



Annexation Application

SWC Northern Avenue & Reems Road
City of Glendale

Service Request # SR-21-001
May 7, 2021

Applicant/Representative:



Shaine Alleman
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Phoenix, AZ 85016

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I. PROJECT PROFILE

Project Name	Hopewell-Northern & Reems
Property Owner	Henry & Patricia A. Conklin Adaman Water Company
Assessor Parcel Numbers	APN 501-49-014C 501-49-003 (portion)
Project Location	Southwest corner of Northern Ave. and Reems Rd.
Annexation Area	111.15 Acres (Gross)
General Plan	Luke Compatible Land Use Area
Current Zoning	Rural-43 (Maricopa County)
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman 2525 East Camelback Road, 7 th Floor Phoenix, Arizona 85016 <u>Architecture</u> Deutsch Architecture Group Randy Hilleboe 4600 E. Indian School Road Phoenix, Arizona 85018 <u>Landscape Architecture</u> G.K. Flanagan Associates 4626 N. 44 th Street Phoenix, Arizona 85018 <u>Traffic Engineering</u> Southwest Traffic Engineering, LLC Andrew Smigielski, PE, PTOE, PTP 3838 N. Central Avenue, Suite 1810 Phoenix, Arizona 85012

II. INTRODUCTION

The purpose of this submittal is for an Annexation Application request. The subject properties are currently owned by Henry & Patricia A. Conklin and by Adaman Water Company and are proposed to be developed by Hopewell Development ("Hopewell"). The subject property consists of approximately 111.15 acres generally located on the southwest corner of Northern Avenue and Reems Road, and consists of Maricopa County Assessor's Office APN 501-49-014C and a portion of APN 501-49-003 (the "Property"). (Please see Exhibit A – Regional Aerial Context Map and Exhibit B – Aerial Context Map)

The Property is currently within the jurisdiction of Maricopa County and is zoned Rural-43 (See Exhibit C – City of Glendale Zoning Map). The Property is also identified with the City of Glendale (the "City") General Plan land use designation of "Luke Compatible Land Use Area" (See Exhibit D – City of Glendale General Plan Map). Hopewell intends to annex the Property from Maricopa County into the City of Glendale. Hopewell is also submitted a concurrent PAD Rezoning Application for industrial uses on the Property as proposed in the Hopewell-Northern & Reems PAD Application (the "PAD").

Multiple properties near and surrounding the Property have recently been annexed into the City and the City has a stated goal of further annexing properties near and adjacent to the "Loop 303 Corridor" to increase the City's economic activity and encourage development. Additionally, the surrounding area's proximity to the Loop 303 makes it an ideal location for industrial uses.

The approval of this Annexation Application will allow for the PAD to be approved in the City and provide a successful industrial/manufacturing and warehouse/distribution development. This request, along with the PAD, is consistent with the Property's underlying General Plan designation of "Luke Compatible Land Use Area."

Hopewell has more than 23 years of experience in the real estate sector in North America. This also includes planning for and developing many projects within the Phoenix Valley. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers. Hopewell manages every aspect of the development phase in a collaborative approach with its clients and is a fully integrated company that ensures that all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.

Hopewell has a proven track record and unparalleled experience in all aspects of commercial and industrial real estate development with an in-house team of industry professionals. Hopewell is aware of the City's goals for the surrounding area of the

Property and the City's desire to promote uses that will bring development and economic vitality to the City.

III. PROPERTY DESCRIPTION

The Property proposed for annexation is approximately 111.15 acres and is located on the southwest corner of Northern Avenue and Reems Road. The properties are currently owned by Henry & Patricia A. Conklin and by Adaman Water Company. The properties located to the north and the east of the Property have been annexed into the City while the adjacent parcels to the west and the south are still within the jurisdiction of Maricopa County.

The Property has been undeveloped and used for agricultural purposes for many years. However, due to the newly expanded Loop 303 Freeway, the area has become a prime location for industrial developments. The City has seen a drastic increase in annexation and rezoning requests throughout the surrounding area and various industrial uses have recently been developed. These recent industrial developments have experienced tremendous success and have helped redevelop an under-utilized portion of the Phoenix Valley. Additionally, this proposed development will complement future development and will encourage future investment in the area.

The City's General Plan designates the Property as a "Luke Compatible Land Use Area." This land use type is further regulated by Arizona Revised Statutes, Chapter 25, Article 7, which severely limits the allowed uses on the Property based on its proximity to Luke Air Force Base. These measures are aimed at protecting the airport from land use encroachments that may be affected by the crash zones and noise contours of Luke Air Force Base. As such, the current noise contours that are part of the Property prohibit residential and other types of land uses and are more conducive to the proposed industrial uses. As such, the proposed industrial uses comply with the Luke AFB's restrictions and the City's General Plan.

Relationship to Surrounding Properties

The parcels surrounding the Property are zoned with a mixture of industrial, commercial, and residential uses. The Property is a large undeveloped parcel bounded by Northern Avenue to the north, Reems Road to the east, and a mixture of vacant and residential properties to the south and the west. Generally speaking, the Property is predominantly surrounded by vacant and undeveloped property, which have been annexed into the City for either residential or industrial purposes. The following table summarizes the surrounding land use context.

Direction	Description	G.P. Land Use	Zoning
North	Golf course and vacant undeveloped land	Public Facility; Luke Compatible Land Use; and Regional Mixed Use	A-1 and PAD
East	Generally vacant	Luke Compatible Land Use	Maricopa

	undeveloped land		County: RU-43
South	Single-family Residences	Luke Compatible Land Use	Maricopa County: RU-43
West	Single-family Residences	Regional Mixed Use	Maricopa County: RU-43

Topography

There are no significant topographical or natural features of the property. The Property has been historical used for agricultural purposes.

Current Circulation

Access to the Property is unencumbered and simplistic in nature because Northern Avenue offers ample access due to its connectivity to the newly developed Loop 303 Freeway. The Property will be accessed off of Northern Avenue, Reems Road, and Alsup Road with all access and circulation adhering to the City of Glendale’s Transportation Department’s rules and regulations. There are current irrigation easements and property owned by Adaman Water Company on the north and east Property boundaries. Hopewell will work with Adaman Water Company and the City to facilitate proper access to the Property.

The Loop 303 and Northern Avenue onramp is approximately one mile from the Property’s northwest corner. Therefore, traffic will not have to traverse the residential neighborhoods to access the Property because the distance between the Property and the Loop 303 Freeway onramps is minuscule. The Property’s proposed use will not be detrimental to the surrounding area as semi-trucks and large vehicles regularly utilize Northern Avenue. Subsequently, due to the adequate circulation to and from the Property, the proposed use will be minimally intrusive to the surrounding area.

Summary

Based on the current Property conditions and location, the proposed annexation and proposed development is appropriate for the location and character of the general area. Vacant undeveloped property is located throughout the surrounding area and the Property’s proximity to the newly developed Loop 303 justifies the proposed industrial rezone. Approval of this Annexation, and the concurrent PAD, will permit a use which will be beneficial to the area and the City’s economic output in general.

IV. ANNEXATION REQUEST

The proposed annexation area is approximately 151.15 acres, which currently is used for agricultural purposes. There are no dwelling units located on the Property.

As shown on the provide Annexation Legal Description and Map, the annexation area consists of the following areas:

- APN 501-49-014C, Owned by Henry and Patricia Conklin
- APN 501-49-003 (portion), Owned by Adaman Water Company
- Adjacent W. Northern Avenue right of way, Glendale jurisdiction
- Adjacent N. Reems Road right of way, Glendale jurisdiction

There are current irrigation easements on the north and east Property boundaries and Hopewell is working with Adaman Water Company and the City to facilitate proper access to the Property.

Currently the Property is zoned Rural-43 (1 du/ac) ("RU-43") within the unincorporated Maricopa County. When annexed into the City of Goodyear, the Property will receive the equivalent zoning of the current RU-43 Residential zoning. However, as mentioned herein, Hopewell is requesting a concurrent PAD rezoning, which will be applied to the Property upon annexation.

V. INFRASTRUCTURE and PROPERTY SERVICES

a. Water and Sewer Services

The Property is currently part of a Pre-Annexation Agreement and Utility Contribution Agreement that provides requirements related to future utilities on the Property. Hopewell will work with Glendale, the private utility companies, and others, as needed, to ensure that water and sewer services are provided to the Property.

Precise locations for water and sewer connections and networks for any developments on the Property shall be determined at the required Design Review and Site Plan phase. All infrastructure related to water and sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

b. Right-of-Way Improvements

The developer of the Property will construct the required adjacent half-street improvements, as required, for all adjacent roadways that are accessed by the Property, including Northern Avenue, Reems Road, and Alsup Road. This will include curb, gutter, sidewalk, and landscaping, as required by the City. Alsup Road is currently under the jurisdiction of Maricopa County and Hopewell is working Maricopa County on these required improvements.

c. Public Safety Services

Fire services will be provided by the City of Glendale Fire Department. The nearest fire station to the Property is Fire Station #158, located at 6261 N. 83rd Avenue.

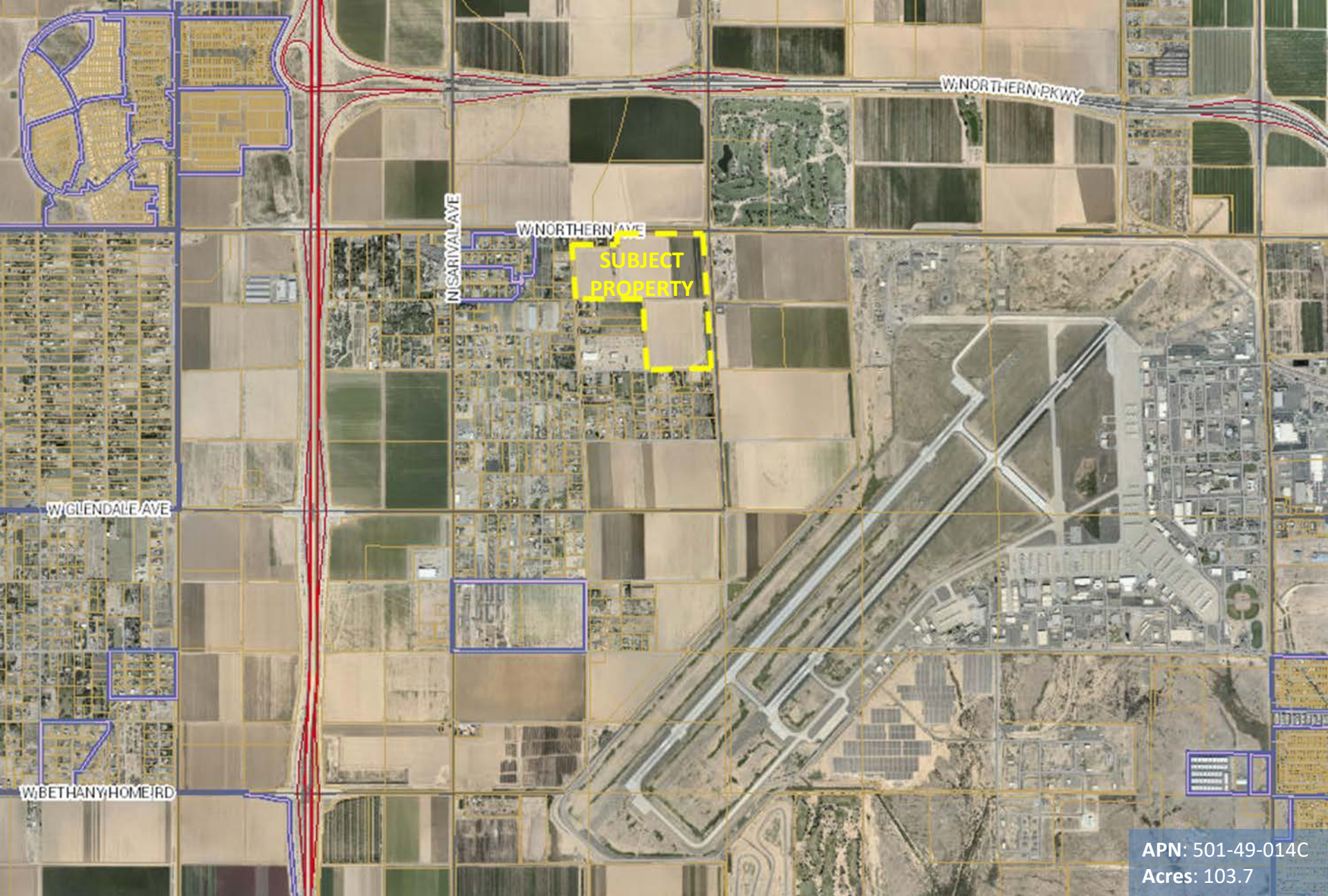
Police service will be provided by the Glendale Police Department. The nearest police station to the Property is the Gateway Police Station located at 6261 N. 83rd Avenue.

VI. CONCLUSION

The proposed Annexation Application will allow for the Northern & Reems PAD to provide a quality industrial development with employment and economic opportunities for the City. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Glendale. Hopewell intends to work in partnership with the City to ensure that its goals and policies are met.

Hopewell is confident that the proposed Annexation and PAD zoning will provide the foundation for moving forward with a quality development at this location. The development will complement the surrounding existing uses and the anticipation of future complementing uses.

The proposed Annexation and PAD Rezoning is consistent with many of the goals and policies of the City of Glendale's General Plan and demonstrates that the development will follow standards and guidelines provided herein, which will continue the tradition of quality development in the City of Glendale. Hopewell looks forward to continuing to work in partnership with the City to bring a development that the City will be proud of for years to come.



APN: 501-49-014C
Acres: 103.7

Exhibit A - Regional Context Aerial Map
SWC Northern Avenue & Reems Road



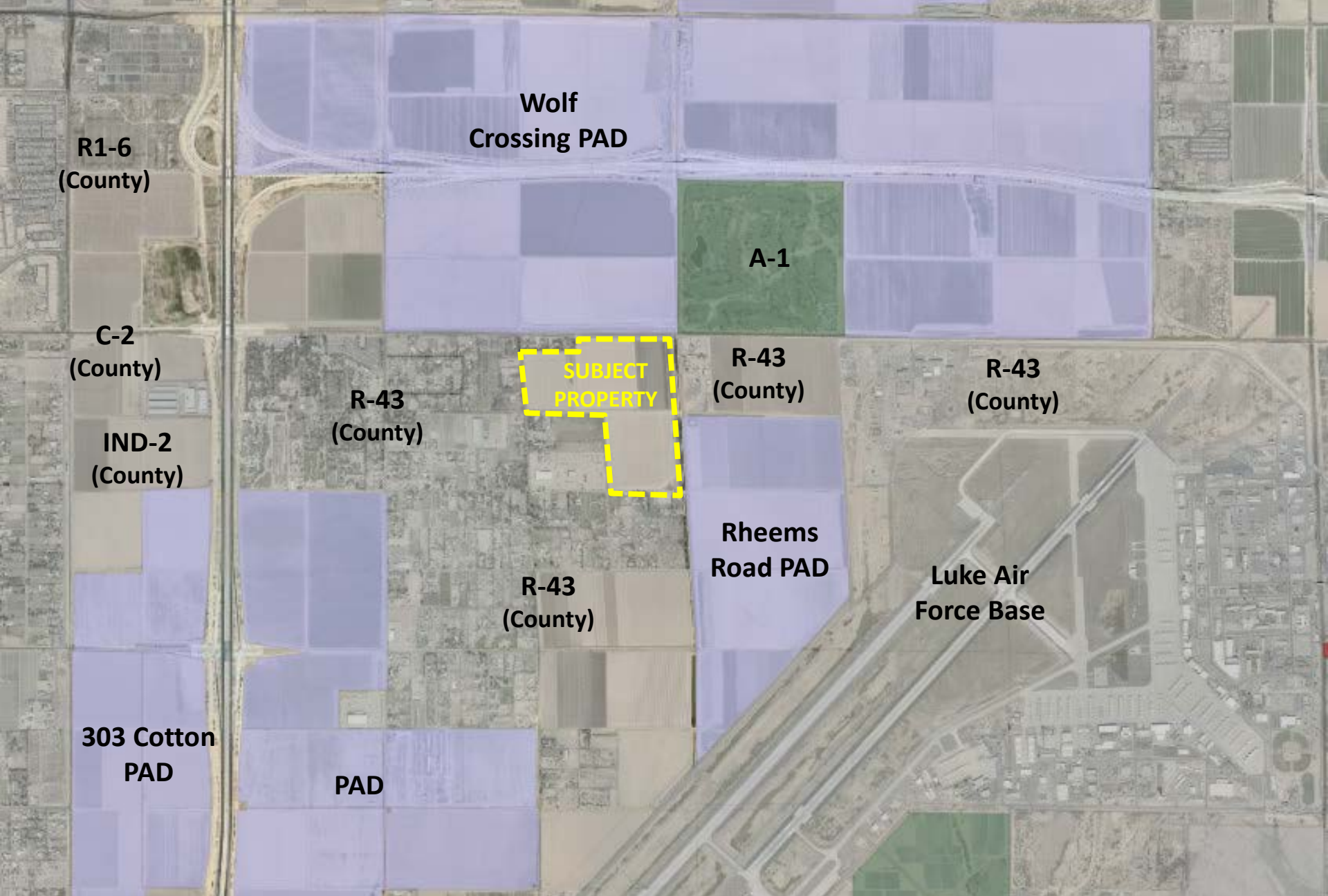


**SUBJECT
PROPERTY**

APN: 501-49-014C
Acres: 103.7

Exhibit B - Context Aerial Map
SWC Northern Avenue & Reems Road





R1-6
(County)

Wolf
Crossing PAD

A-1

C-2
(County)

SUBJECT
PROPERTY

R-43
(County)

R-43
(County)

R-43
(County)

IND-2
(County)

Rheems
Road PAD

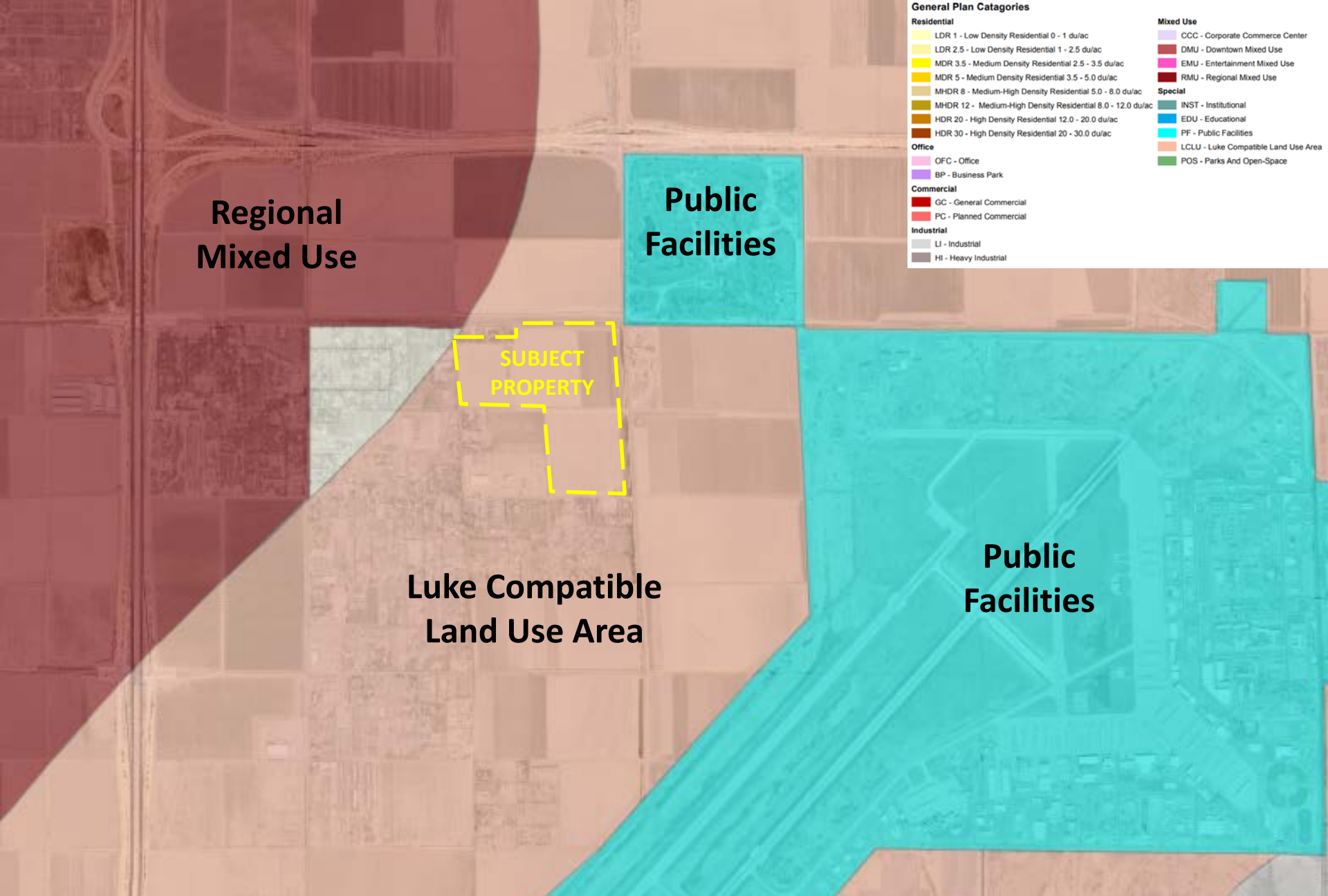
Luke Air
Force Base

R-43
(County)

303 Cotton
PAD

PAD

Exhibit C - City of Glendale Zoning Map
SWC Northern Avenue & Reems Road



General Plan Categories

Residential	Mixed Use
LDR 1 - Low Density Residential 0 - 1 du/ac	CCC - Corporate Commerce Center
LDR 2.5 - Low Density Residential 1 - 2.5 du/ac	DMU - Downtown Mixed Use
MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac	EMU - Entertainment Mixed Use
MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac	RMU - Regional Mixed Use
MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac	Special
MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac	INST - Institutional
HDR 20 - High Density Residential 12.0 - 20.0 du/ac	EDU - Educational
HDR 30 - High Density Residential 20 - 30.0 du/ac	PF - Public Facilities
Office	LCLU - Luke Compatible Land Use Area
OFC - Office	POS - Parks And Open-Space
BP - Business Park	
Commercial	
GC - General Commercial	
PC - Planned Commercial	
Industrial	
LI - Industrial	
HI - Heavy Industrial	

**Regional
Mixed Use**

**Public
Facilities**

**SUBJECT
PROPERTY**

**Luke Compatible
Land Use Area**

**Public
Facilities**