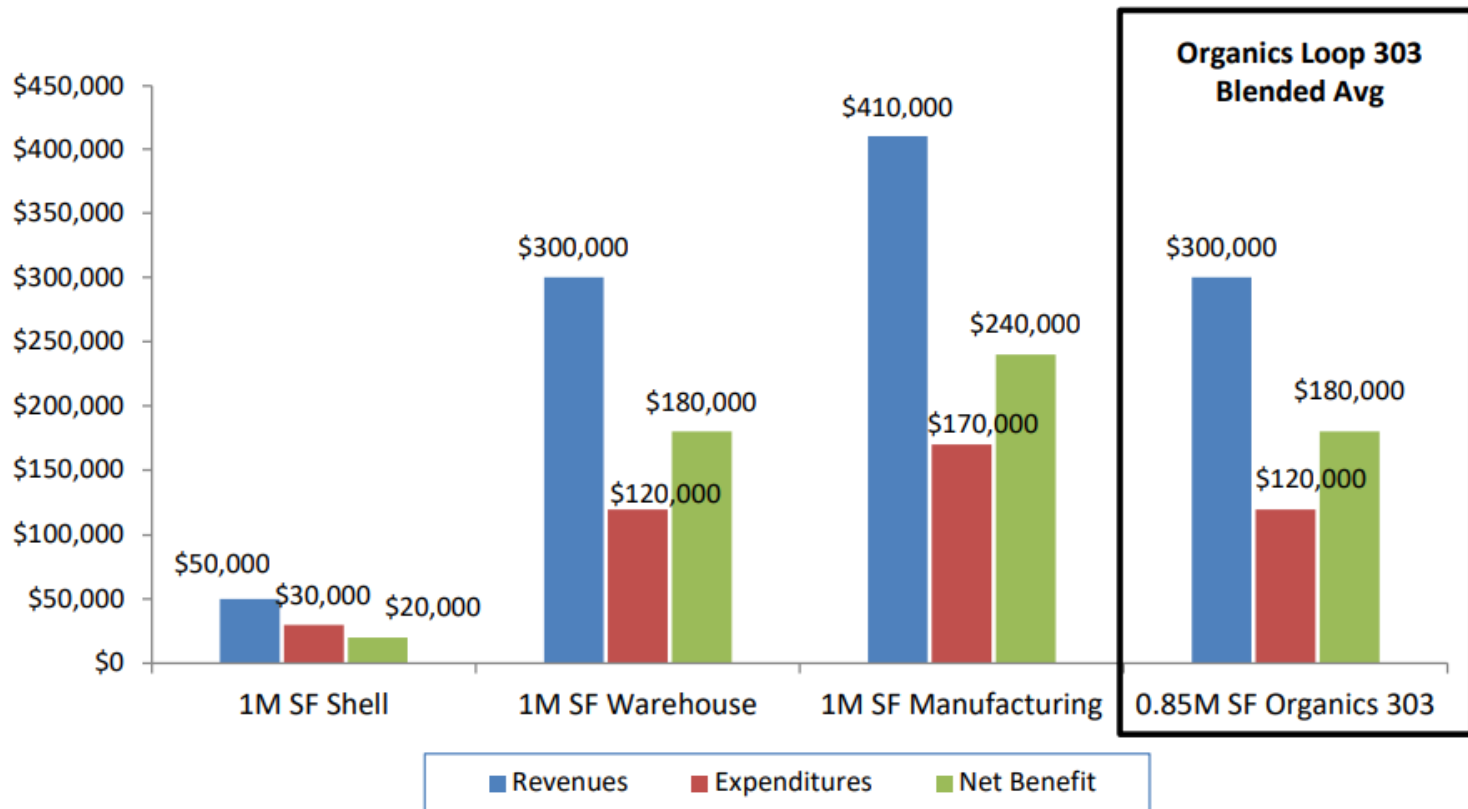
Fiscal Impacts

- One-time (blended) fees for the proposed Organics Loop 303 Industrial center is estimated at 3.4 million dollars.
- The possible net impact to the City is \$180,000 per year, excluding one-time revenues.



Fiscal Impacts

**ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS
AND ORGANICS LOOP 303 ANNEXATION**





Annexation Next Step/Process

- Council **Consensus** to move forward with the annexation process
 - As required by State Statute, a City Council public hearing is held on the “Blank Petition”.
 - Property owner signatures may then be obtained on the “Petition”.



Annexation Process (cont.)

- A City Council public hearing is scheduled for the adoption of the annexation.
- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



Organics Loop 303 Annexation AN-229

City Council Workshop, September 28, 2021

