



Wigwam Annexation AN-237

City Council Workshop, April 12, 2022





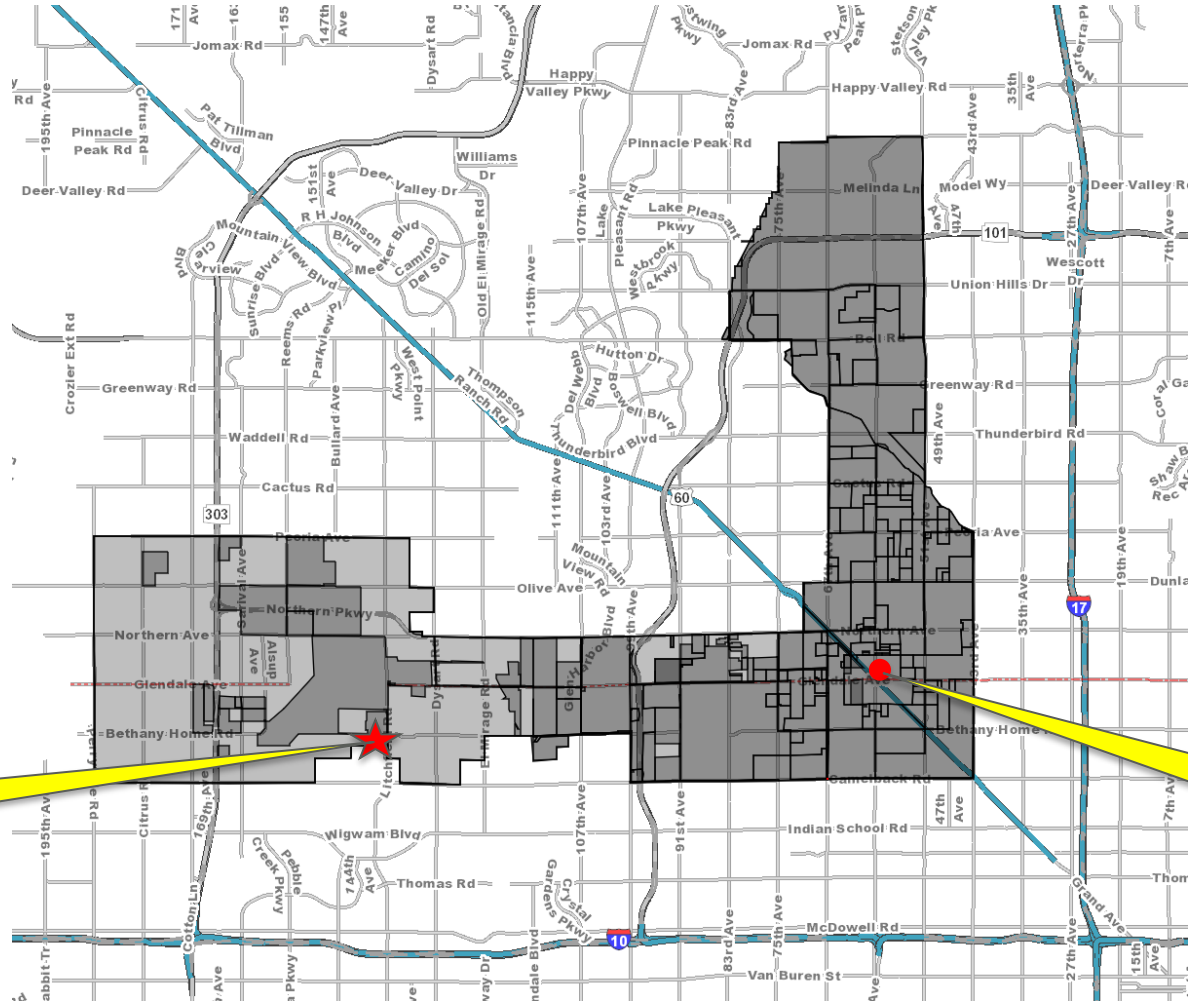
Annexation Information

- Wigwam property is 4.38-acre site located south and west of the southwest corner of Bethany Home Road and Litchfield Road.
- Maricopa County zoning is RU-43.
- Proposal is to rezone the property to PAD as part of a larger industrial project.



Vicinity Map

South and West of the SWC of Bethany Home and Litchfield Roads



SITE

CITY HALL



Current Annexations Map

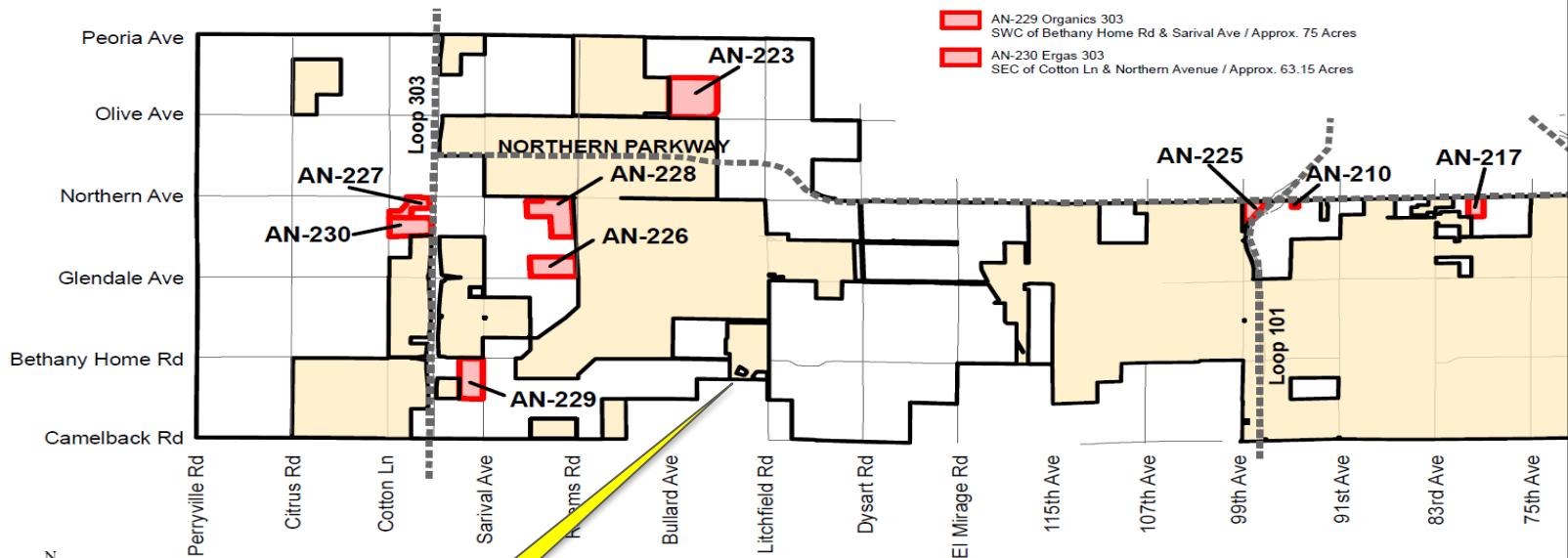
CURRENT ANNEXATIONS

Planning Division: July 2021



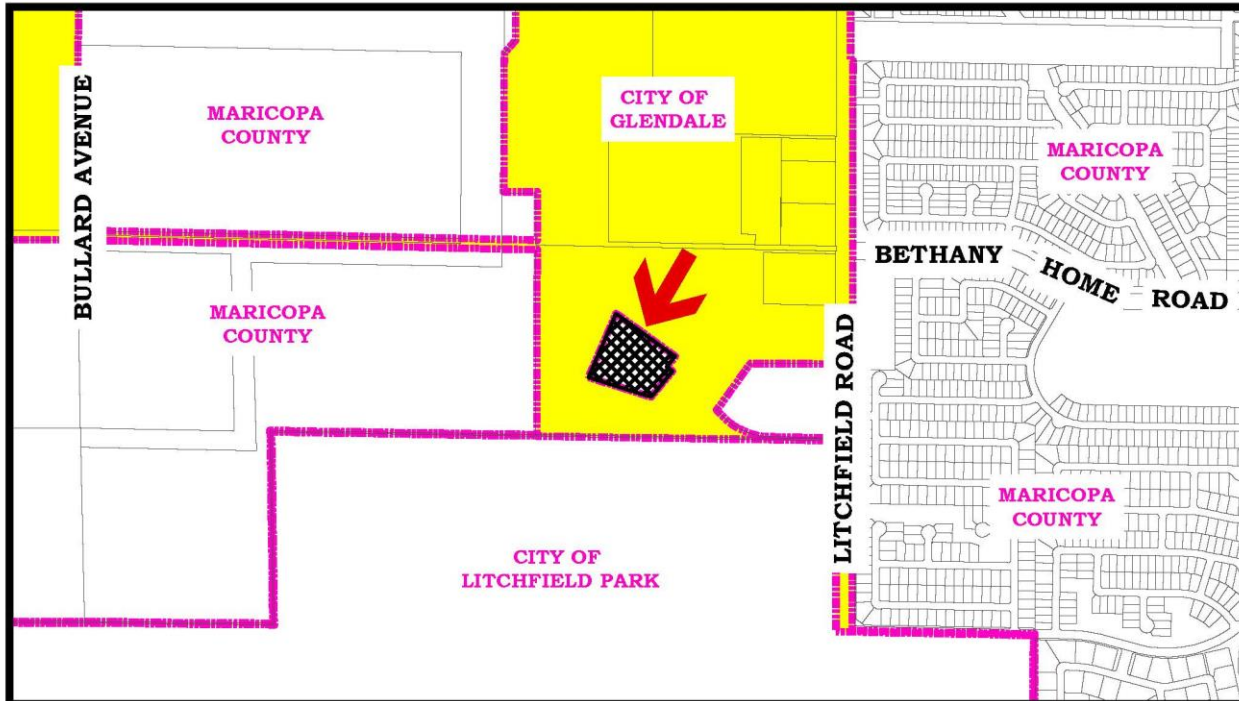
Legend

- City of Glendale Incorporated Area
- Annexations In-Progress**
- AN-210 Northern Places (On Hold)
Near SEC of Loop 101 & Northern Ave / Approx. 3.36 Acres
- AN-217 Ambra - (CW Held 04/24/04)
SEC of 80th Dr & Northern Ave / Approx. 24 Acres
- AN-223 TKR Industrial Park
N Side of Olive Ave, Between Bullard Ave & 143rd Ave / Approx. 153 Acres
- AN-225 Thompson Thrift (CW 08/24)
SEC of 99th Ave & Northern Ave / Approx. 20.83 Acres
- AN-226 Bickman Industrial (CW 08/10)
NWC of Glendale Ave & Reems Rd / Approx. 75 Acres
- AN-227 Sonoma Cotton (CW 08/24)
SEC of Cotton Ln & Northern Ave / Approx. 36 Acres
- AN-228 Hopewell (CW 08/10)
SWC of Northern Ave & Reems Rd / Approx. 104 Acres
- AN-229 Organics 303
SWC of Bethany Home Rd & Sarival Ave / Approx. 75 Acres
- AN-230 Ergas 303
SEC of Cotton Ln & Northern Avenue / Approx. 63.15 Acres



SITE




Annexation Map



WIGWAM ANNEXATION (AN-237)

**PROPOSED ANNEXATION OF 4.38 ACRES
SOUTH AND WEST OF SWC OF BETHANY HOME ROAD AND LITCHFIELD ROAD**

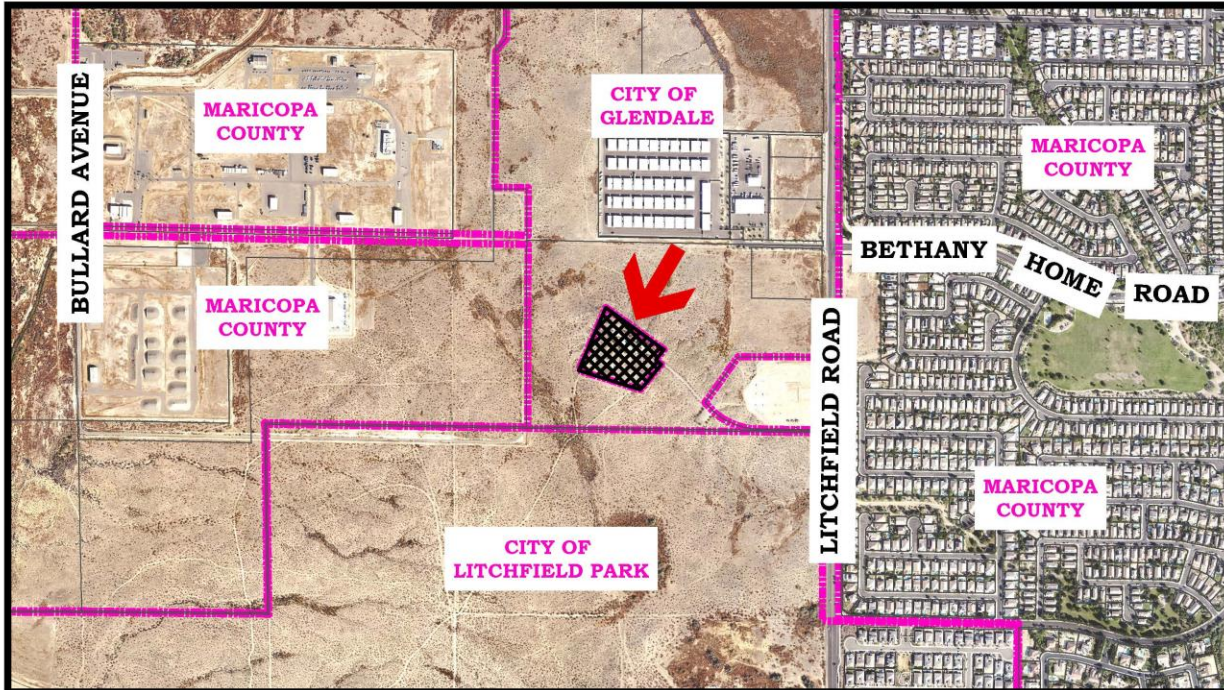


-  Glendale City Boundaries
-  City of Glendale
-  Proposed Annexation





Annexation Aerial Map



Aerial Date: October 2020

WIGWAM ANNEXATION (AN-237)

PROPOSED ANNEXATION OF 4.38 ACRES
SOUTH AND WEST OF SWC OF BETHANY HOME ROAD AND LITCHFIELD ROAD



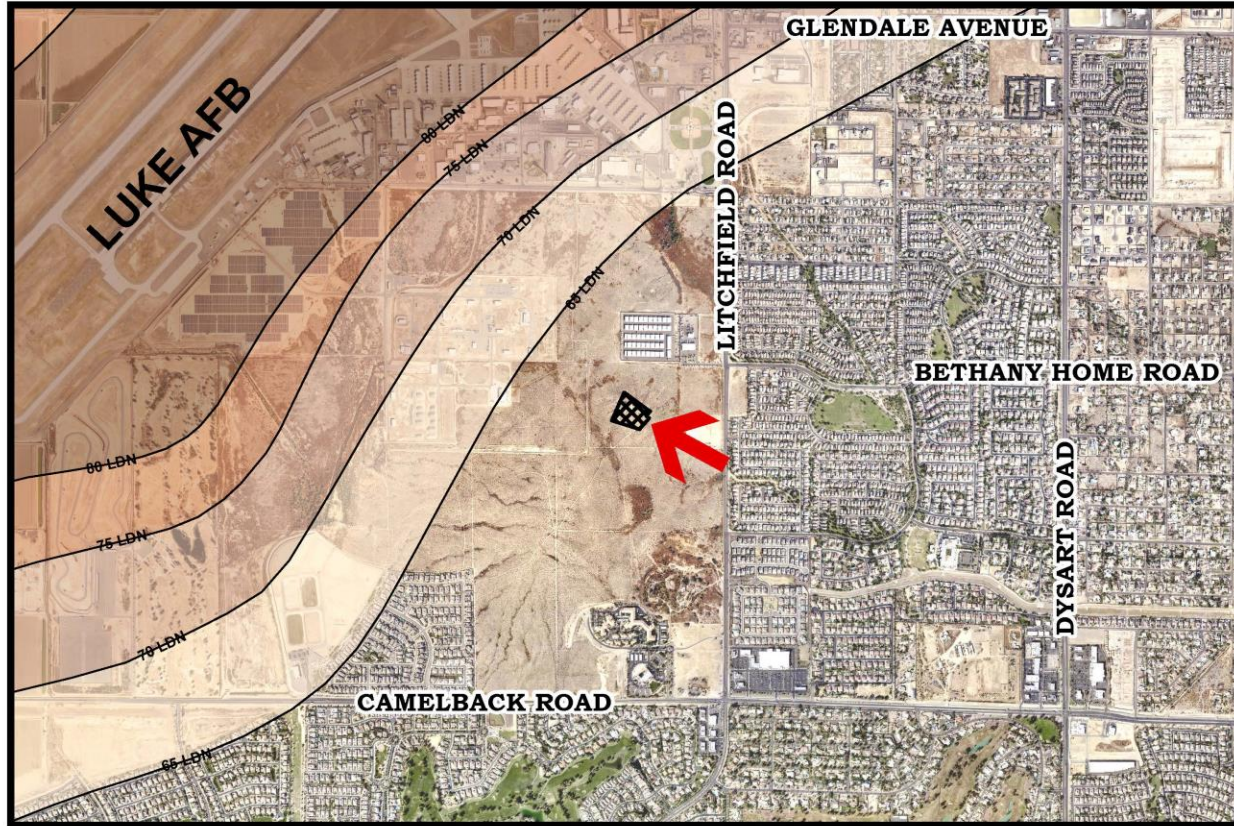
Glendale City Boundaries

Proposed Annexation

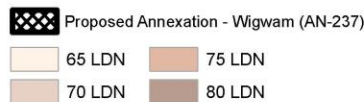




Luke Air Force Base- Noise Contour

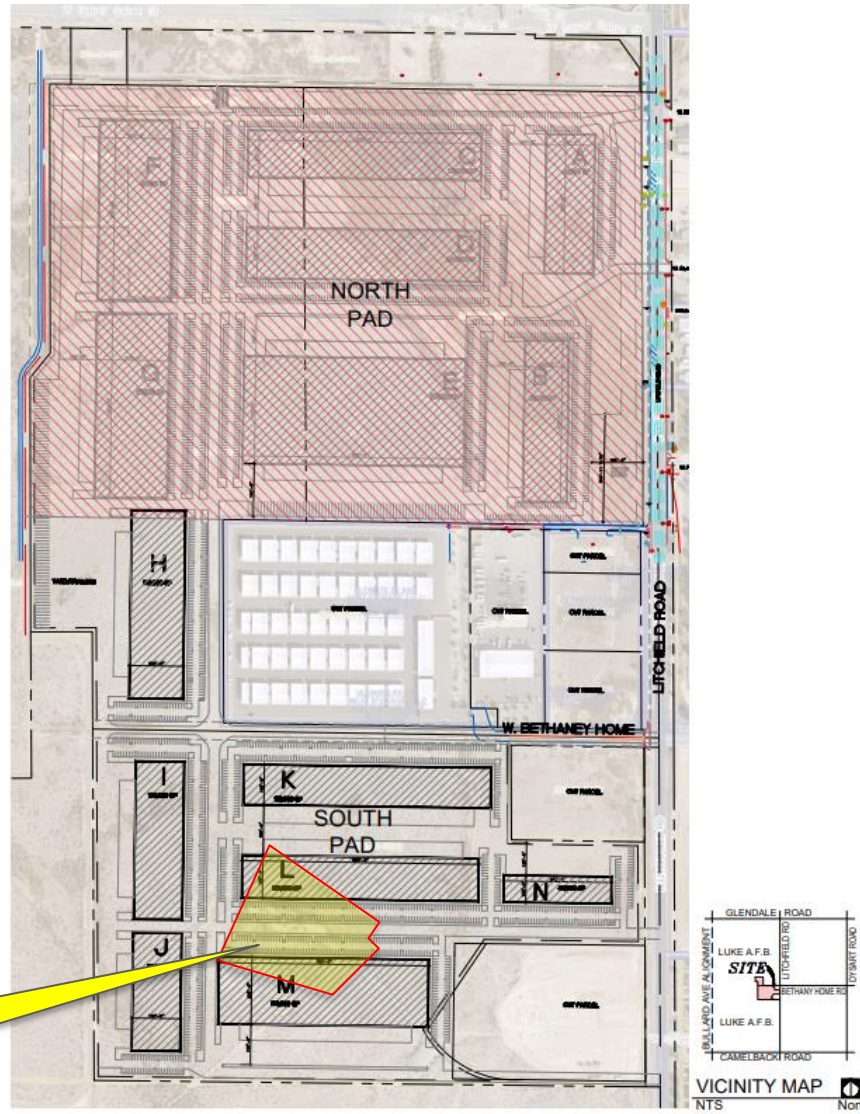


Aerial Date: October 2020





Conceptual Site Plan



PROPOSED ANNEXATION

SITE PLAN PREPARED BY McCALL ARCHITECTS



Fiscal Impacts

- Fiscal Impacts of the Annexation on the City of Glendale:
 - The addition of approximately 66,000 sq. ft. of Industrial Development will generate a positive net fiscal impact.



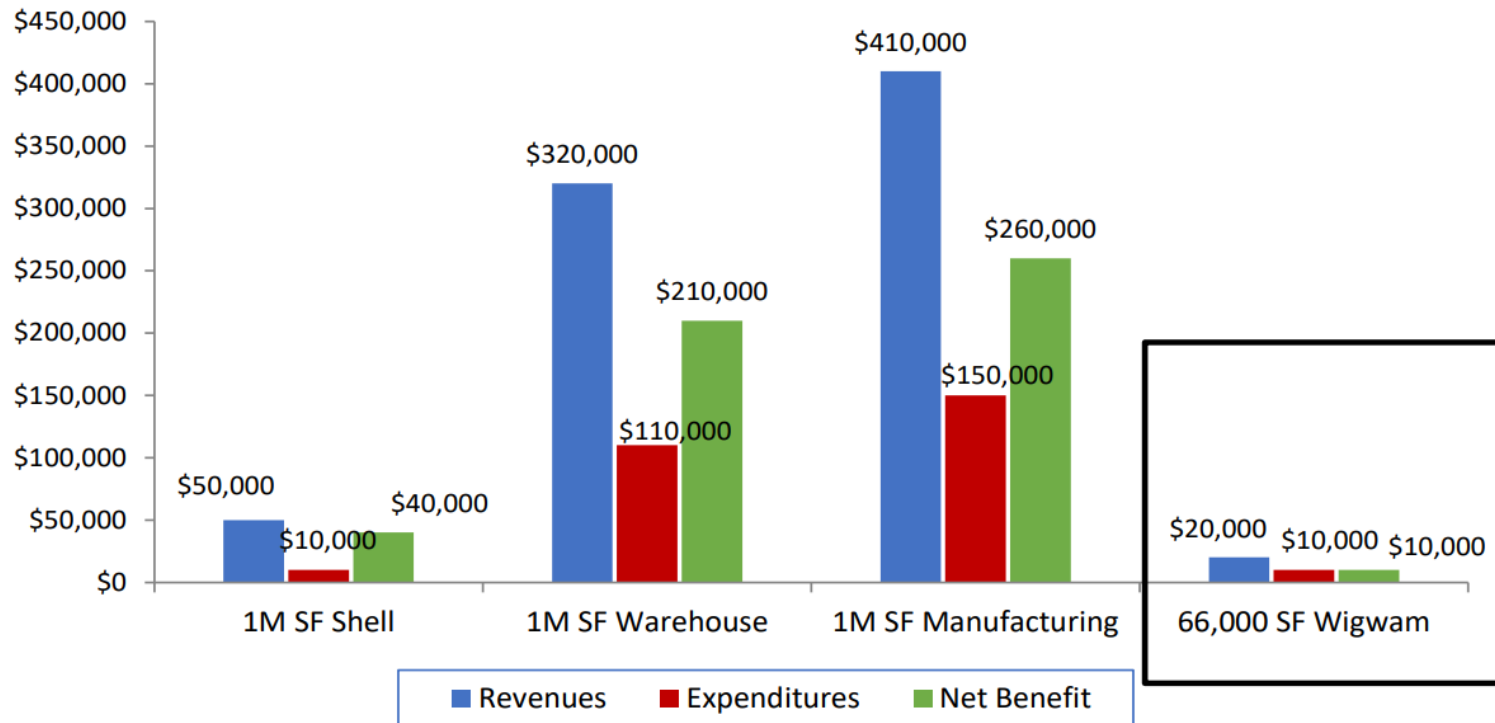
Fiscal Impacts

- One-time fees for the proposed Project is estimated at \$263,000 dollars.
- The positive impact to the City of \$10,000 per year, excluding one-time revenues.



Fiscal Impacts

ANNUAL FISCAL IMPACTS OF STANDARD INDUSTRIAL USES WIGWAM PARCEL ANNEXATION





Annexation Next Step/Process



Council **Consensus** to move forward with the annexation process. As required by State Statute:

- City files blank petition
- 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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