

June 25, 2021

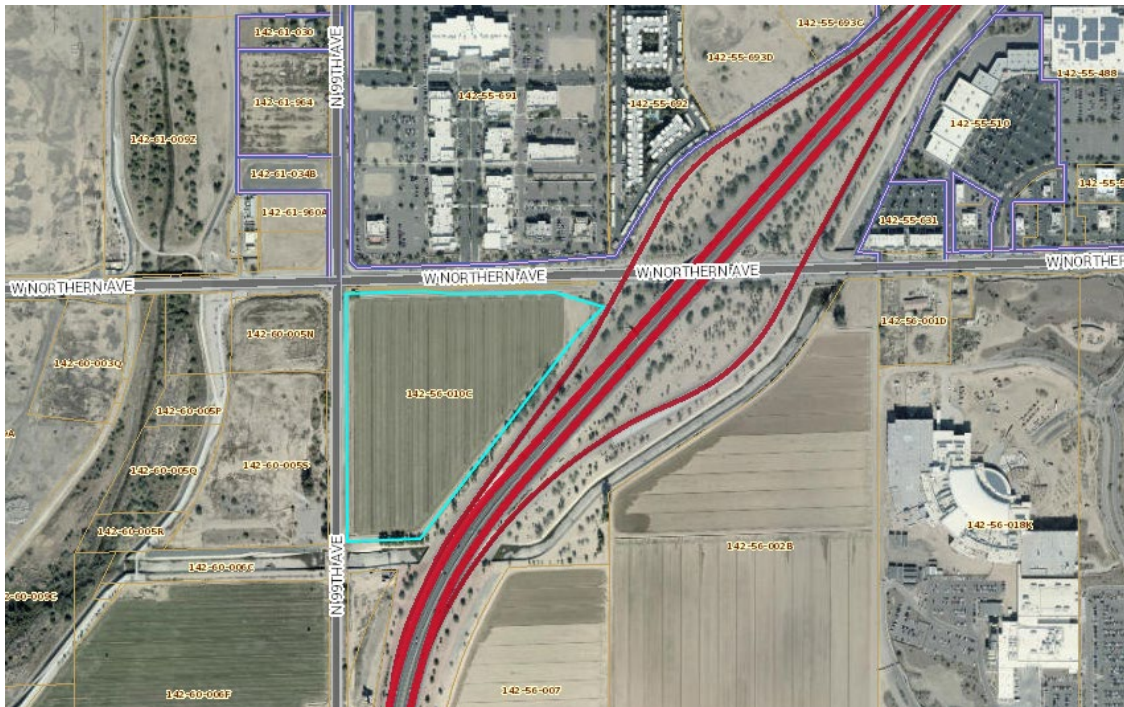
Via Email, to:

City of Glendale
Planning and Zoning Department
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

Re: 101 & Northern / Thompson Thrift

To Whom It May Concern:

The purpose of this correspondence is to request annexation of approximately 20.83 net acres located at the southeast corner of 99th Avenue and Northern Avenue (the “Site”). As shown in the graphic below, the Site is currently undeveloped. This application requests to annex the Site from Maricopa County (the “County”) jurisdiction into the City of Glendale (the “City”), as the Site is currently located within the City’s planning area. Applications for Rezoning, Minor General Plan Amendment, and Design Review have been submitted in conjunction with this annexation submittal.



Site Context

The Site is currently used for agricultural purposes and is currently located in Maricopa County's jurisdiction. The Site is zoned C-2 (Intermediate Commercial) in the County but is located within the City of Glendale's planning area. The Site is designated as Business Park on the City of Glendale's General Plan. The Property is located adjacent to the Loop 101 Freeway and Northern Avenue interchange in an area of the City experiencing growth and development interest.

Development Plan

This application proposes a mixed-use development integrating multi-family residential uses with commercial activities, such as retail, restaurant, office, service, and other similar uses. The annexation, in conjunction with the requested Rezoning, Minor GPA, and Design Review applications, will create a high-quality, unique development that will add to the excitement of growing Glendale, Arizona.

The Site is conveniently located adjacent to the Interstate Loop 101 providing ease of access to the surrounding Phoenix Metropolitan Area. The Site is broken up into nine (9) "parcels". Parcel 9 contains multi-family land uses while the remaining parcels are commercial in nature. Parcels 1-8 are intended to hold uses including: retail, restaurants, drive-through restaurants, a convenience store, tire shop, self-storage facility, and car wash.

Additional details regarding the proposal, including permitted uses, development standards, and signage, can be found in the proposed PAD request. The requested annexation is needed to allow the Rezoning, Minor GPA, and Design Review applications to move forward through the City's review process. We believe the proposed PAD, Minor GPA, and Design Review proposals will facilitate the development of a high-quality, unique mixed-use project that achieves the goals and objectives of the City of Glendale by bringing much need housing options and commercial services to the area.

Your attention to this matter is greatly appreciated. Please feel free to reach out to me directly with any question. Thank you.

Very truly yours,

Wendy Riddell