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FILE NUMBER
85101-009

September 15, 2021

Via Email

City of Glendale
Planning and Zoning Department
5850 West Glendale Avenue
Glendale, AZ 85301

RE: Annexation Application for Rovey Farms- Approximately 74 Gross Acres Near Northern Avenue and 75th Avenue

To Whom It May Concern,

The purpose of this correspondence is to request the annexation of approximately 74-gross acres located at the intersection of Northern Avenue and 75th avenue in the unincorporated area of Maricopa County bordering the City of Glendale, Arizona, also known as Assessor Parcel Numbers 142-24-021B and 142-24-011F (the "Property"). The Property is located within unincorporated Maricopa County, but within the City of Glendale planning boundary. The Property has a long history of being used for agricultural purposes, which continue to this day. Enclosed with this correspondence is a legal description of the Property.

This annexation request is being submitted with a concurrent rezoning request (SR20-0212) in order to facilitate development of a master-planned residential community. The Property will be rezoned from R1-6 Single Family Residential within Maricopa County to R1-6 with a Planned Residential Development (PRD) overlay within the City of Glendale. Currently, the Property is used for agricultural and ancillary uses. No residential structures exist on the Property.

The impact of the proposed annexation as analyzed per the Annexation Policy for the City in Resolution No. R19-16 is as follows:

1. Financial: Not applicable, we are proposing a residential subdivision with no commercial/employment component.

2. Economic Development: Not applicable, we are proposing a residential subdivision with no commercial/employment component.
3. Civic: The annexation of the proposed Legacy Point/Rovey Farms project will remove a county island from within the City's jurisdiction. Additionally, the Rovey Farms property is currently being used as a dairy farm, which is an undesirable use for the Glendale residents proximate to the property. The proposed annexation and subsequent rezone/development will remove this very undesirable and incompatible use.
4. Planning and Building: The proposed Legacy Point project will allow for the development of property in Glendale's general planning area consistent with both Glendale's General Plan and current development proximate to the project. The development of the Rovey Farms property as proposed will also remove the undesirable and incompatible dairy operation. The Legacy Point project will include private parks and amenities that will serve the development's residents.
5. Public Safety: The proposed annexation will bring additional land, and ultimately residents, into the City of Glendale. These new residents will require public safety services; however, property taxes and construction sales tax from this project will be realized by the City of Glendale. Additionally, because this property is currently a county island, the City of Glendale may currently be providing public safety services without any remuneration.
6. Intergovernmental: The proposed Legacy Point project is approximately 8 miles from Luke Air Force Base ("LAFB"). It is outside the LAFB noise contours, not subject to the LAFB graduated density concept, and compatible with the mission of LAFB.
7. Environmental: The Rovey Farms property has historically been used for farming operations and a dairy, neither of which has any cultural significance. In fact, the current dairy operation is incompatible with development in the area and its removal will enhance both the property and the area.

Upon annexation, the City would provide municipal services to the Property in the same manner as other similarly situated property within the City including fire, police, trash, and water/sewer services. The annexation area falls within the Glendale Elementary School District and the Glendale Union High School District. School District representative have been contacted and it has been determined that existing schools have the capacity to support additional development. Glendale Fire Department Station 158 and the Glendale Gateway Police Station both lie approximately 1.75 miles southwest of the Project. Arizona Public Service (APS) provides electric, Southwest Gas Company provides gas, Cox Communications provides cable, and CenturyLink provides phone service to facilities adjacent to the annexation area.

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This request meets the requirements of ARS 9-471, as it is contiguous to the City of Glendale within Maricopa County and is therefore eligible for annexation. A Parcel map demonstrating the relationship of the Property to the City of Glendale's municipal boundaries is included with this request. Termination of agricultural uses and development of a master-planned residential community will create a strong sense of community pride and will have a positive economic impact on the city of Glendale. Should you have any questions or concerns, please contact the undersigned.

Sincerely,

Jeffrey M. Blilie

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