



Ergas 303 Annexation AN-230

City Council Workshop, October 12, 2021



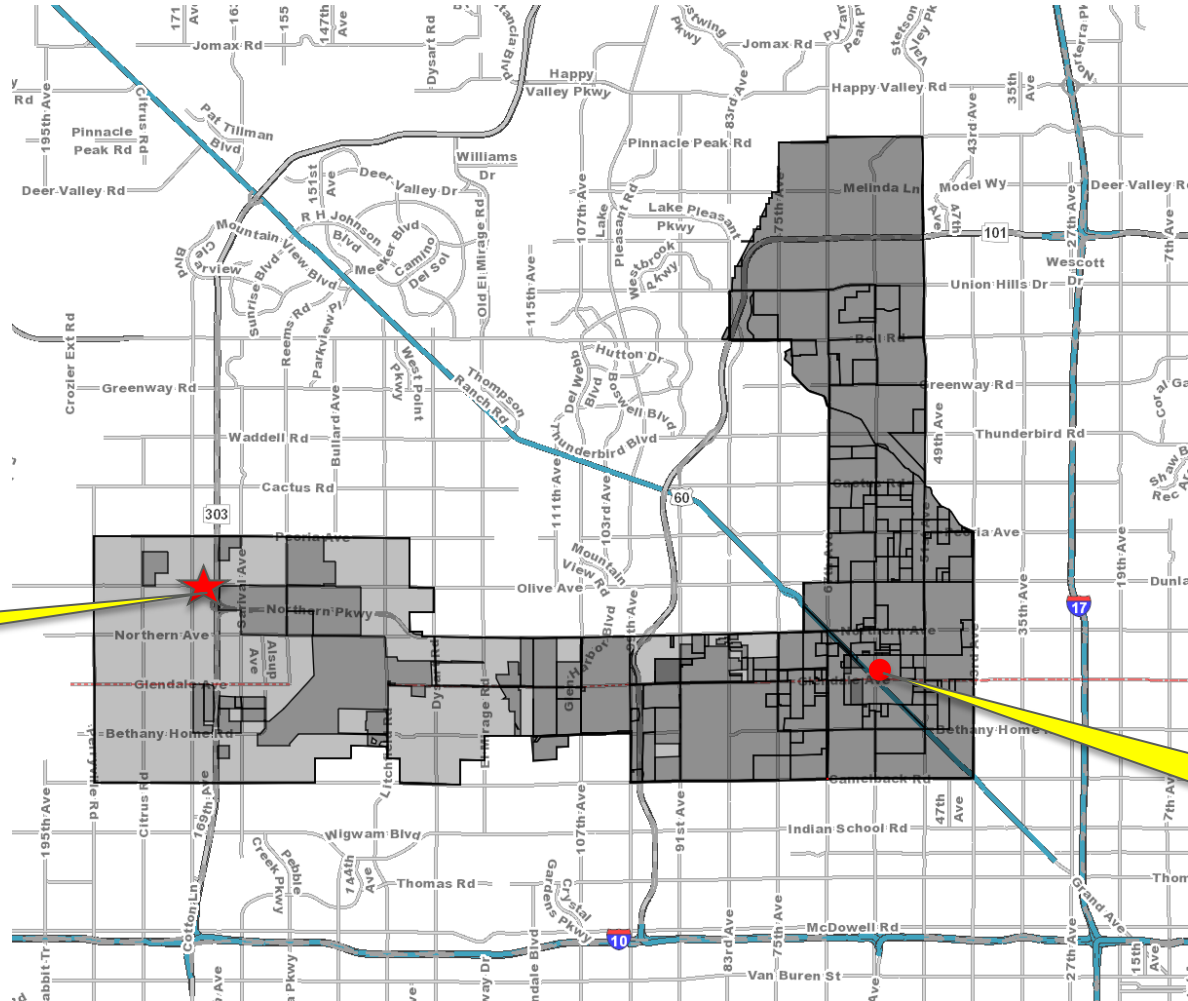


Annexation Information

- Ergas 303 is a 63-acre parcel located south of the southeast corner of Northern Avenue and Cotton Lane.
- County jurisdiction zoning is IND-1 & IND-2.
- Proposal is to rezone the property to PAD for industrial, and commercial land uses

Vicinity Map

South of the
southeast
corner
Northern
Avenue &
Cotton Lane

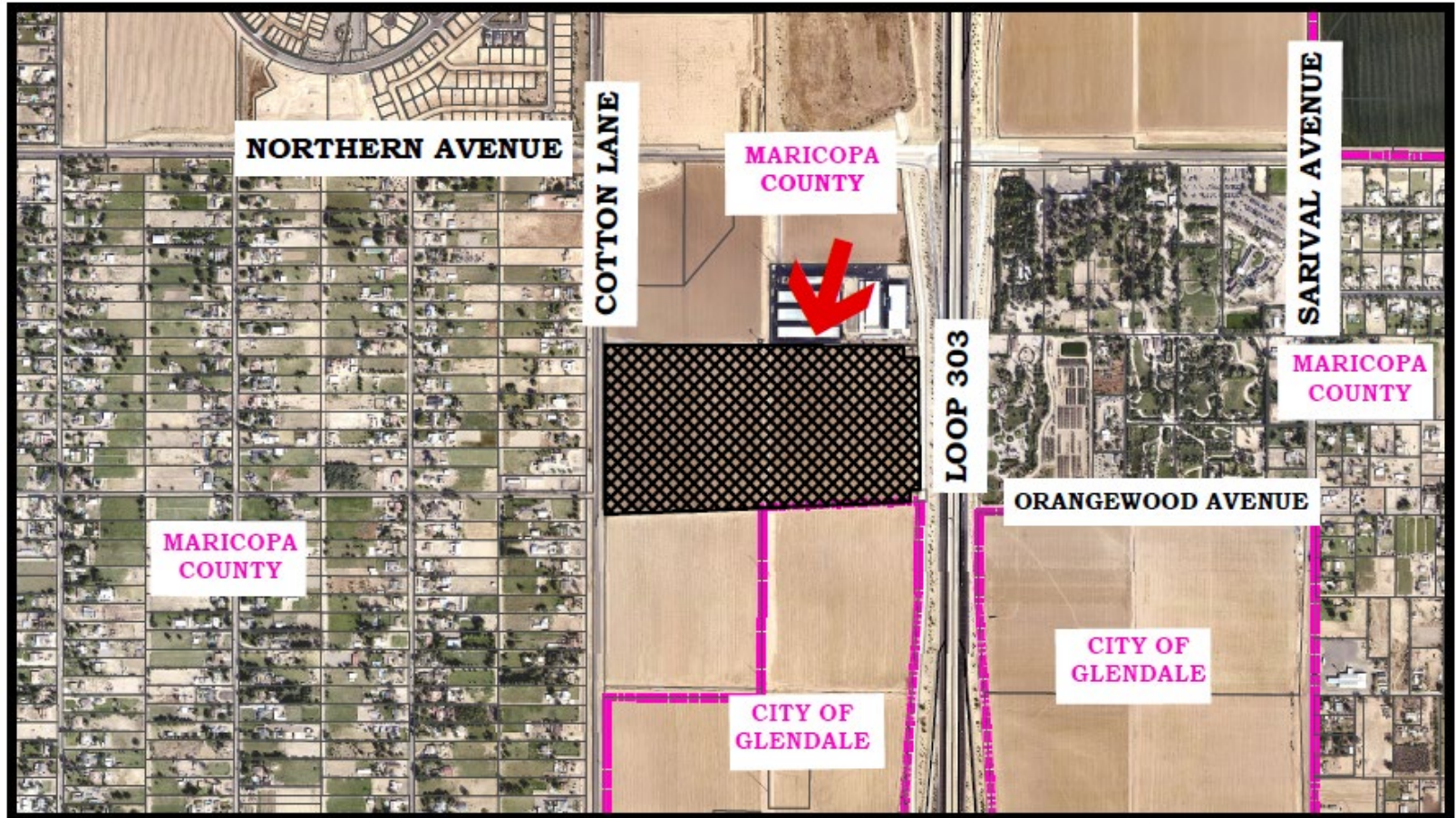


SITE

CITY HALL

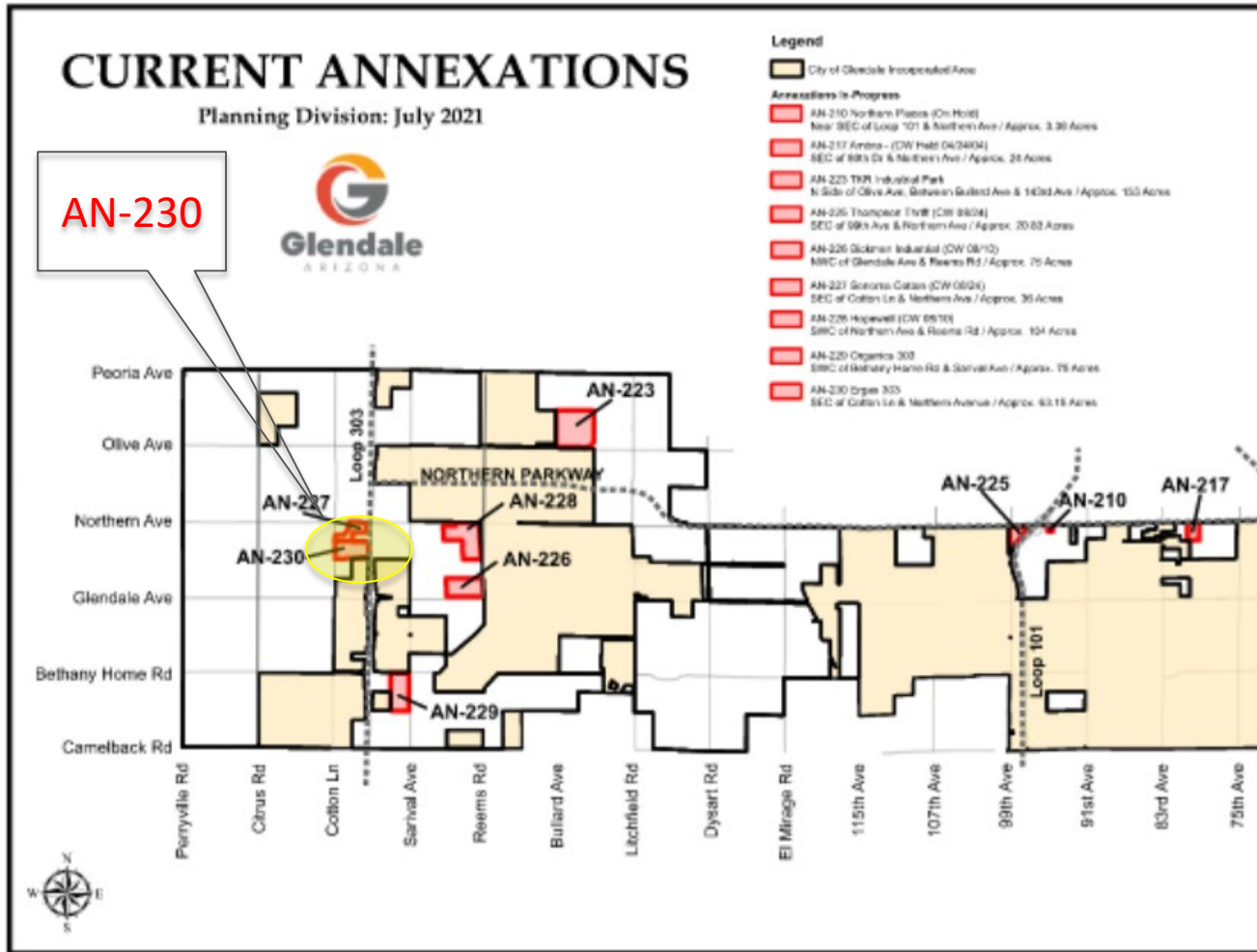


Aerial Map



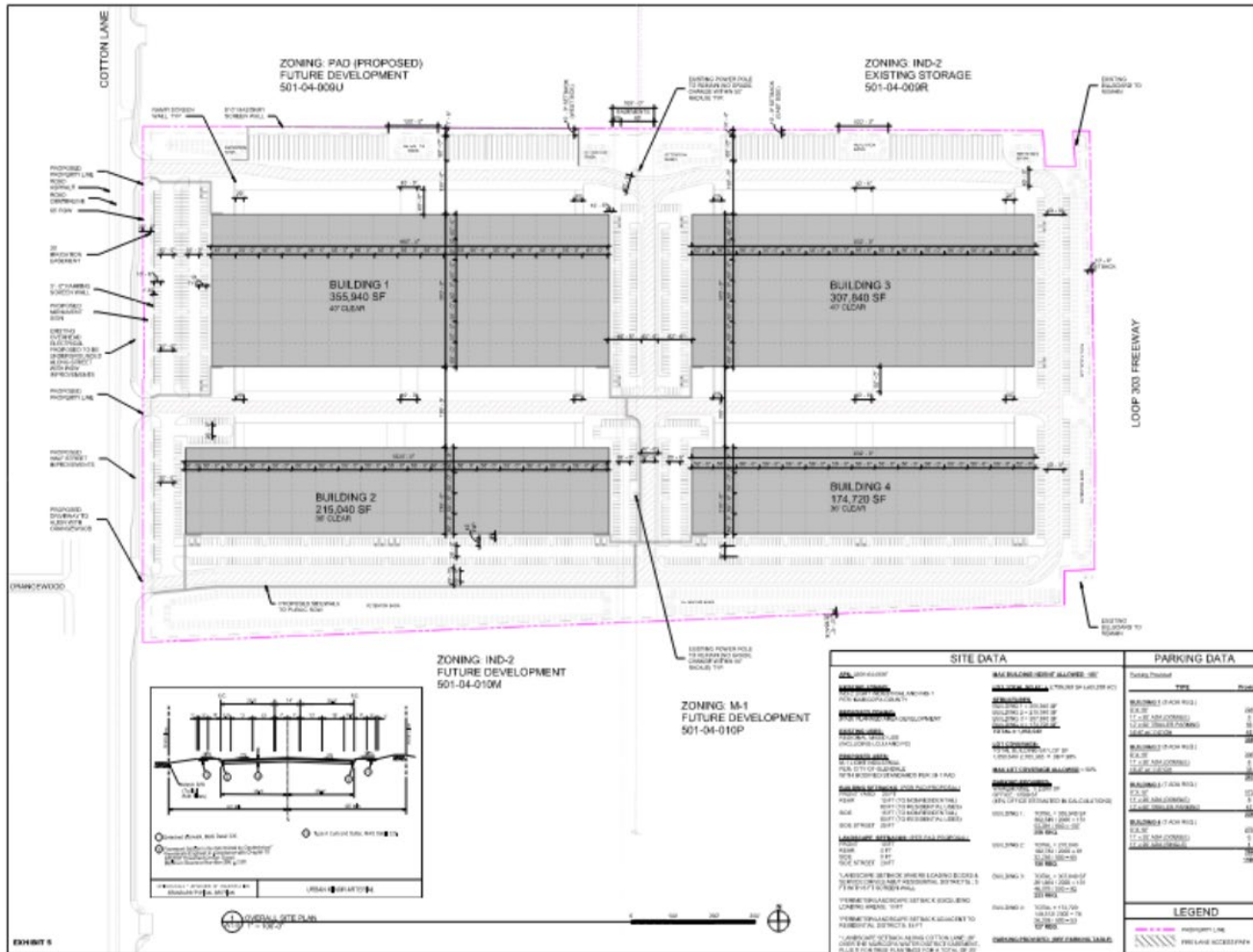


Current Annexations Map





Conceptual Site Plan



RYAN A-E, INC.
3900 E. Camelback Road
Suite 100
Phoenix, AZ 85018
602-322-0700 fax
602-322-4380 fax

WWW.RYANCOMPANIES.COM

Center



PROJECT INFORMATION
Ergas 303

NEC OF COTTON LANE &
CRANESWOOD AVE.,
GLENDALE, AZ

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Arizona.

Date

PERMIT/TRAFFIC NO. DATE

DESIGNED BY DATE OF DESIGN

CHECKED BY DATE OF CHECK

DATE OF SUBMITTAL

DATE OF REVISION

PAD RE-SUBMITTAL
SR21-0063

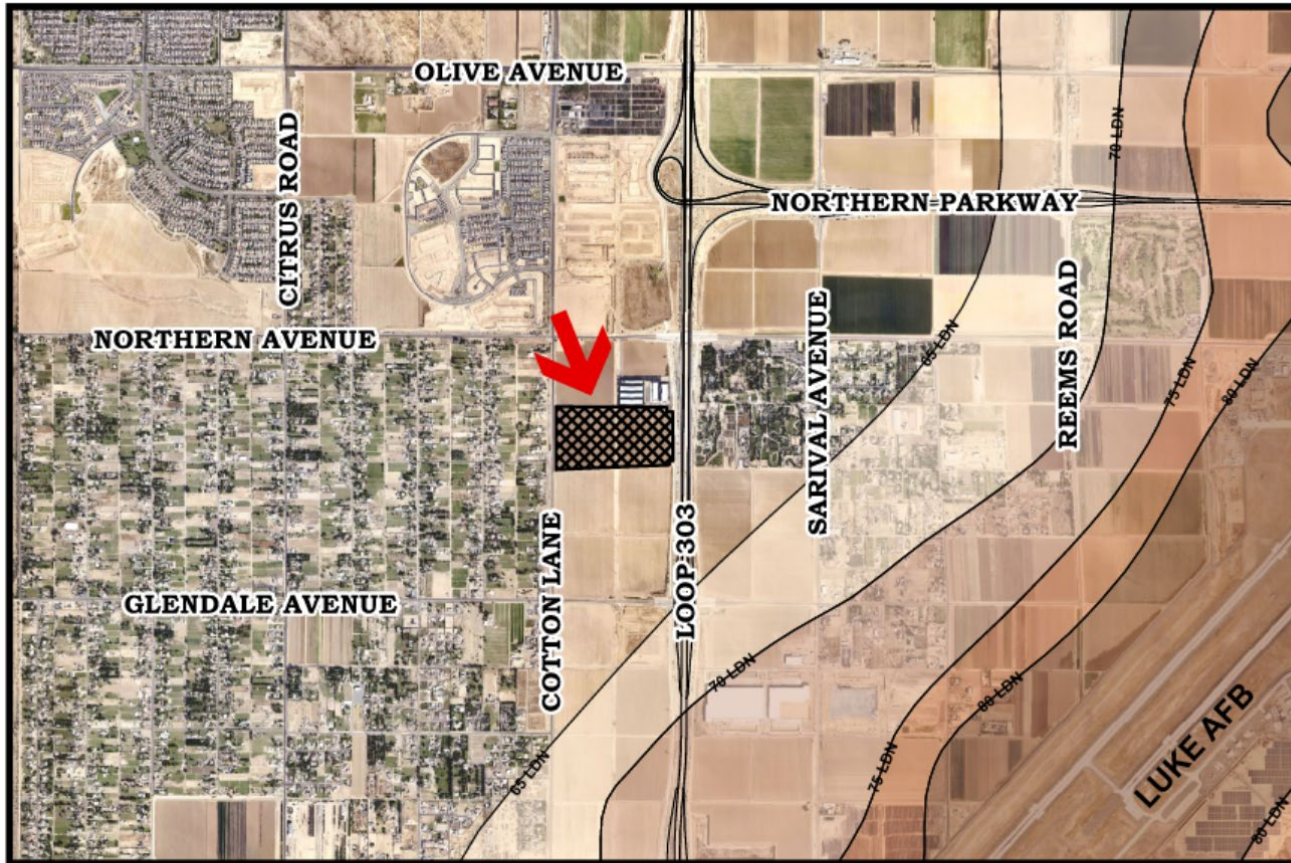
NO. IN SET

CONCEPTUAL
SITE PLAN

A1.0



Luke Air Force Base Noise Contours



Aerial Date: October 2020



 Proposed Annexation - Ergas 303/AN-230

 65 LDN  75 LDN
 70 LDN  80 LDN





Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- The inclusion of approximately 527,000 square feet of warehousing and 527,000 square feet of manufacturing is projected to generate a positive net fiscal impact.



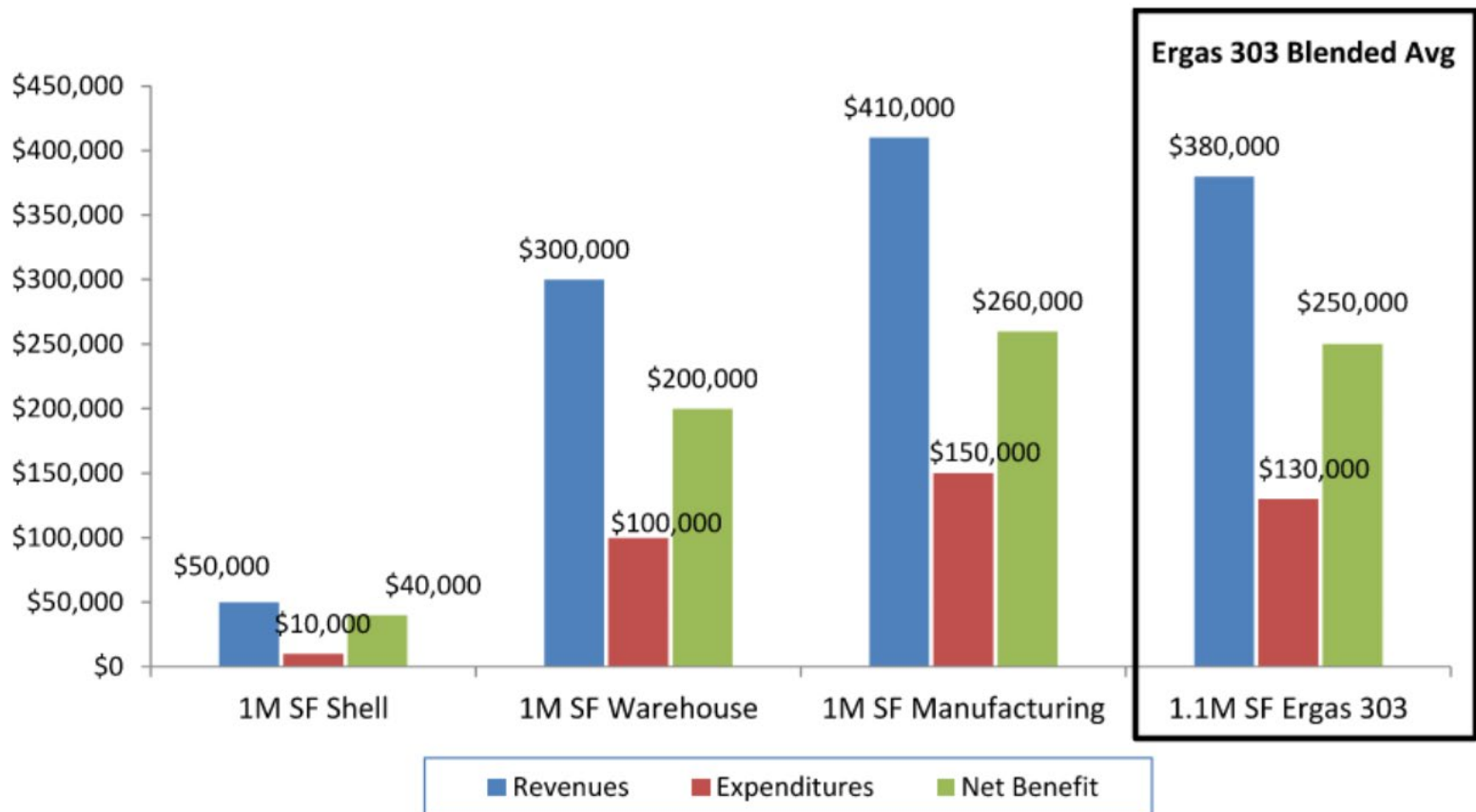
Fiscal Impacts

- One-time fees for the Ergas 303 project is estimated at \$4.2 million.
- The possible net benefit to the City is \$250,00 per year, excluding one-time revenues.



Fiscal Impacts

ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS AND ERGAS 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.



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