



NORTHERN PARKWAY COMMERCE CENTER

Annexation Request
SWC Northern Parkway & Dysart Road

Received City of Glendale 4/28/2022

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Development Team



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A. Request

This is a request for annexation of approximately 132.91 gross acres generally located at the southwest corner of Northern Parkway and Dysart Road, also known as Maricopa County Assessor's Parcel Number 501-52-002D (the "Property"), into the City of Glendale. See Aerial Map at **Tab 1**. The Property is currently within the unincorporated area of Maricopa County.

B. Background and Project Proposal

The Property has historically been used for agricultural purposes; however, given the proximity to Northern Parkway and 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 allow the Property to develop to its full potential.

Annexation will provide the framework for development of approximately 132.91 acres of manufacturing, assembly, employment, logistics, warehousing and other related industrial uses in a large industrial commerce park known as Northern Parkway Commerce Center. The proposed development aligns with the Luke Compatible Land Use General Plan designation and will follow the land use trends along the Loop 303/Northern Parkway corridor, as well as comply with statewide regulations concerning territory in the vicinity of a military airport.

The Northern Parkway Commerce Center PAD proposes up to 2.36 million square feet of light industrial space as illustrated in the Conceptual Site Plan at **Tab 2**. The development plan, which is conceptual in nature and subject to change, presently shows four (4) buildings ranging in size from 370,000 square feet to 680,400 square feet accommodate a broad range of industrial tenants and users. The proposed plan allows for the potential expansion of buildings A1/A2 and/or buildings B1/B2 into single, larger buildings depending upon the needs of the tenant/user.

C. Utilities and Services

Water will be provided to the site by Valley Utilities, and all necessary improvements to convey domestic and fire protection water services to the Property will be completed by the applicant.

Sewer will be provided by Liberty Utilities. The Property is within Liberty's MAG 208 area, but currently outside its Certificate of Convenience & Necessity (CCN) area. The applicant is working with Liberty Utilities to expand its CCN to include the Property. A sewer main extension will be completed by the applicant to bring wastewater services to the Property.

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

A preliminary economic analysis of the fiscal impact of the proposed project is currently underway. It is expected that the proposed development will produce a positive net gain for the City in the short and long term, with both one-time revenue generated by permit, plan review, and impact fees, and ongoing tax revenue related to the proposed 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 industrial zoning designation. The 303 Freeway/Northern Parkway corridor has seen considerable growth in new industrial-related employment and the proposed annexation will further improve that trend and attract high quality jobs in this strategic growth 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 industrial/commerce park development that will be a benefit to the City of Glendale, as it will provide high-quality buildings, new employment, and revenue for the City. 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 uses which is consistent with the existing Luke Compatible Land 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 the automatic aid system, 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 within the 65, 70, and 75 LDN noise contours and is subject the statewide regulations regarding land use within the vicinity of a military airport. The proposed uses are consistent with state and municipal land use regulations for such development.

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

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

E. Conformance

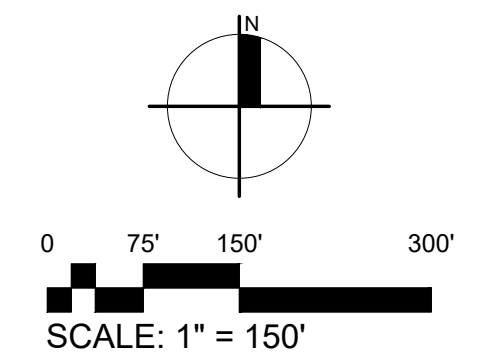
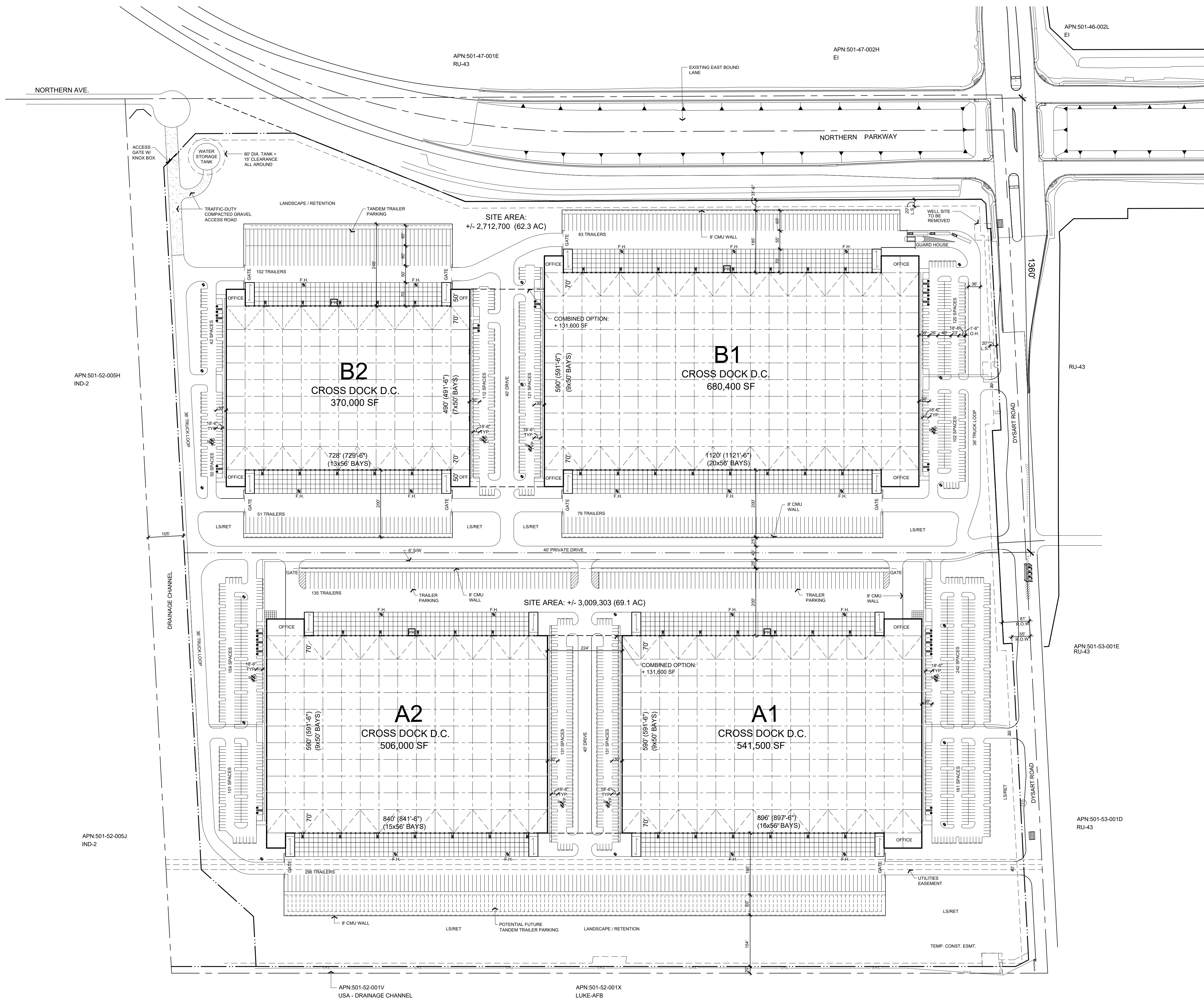
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F. Conclusion

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.

TAB 1

TAB 2



Site Data

Parcel #:	501-52-002D
Existing Zoning:	RU-43
Proposed Zoning:	PAD M-1
Site Area:	+/- 5,722,004 S.F. (131.4 AC.)
Total Building Area: (w/o expansion)	2,097,900 S.F.
Total % Coverage:	36.7%
Total Building Area: (with expansion)	2,361,100 S.F.
Total % Coverage:	41.3%

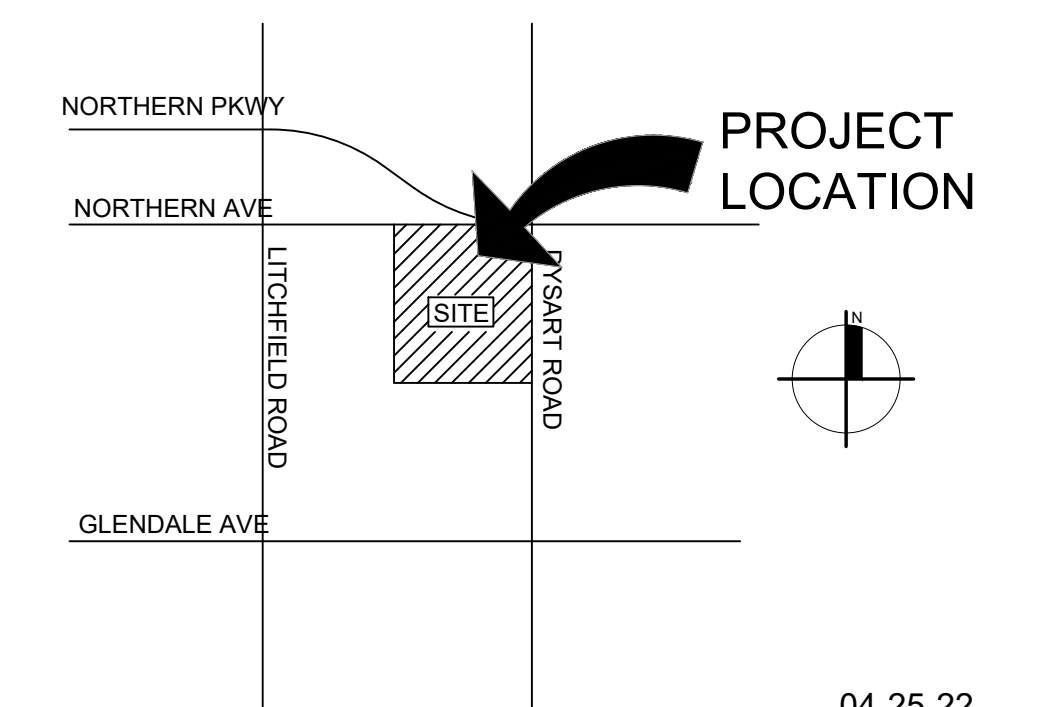
Site Data - Building A1 & A2

Site Area:	3,009,303 S.F. (69.1 AC.)
Building A1 Area:	541,500 S.F.
Building A2 Area:	506,000 S.F.
Total:	1,047,500 S.F.
Expansion:	+131,600 S.F.
% Coverage (w/o expansion):	34.8%
% Coverage (with expansion):	39.2%
Parking Required: 1,047,500 SF@ 1:2000 SF=	524 SP.
Parking Provided:	925 SPACES

Site Data - Building B1 & B2

Site Area:	2,712,700 S.F. (62.3 AC.)
Building B1 Area:	680,400 S.F.
Building B2 Area:	370,000 S.F.
Total:	1,050,400 S.F.
Expansion:	+131,600 S.F.
% Coverage (w/o expansion):	38.7%
% Coverage (with expansion):	43.6%
Parking Required: 1,050,400 SF@ 1:2000 SF=	526 SP.
Parking Provided:	539 SPACES

VICINITY MAP



04-25-22
22006-ST08



Northern Parkway Commerce Center
SWC Northern Pkwy & Dysart Road
Glendale, Arizona



Butler Design Group, Inc
architects & planners