



Northern Parkway Commerce Annexation AN-241

City Council Workshop, June 28, 2022



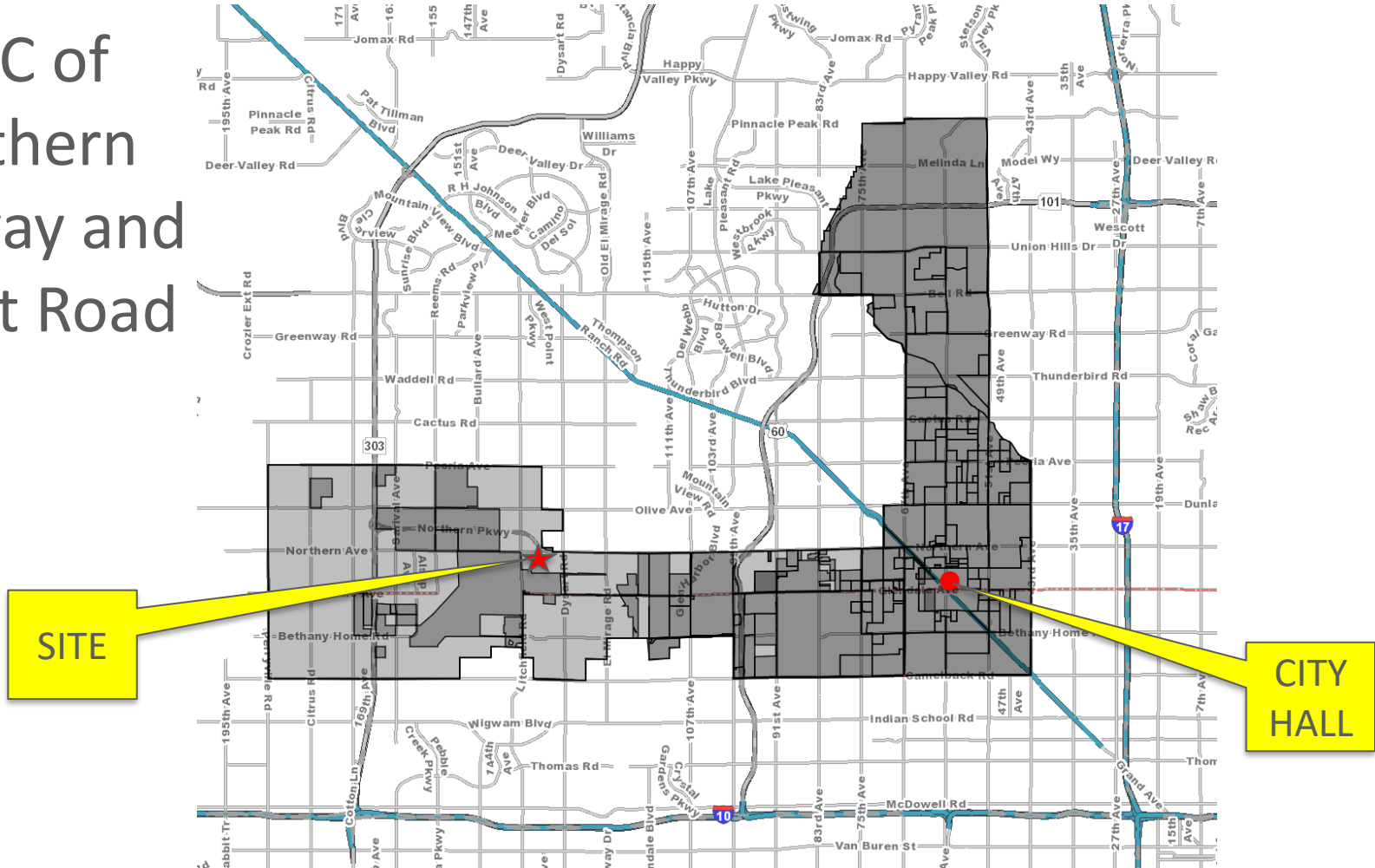


Annexation Information

- A 133-acre parcel located at the SWC of Northern Parkway and Dysart Road.
- County jurisdiction zoning is RU-43.
- Proposal is to rezone the property to PAD for an industrial/commerce center.

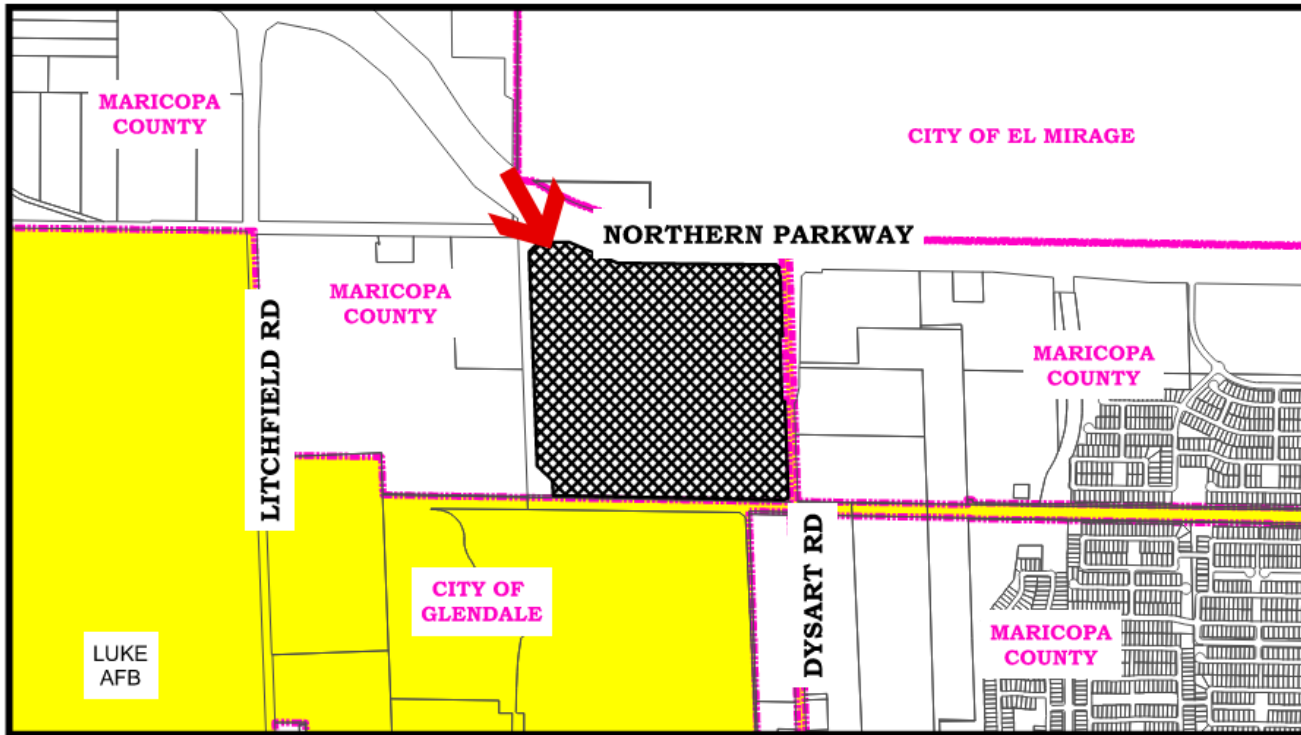
Vicinity Map

SWC of
Northern
Parkway and
Dysart Road








Annexation Map



NORTHERN PARKWAY COMMERCE CENTER ANNEXATION (AN-241)

PROPOSED ANNEXATION OF APPROXIMATELY
133 ACRES AT 7510 N. DYSART RD.

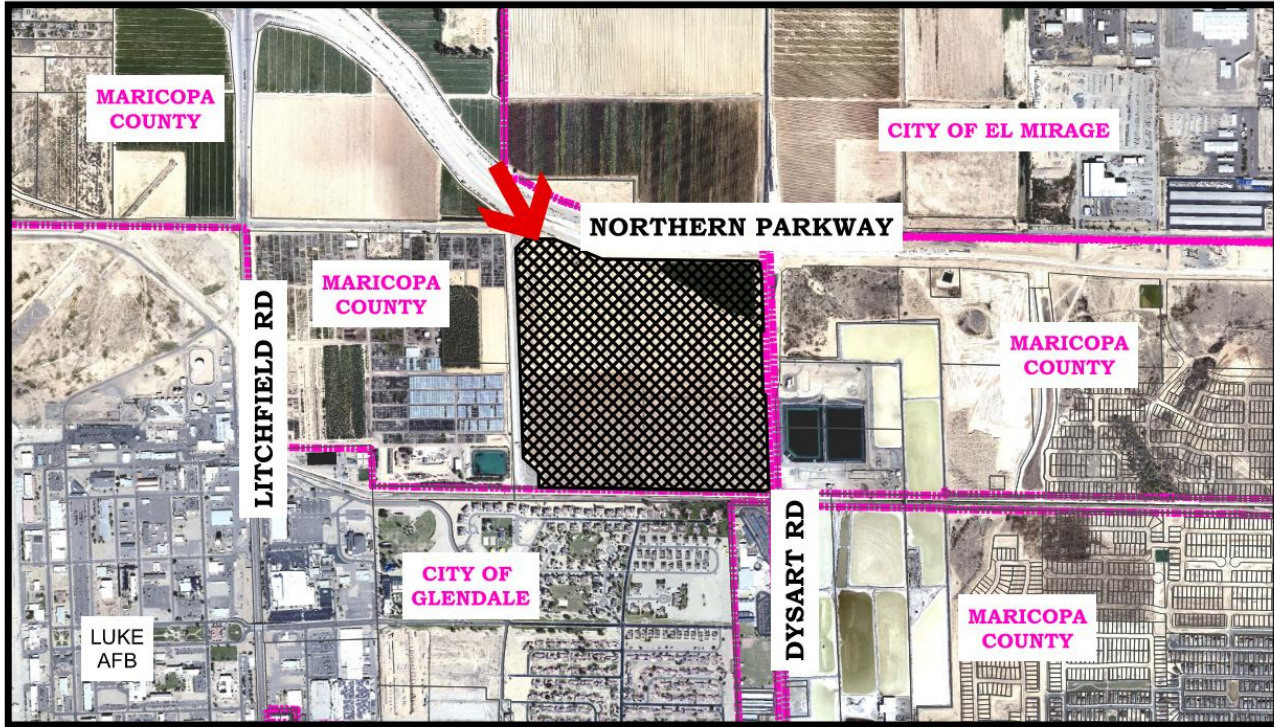


-  Glendale City Boundaries
-  City of Glendale
-  Proposed Annexation





Aerial Map





Aerial Date: October 2020

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**PROPOSED ANNEXATION OF APPROXIMATELY
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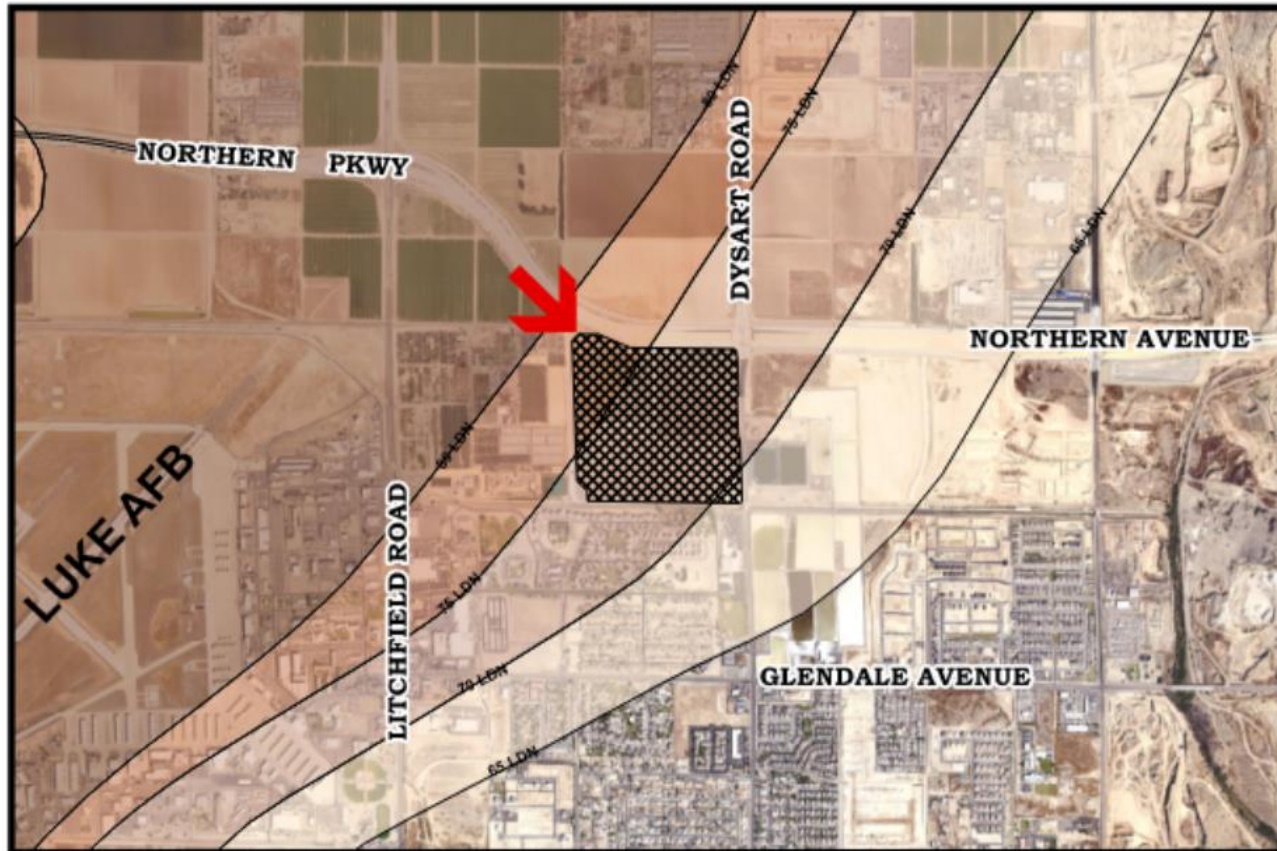


-  Glendale City Boundaries
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Luke Air Force Base Noise Contours



Aerial Date: October 2020





Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- The inclusion of approximately 2.36 million square feet of warehousing and manufacturing is projected to generate a positive net fiscal impact.



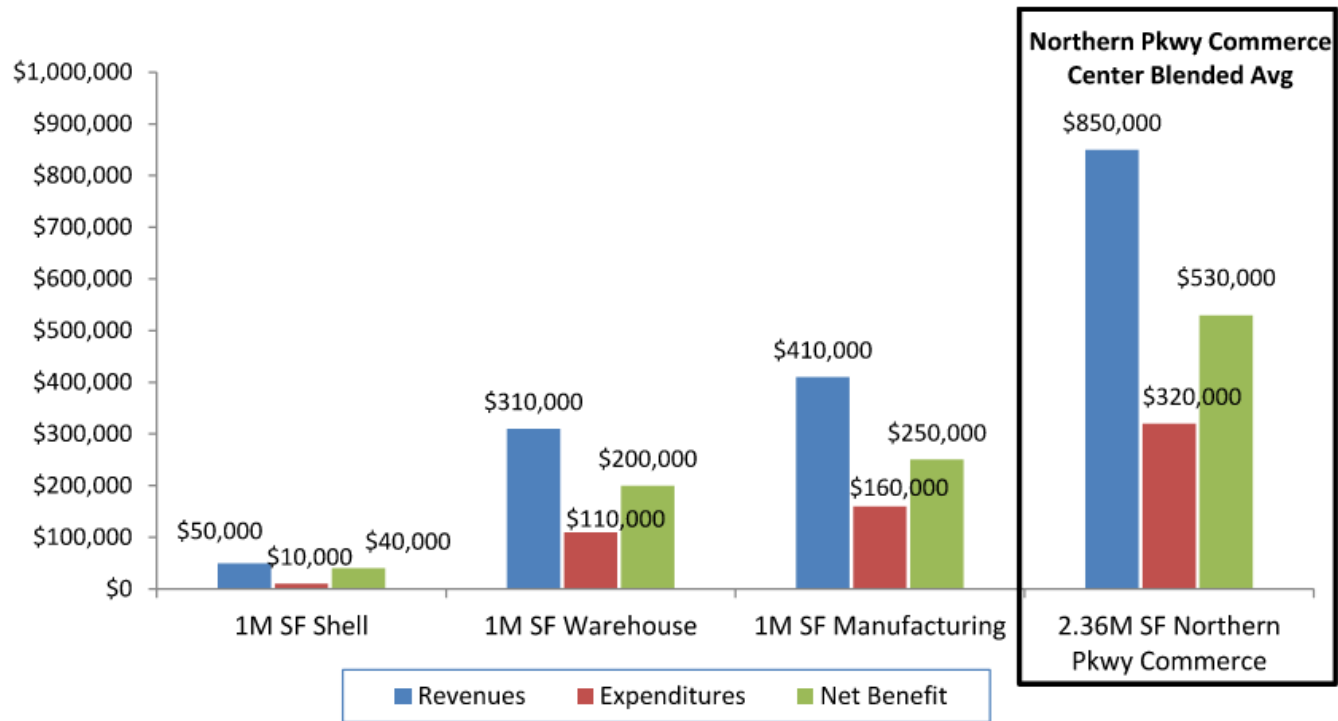
Fiscal Impacts

- One-time (blended) fees for the proposed Northern Parkway Commerce Center is estimated at \$9.6 million.
- The possible net benefit to the City is estimated at \$530,000 per year, excluding one-time revenues.



Fiscal Impacts

**ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS
AND NORTHERN PARKWAY COMMERCE CENTER ANNEXATION**





Annexation Next Step/Process

- Council **Consensus** to move forward with the 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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