



Parkway 303 West Annexation AN-231

City Council Workshop, September 28, 2021



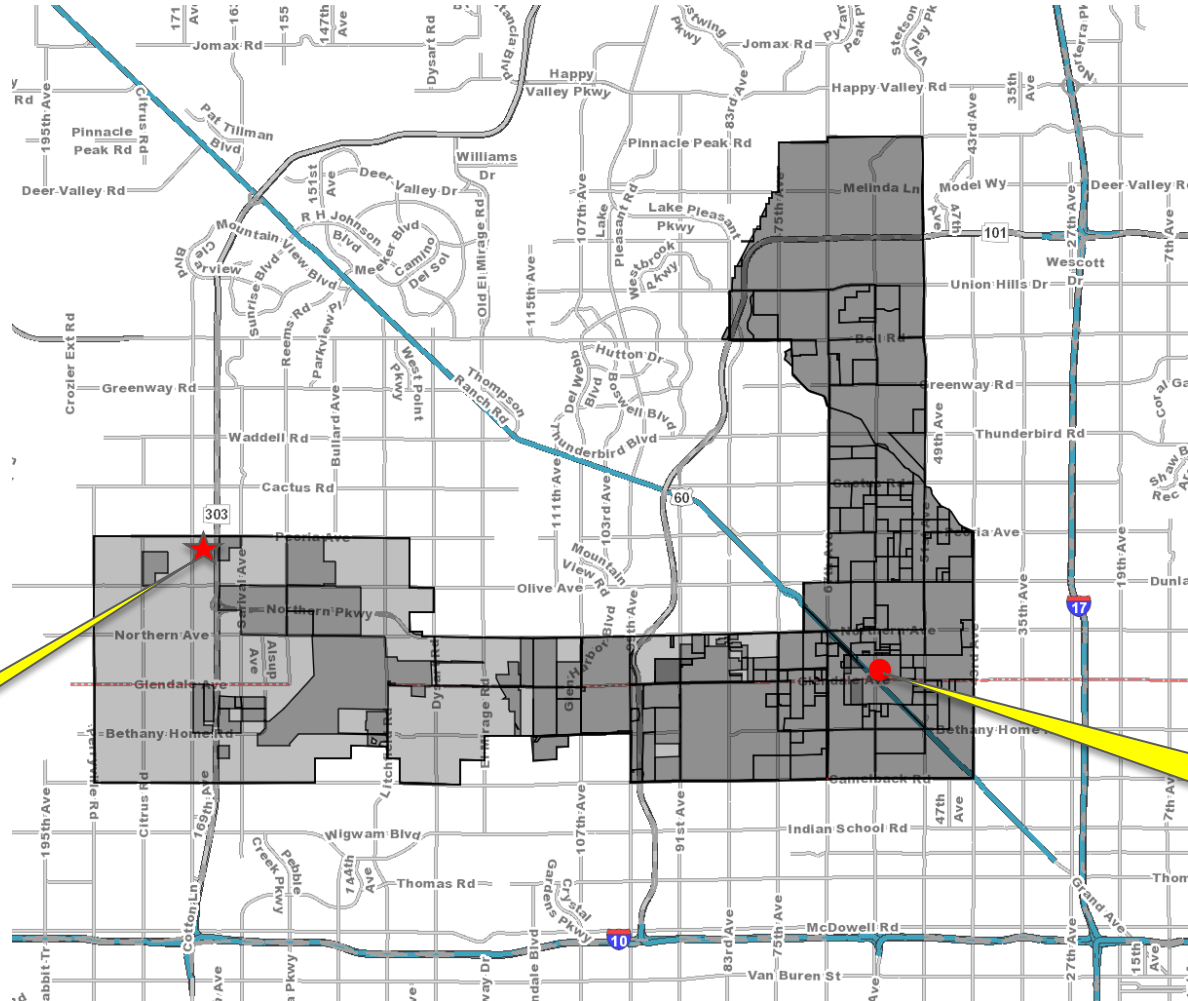


Annexation Information

- Parkway 303 West is a 262.6-acre parcel located at the southeast corner of Peoria Avenue and Cotton Lane.
- County jurisdiction zoning is RU-43.
- Proposal is to rezone the property to PAD for commercial and industrial development.

Vicinity Map

SEC of
Peoria
Avenue
and
Cotton
Lane

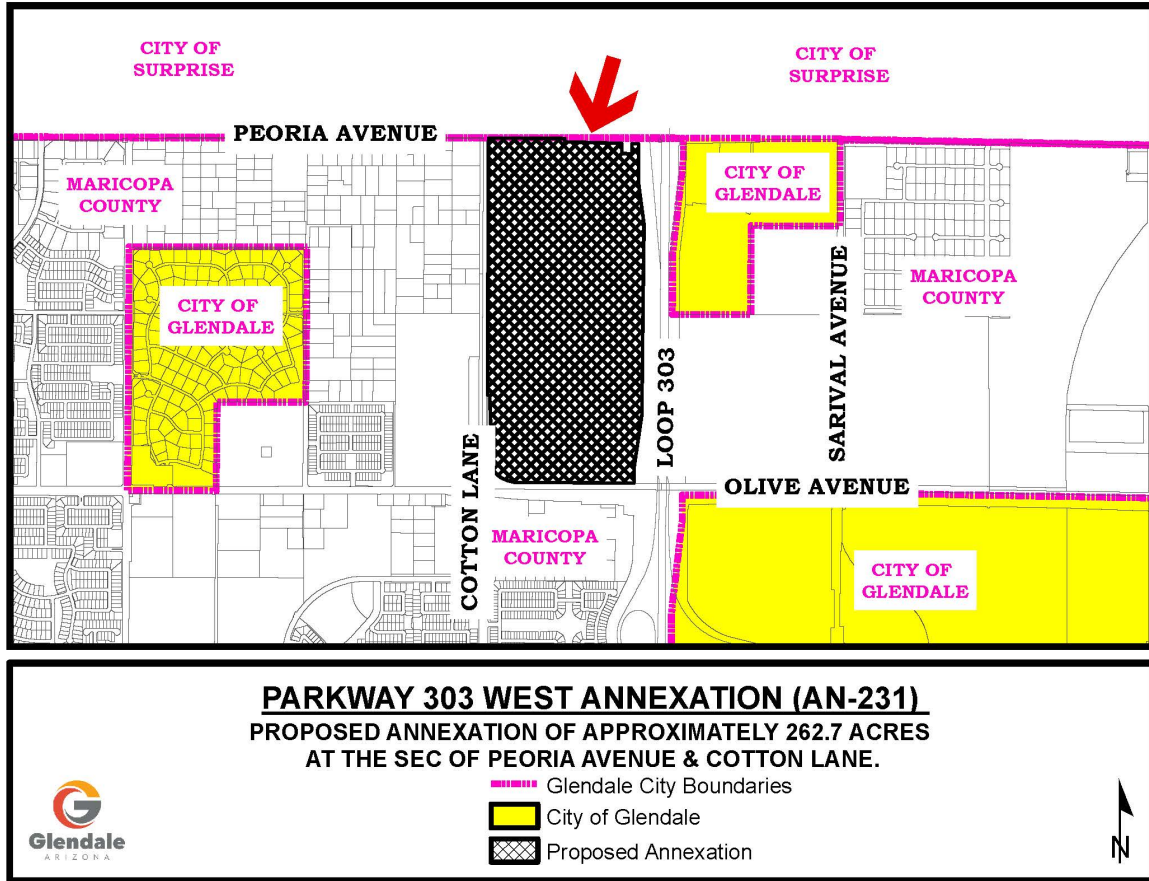


SITE

CITY HALL

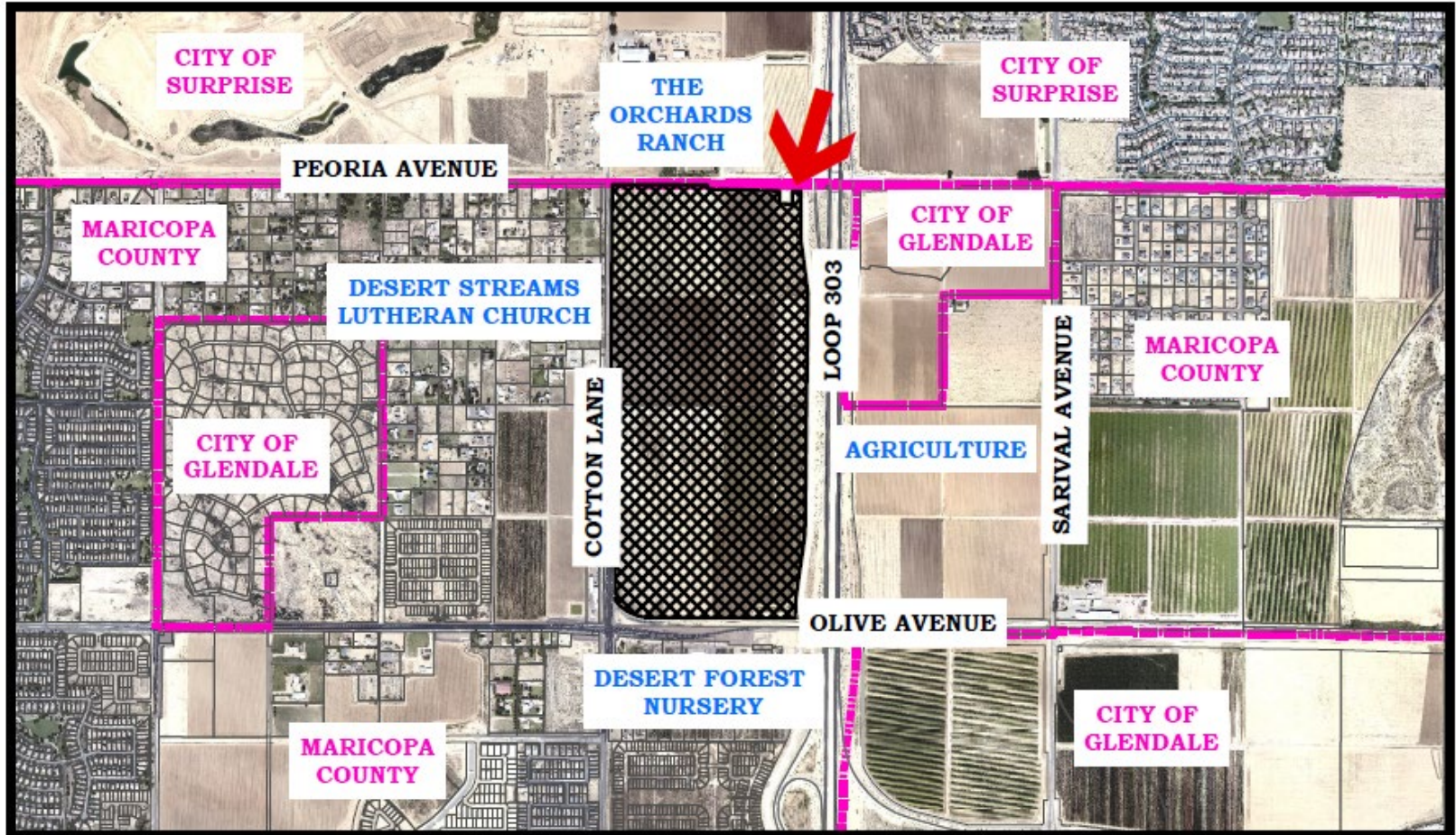


Annexation Map





Aerial Photograph





Current Annexations Map

CURRENT ANNEXATIONS

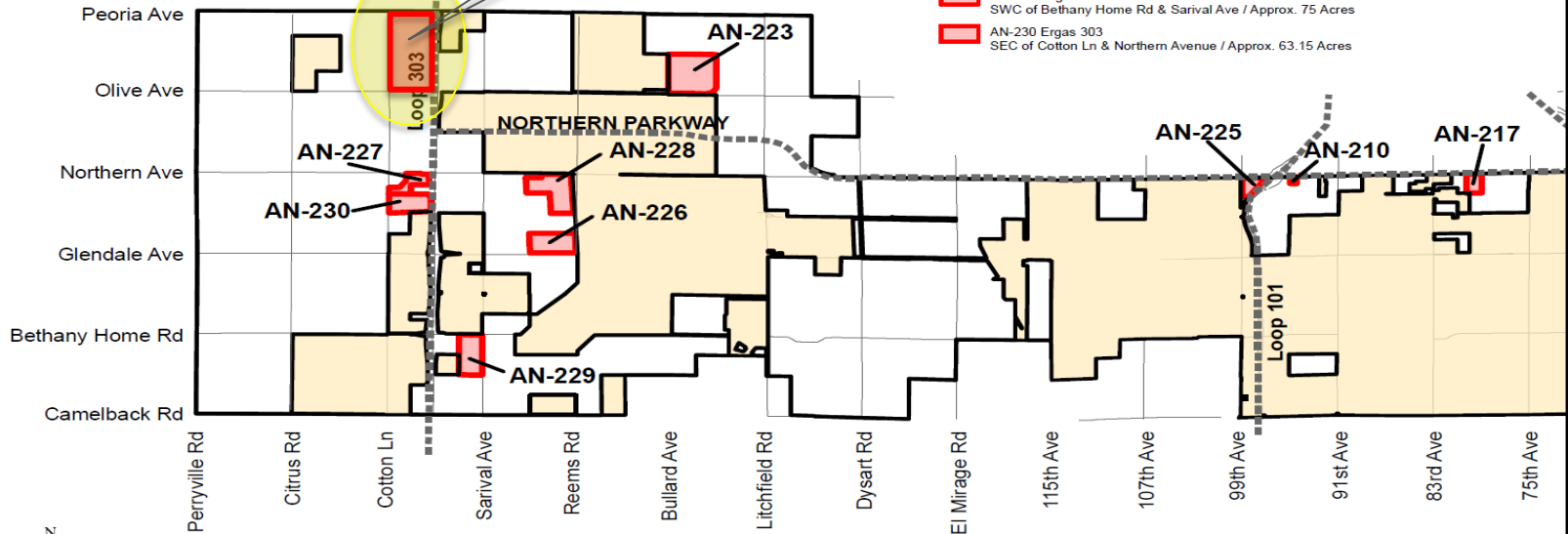
Planning Division: July 2021



AN-231

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



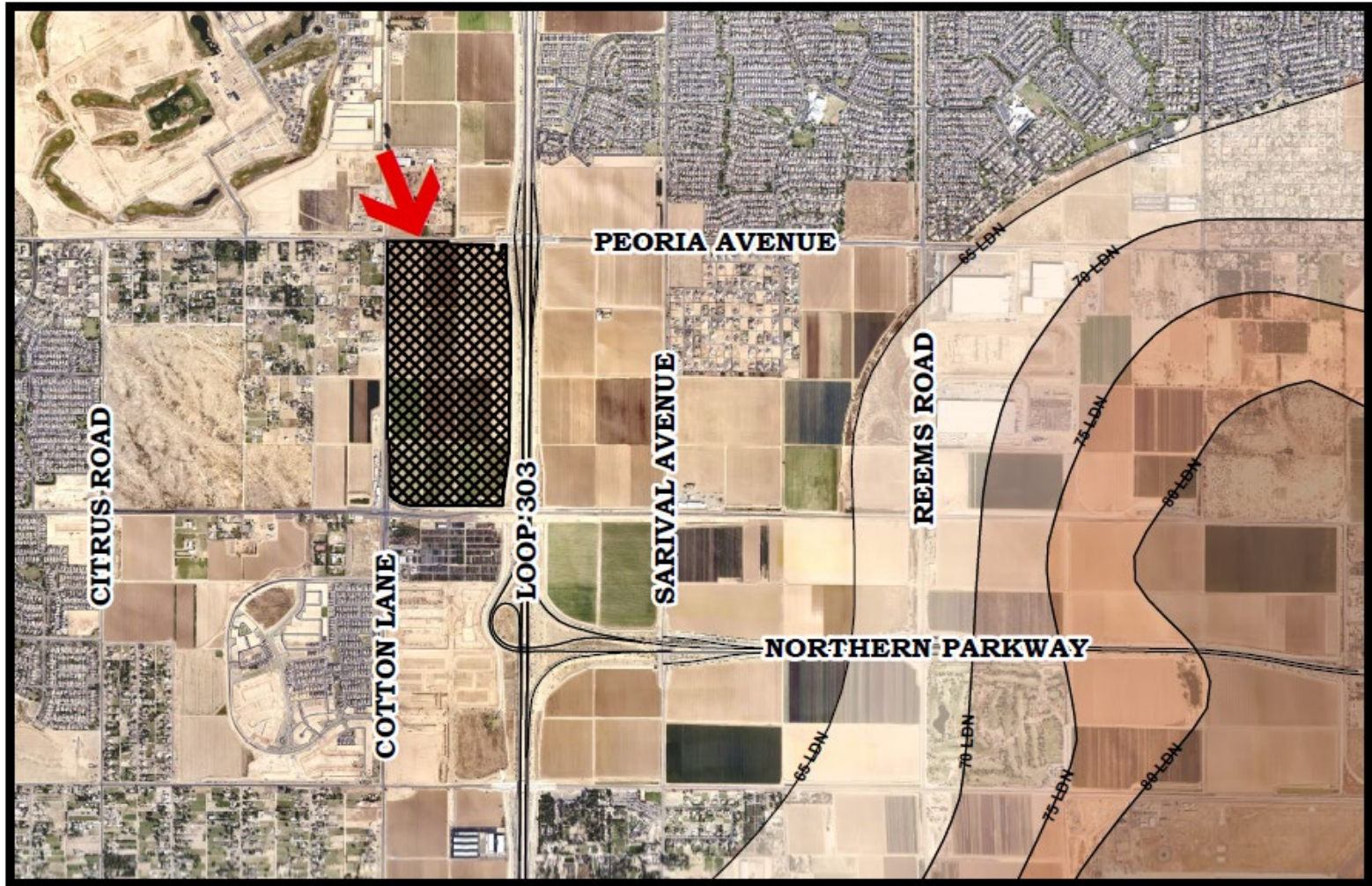


Conceptual Site Plan Exhibit





Luke Air Force Base Noise Contours





Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- The inclusion of approximately 65,850 square feet of commercial development and 3.4 million square feet of industrial development is projected to generate a positive net fiscal impact.



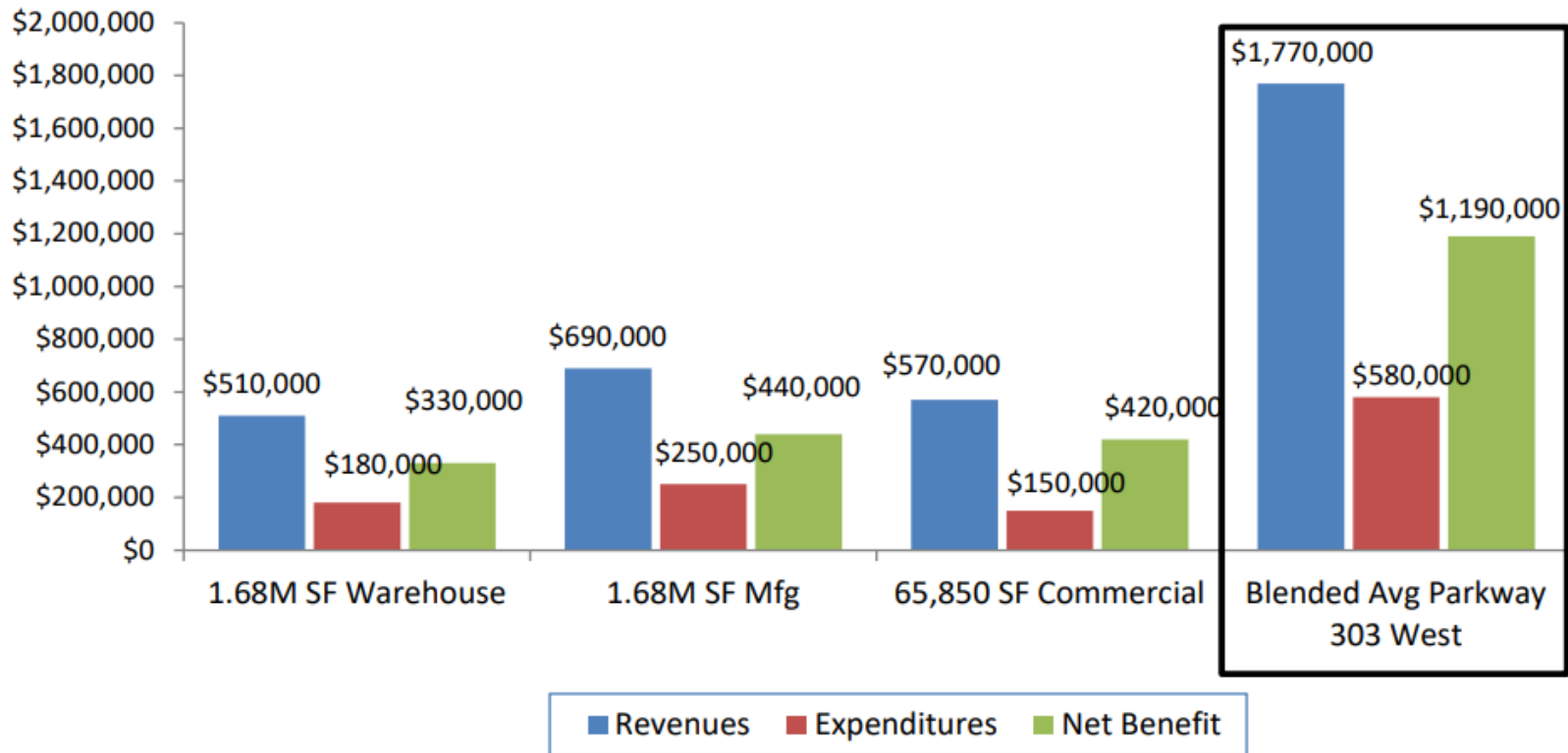
Fiscal Impacts

- One-time fees for the proposed Parkway 303 West project is estimated at 13.8 million dollars.
- The possible net impact to the City is \$1.2 million per year, excluding one-time revenues.



Fiscal Impacts

ANNUAL FISCAL IMPACTS FOR PARKWAY 303 WEST BLENDED AVERAGE





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.



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