



Thrasherland Annexation AN-232

City Council Workshop, November 23, 2021



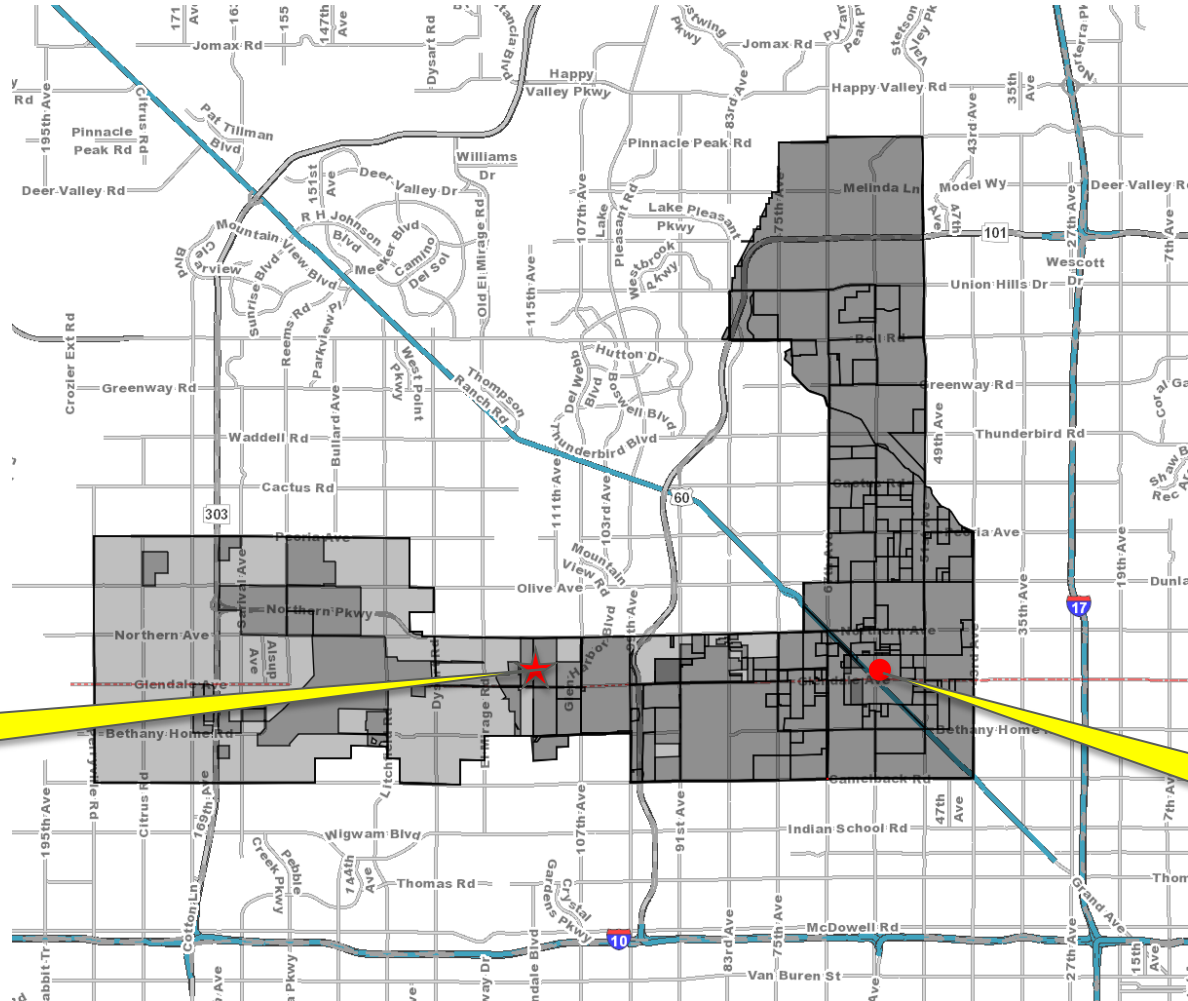


Annexation Information

- Thrasherland is an approximately 5-acre parcel located northwest of Glendale Avenue and the 115th Avenue alignment.
- County jurisdiction zoning is RU-43.
- Rezone the property to M-2 (Heavy Industrial).

Vicinity Map

NW of
Glendale
Avenue &
115th
Avenue

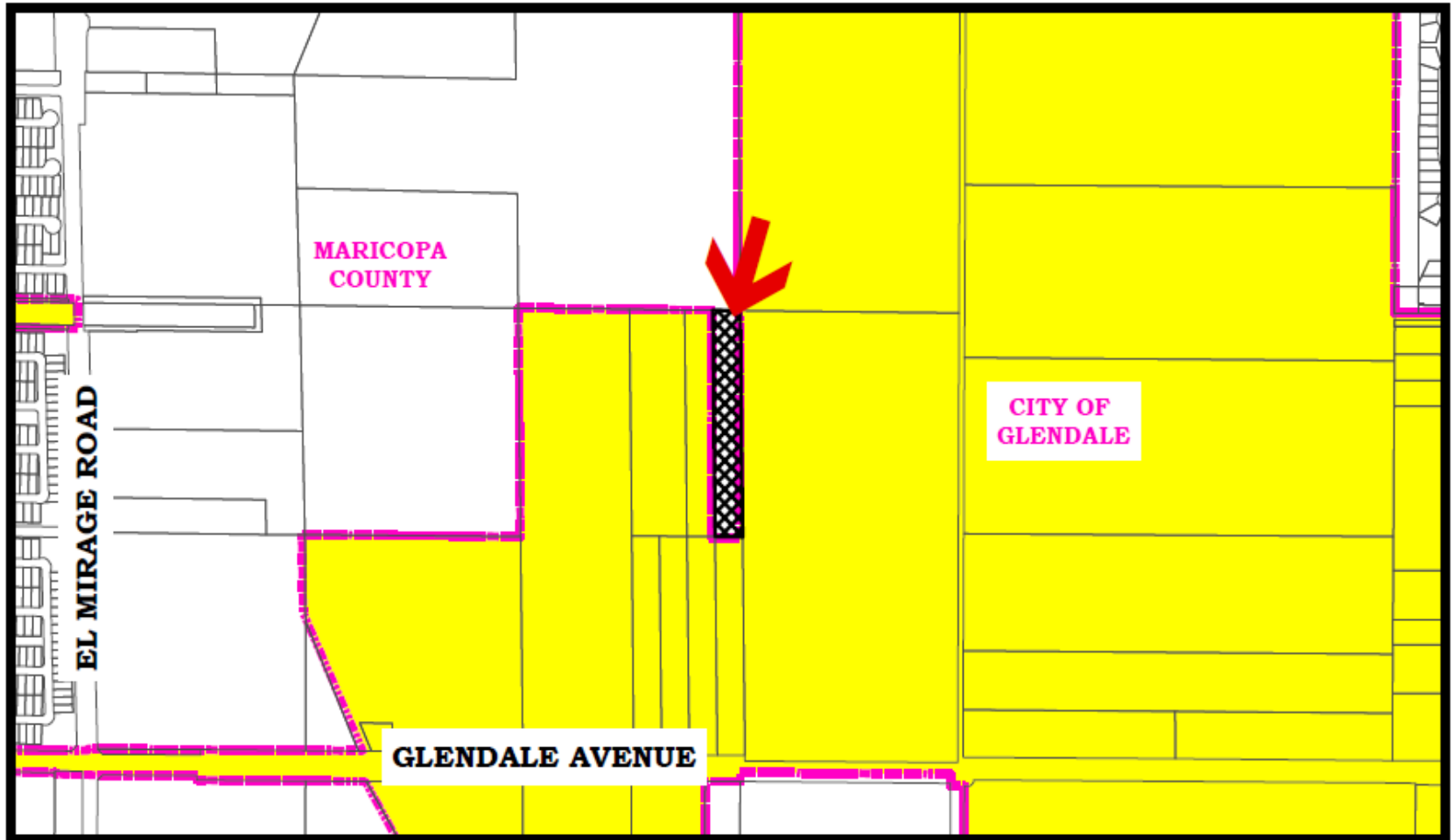


SITE

CITY HALL

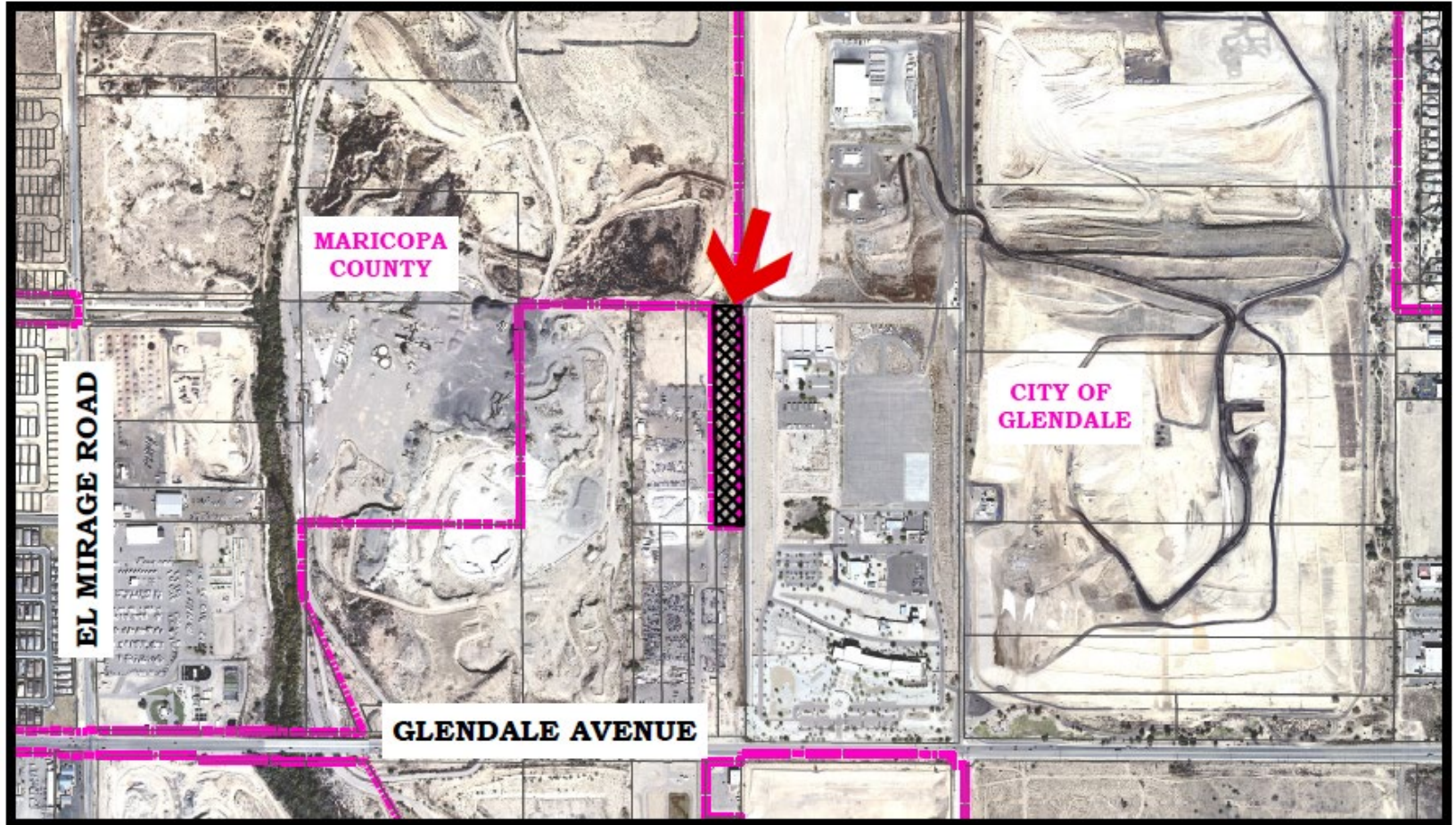


Annexation Map





Aerial Map



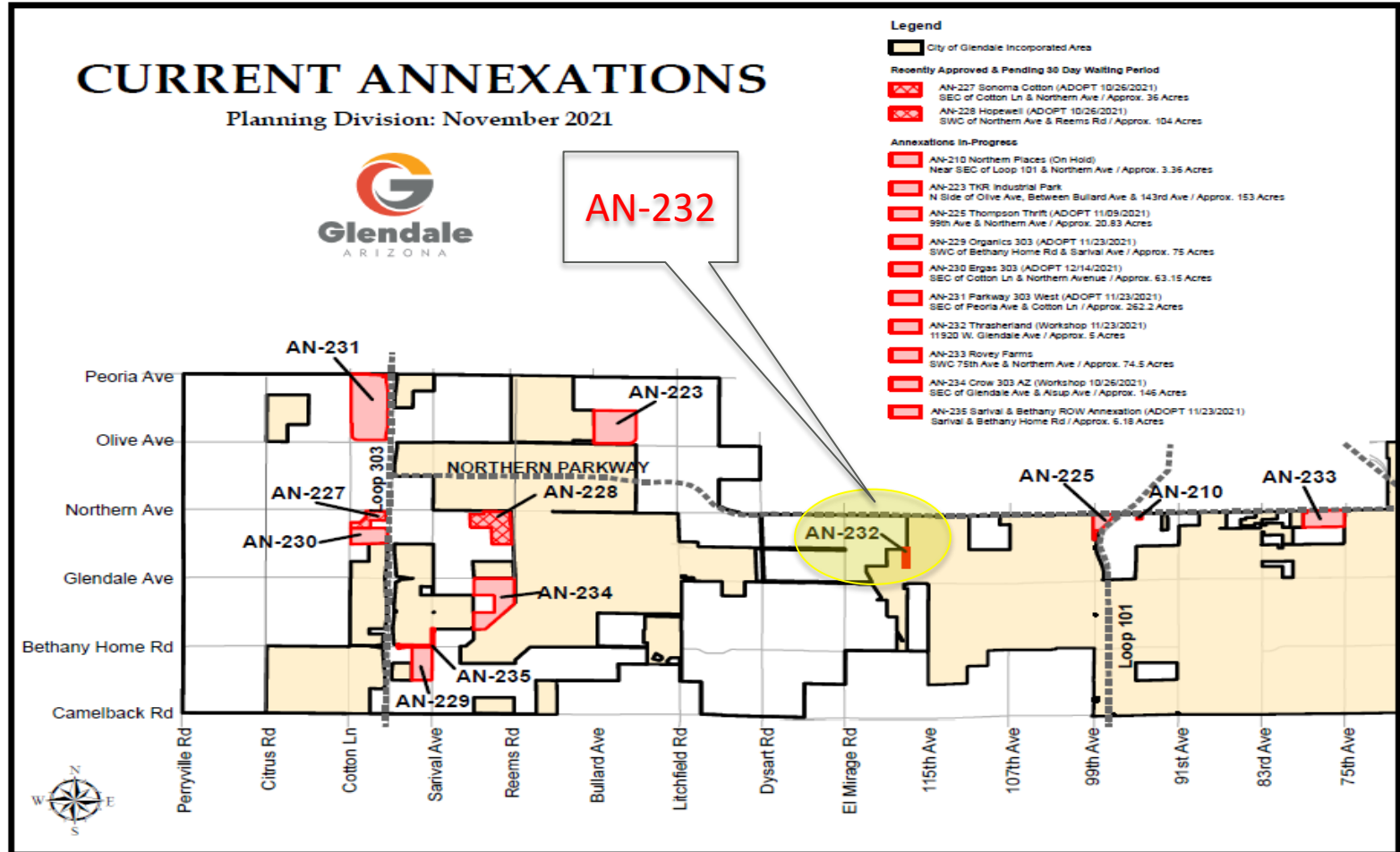


Aerial Photograph





Current Annexations Map





Fiscal Impacts

- Fiscal Impacts of the Annexation on the City of Glendale:
 - The inclusion of approximately 5-acres for a total of 40 acres of Heavy Industrial and is projected to generate a positive net fiscal impact.



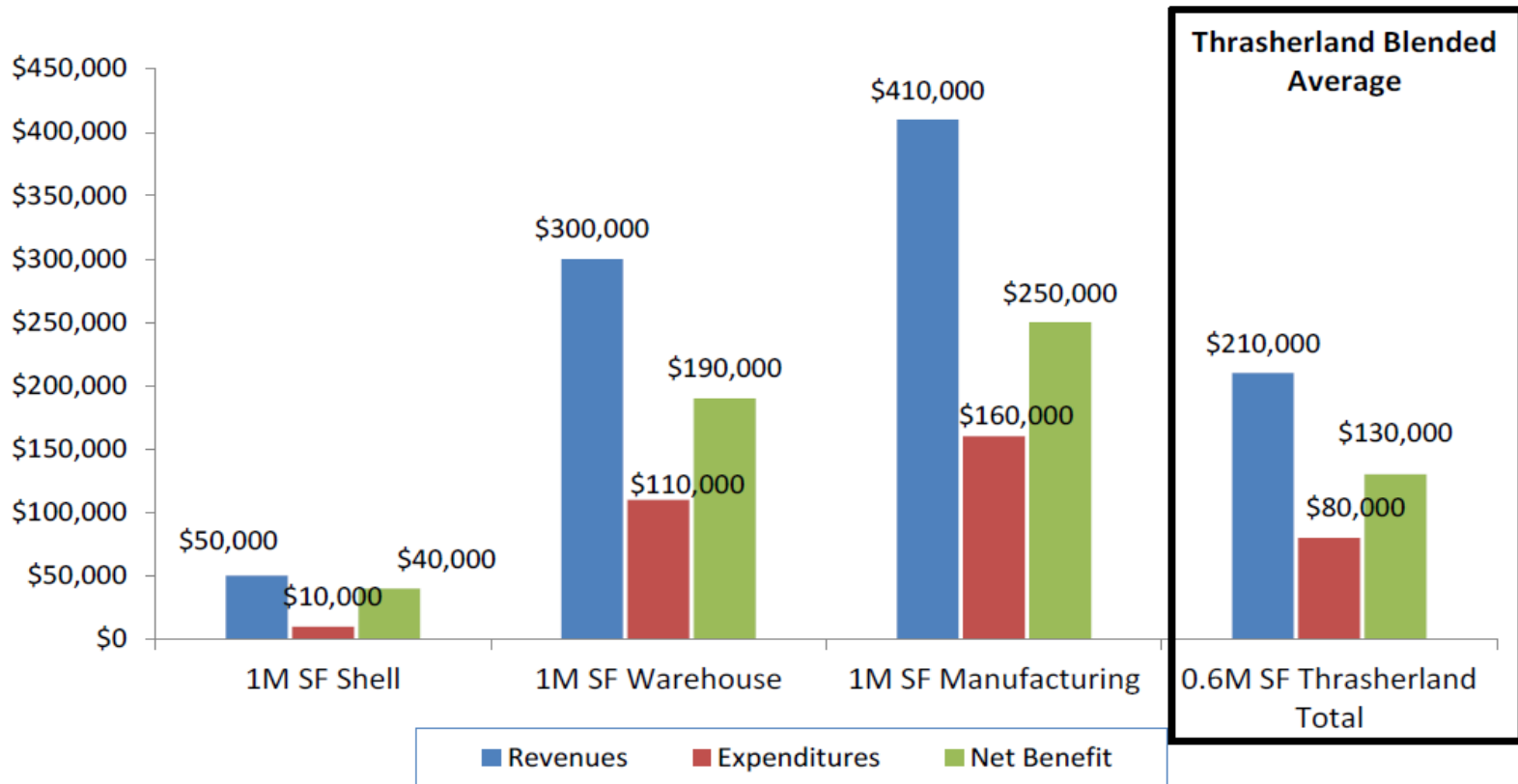
Fiscal Impacts

- One-time fees for the combined 40-acre Thrasherland property is estimated at \$2.3 million.
- The possible net impact to the City is \$130,000 per year, excluding one-time revenues.



Fiscal Impacts

ANNUAL FISCAL IMPACTS OF STANDARD INDUSTRIAL USES AND THRASHERLAND





Annexation Next Step/Process



Council **Consensus** to move forward with 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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