

PARKWAY 303 WEST

SEC Cotton Lane & Peoria Avenue

Glendale, Arizona



Annexation Request

AN-231



A. Request

This is a request for annexation of approximately 262.2 gross acres generally located at the southeast corner of Cotton Lane and Peoria Avenue, also known as Maricopa County Assessor's Parcel Numbers 501-06-001A and 501-06-003B (the "Property"), into the City of Glendale. See Aerial Map at **Tab 1**. The Property is currently within Unincorporated Maricopa County.

B. Background and Project Proposal

The Property has historically been utilized for agricultural uses; however, given the proximity to Loop 303, the prevailing land use patterns in the area, and the extraordinary demand for large-scale industrial and employment uses in the Loop 303 corridor, annexation is requested to provide an appropriate framework for development of the Property.

Annexation will provide the framework for development of approximately 262.2 acres of commercial, manufacturing, assembly, employment, distribution, warehousing and other related industrial uses in a large commercial/industrial park known as Parkway 303 West. The proposed development aligns with the RMU General Plan designation and will follow the land use trends along the Loop 303 corridor, as well as comply with state statutes concerning territory in the vicinity of a military installation.

Parkway 303 West PAD proposes approximately 3.4 million square feet of building facilities. See Conceptual Site Plan at **Tab 2**. The development plan, which is conceptual in nature and subject to change, presently shows seventeen (17) buildings ranging in size from 2,000 square feet to 1.08 million square feet to accommodate a broad range of industrial tenants and commercial users. Twenty (20) acres in the southeast corner of the site is reserved for a future APS substation. Commercial uses are also designated along Peoria Avenue. Overall, the use is compatible with the 303 Freeway Corridor and the PAD regulations are tailored for the intended development.

C. Utilities and Services

Water will be provided to the site by EPCOR. EPCOR has stated that they will allow domestic and fire protection water off of their existing waterline located northwest Cotton and Peoria Avenue. An off-site water main extension will be completed in accordance with EPCOR and city requirements.

Sewer will be provided by EPCOR. EPCOR has stated that the residential development west of Cotton Lane is currently extending a sewer line from south of the Nursery to Olive Avenue and to the west side of Cotton Lane. It is anticipated that this project will connect to this proposed sewer main.

D. Annexation Analysis

Resolution No. R19-16 requires a written analysis of the proposed annexation as follows:

- 1. Financial: Analysis of fiscal impact to Glendale, including one-time and reoccurring revenues and expenses*

The proposed development will produce a positive net gain for the City in the short and long term. One-time revenues are estimated at \$13.8 million per the City's Economic Development Office. Additionally, annual revenues for the development are estimated at \$1.2 million per year, excluding one-time revenues according to the Economic Development Office. Approximately \$770,000 of the projected annual

revenues is attributed to the industrial development, while \$420,000 is attributed to the commercial portion of the project.

2. Economic Development: Potential for desired growth; job creation in targeted clusters and opportunities identified in the Glendale Economic Development Strategic Plan

Annexation will allow the introduction of new employment uses with the underlying commercial and industrial zoning designations. The 303 Freeway has seen tremendous growth in new industrial employment and this annexation will further improve that trend and attract high quality jobs in this strategic corridor.

3. Civic: Growth of our political subdivision, civic pride, and sense of community.

This annexation request is consistent with the Envision Glendale 2040 General Plan policy encouraging the City to work with landowners in Growth Areas to annex into the City of Glendale. It also furthers the intent of the attached approved Pre-Annexation Development Agreement, which requires the Property to annex into the City of Glendale in order to develop. The annexation will permit a mixed-use commercial/industrial development that will be a benefit to the City of Glendale, as it will provide high-quality buildings, new employment, and commercial amenities. This will help activate a large, underutilized property with high-quality development that furthers the vision of the area, enhances civic pride, and bolsters a sense of community.

4. Planning and Building: Impacts to Glendale land use program; parks, trail and open space programs; surrounding properties; extent of compliant/non-compliant structures.

The proposed annexation will provide an opportunity for new industrial and commercial uses which is consistent with the existing Regional Mixed Use General Plan land use designation. There are no existing structures on site.

5. Public Safety: Impacts to existing program: demand for new services.

Fire and police protection will be provided by Glendale, however it is not anticipated that a significant increase in demand for services will occur.

6. Intergovernmental: Support the mission of Luke Air Force Base

The development plan provides uses that are compatible with Luke Air Force Base. The Property is 1.2 miles west of the outermost noise contour (65 LDN) at the nearest point and the industrial and commercial uses will have no adverse impact on flight operations.

7. Environmental: Considerations impactful to the City's cultural heritage, natural environment, and historic resources.

The site has long been used for agriculture uses and there is no impact to the city's cultural heritage, natural environment, and historic resources.

E. Conformance

This annexation request is consistent with the Envision Glendale 2040 General Plan policy encouraging the City to work with landowners in Growth Areas to annex into the City of Glendale.

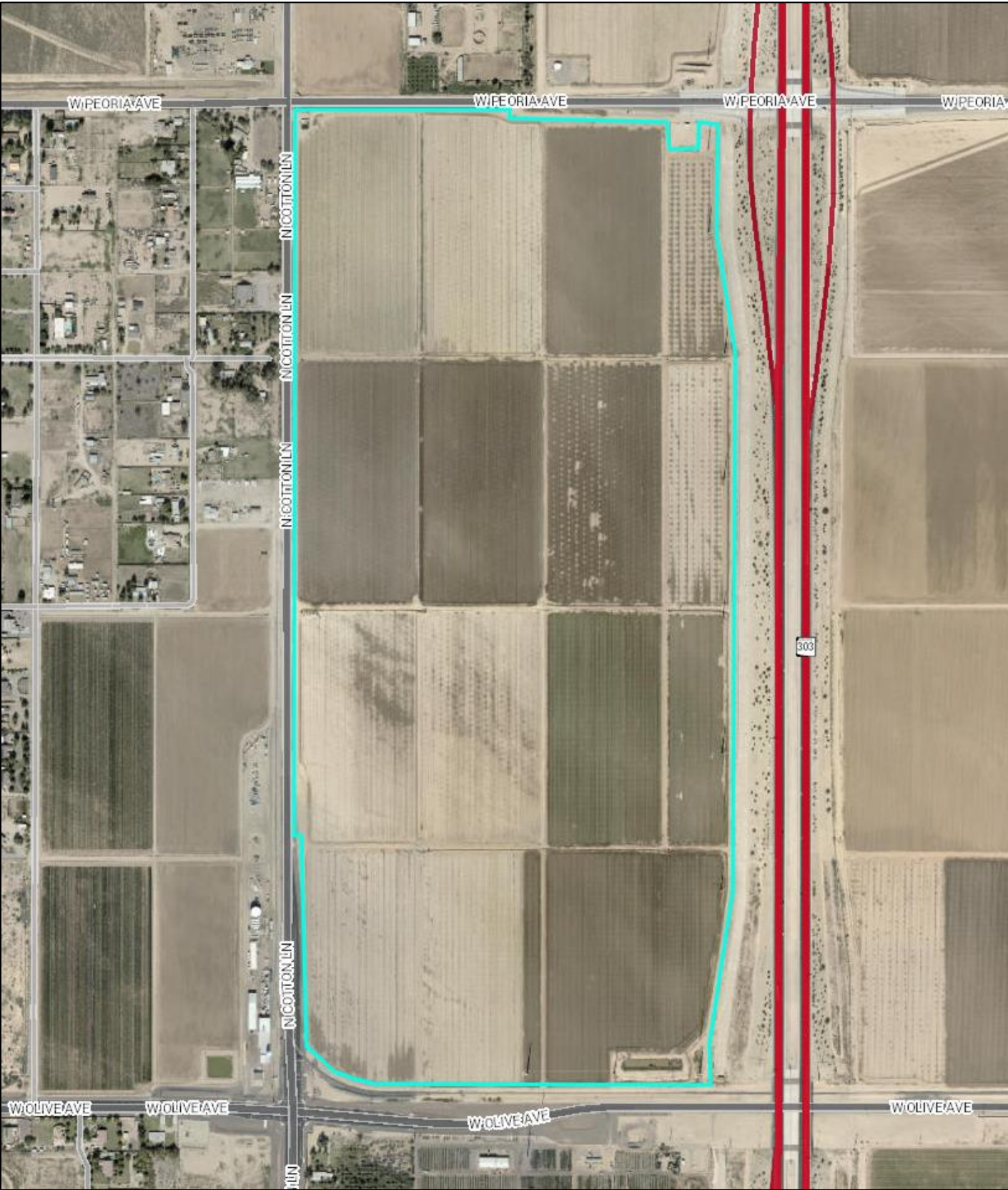
F. Conclusion

This request for annexation furthers the vision of the City's General Plan related to growth areas. Development of the Property will attract new employers to the City of Glendale, accelerate job growth, create new opportunities for investment, and contribute to the City's economic development in this area.

On behalf of our client, we look forward to bringing new quality development opportunities to the City of Glendale.

TAB 1

Aerial Map



SEC Peoria Avenue & Cotton Lane – Glendale, AZ



TAB 2



SITE DATA

Existing Zoning: MARICOPA COUNTY RU-43
 Proposed Zoning: HI - PAD
 Existing Site Area: 11,439,161 S.F. (262.6 AC)
 Additional ROW Dedication: 123,248 S.F. (2.8 AC)
 Proposed Net Site Area: 11,315,913 S.F. (259.8 AC)
 Total Building Area: 3,425,350 S.F.
 Lot Coverage: 30.3%

COMMERCIAL

Building Area:	Parking Required:
PAD 1 13,100 S.F.	@ 1:250 S.F. 53 SP.
PAD 2 3,500 S.F.	@ 1:100 S.F. 35 SP.
PAD 3 5,000 S.F.	@ 1:100 S.F. 50 SP.
PAD 4 4,150 S.F.	@ 1:250 S.F. 17 SP.
PAD 5 2,000 S.F.	@ 1:100 S.F. 20 SP.
SHOPS A 7,200 S.F.	@ 1:250 S.F. 29 SP.
SHOPS B 7,200 S.F.	@ 1:250 S.F. 29 SP.
SHOPS C 7,200 S.F.	@ 1:250 S.F. 29 SP.
PAD 6 3,000 S.F.	@ 1:100 S.F. 30 SP.
SHOPS D 8,000 S.F.	@ 1:250 S.F. 24 SP.
PAD 7 7,500 S.F.	@ 1:100 S.F. 75 SP.
Total Area: 85,850 S.F.	391 SPACES
Commercial Parking Provided:	465 SPACES

INDUSTRIAL

BUILDING A	
Site Area:	2,433,049 S.F. (55.9 AC.)
Building Area:	899,500 S.F.
Building Height:	49'
Parking Required (@ 1: 2000 S.F.):	450 SPACES
Parking Provided:	802 SPACES
BUILDING B	
Site Area:	2,824,880 S.F. (64.9 AC.)
Building Area:	1,080,000 S.F.
Building Height:	50'
Parking Required (@ 1:2000 S.F.):	540 SPACES
Parking Provided:	842 SPACES
BUILDING C	
Site Area:	1,417,694 S.F. (32.5 AC.)
Building Area:	492,000 S.F.
Building Height:	50'
Parking Required (@ 1:2000 S.F.):	246 SPACES
Parking Provided:	540 SPACES
BUILDING D	
Site Area:	1,544,336 S.F. (35.5 AC.)
Building Area:	492,000 S.F.
Building Height:	50'
Parking Required (@ 1: 2000 S.F.):	246 SPACES
Parking Provided:	493 SPACES
BUILDING E	
Site Area:	696,038 S.F. (16.0 AC.)
Building Area:	220,000 S.F.
Building Height:	48'
Parking Required (@ 1: 2000 S.F.):	110 SPACES
Parking Provided:	215 SPACES
BUILDING F	
Site Area:	933,994 S.F. (21.4 AC.)
Building Area:	176,000 S.F.
Building Height:	48'
Parking Required (@ 1:2000 S.F.):	88 SPACES
Parking Provided:	233 SPACES
Industrial Site Area:	9,849,990 S.F. (226.1 AC.)
Total Building Area:	3,359,500 S.F.
Parking Required (@ 1:2000 S.F.):	1,680 SPACES
Parking Provided:	3,125 SPACES
Total Trailer Spaces Provided:	851 Trailer Spaces

OVERALL TOTAL PARKING PROVIDED: 3,610 Spaces
ADA Parking Required: 47 Spaces
ADA Parking Provided: 70 Spaces

CONCEPTUAL MASTER SITE PLAN
 OPTION 'A'



PARKWAY 303 WEST
 SWC Loop 303 & Peoria Ave.
 Glendale, Arizona



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