

ANNEXATION REQUEST WIGWAM PARCEL – SUNSET POINT

SR21-0245 - Pre-App Narrative

January 10, 2022

Page 1

1. Project Introduction

On behalf of ViaWest Group (Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this Annexation request for a 4.38-acre parcel situated south and west of the intersection at Litchfield Road and Bethany Home Road in Glendale, Arizona. This single parcel is surrounded by property that is within the current jurisdiction of the City of Glendale. Please refer to the attached Aerial Map and Parcel Map for the location of this defined parcel.

Although the Maricopa County Assessor's Office still indicates that the Wigwam Joint Venture LP is the property owner, this site was recently acquired and closed on by ViaWest Group, who is currently under contract to acquire the balance of the Luke Land Industrial Park (SR21-0199 & SR21-0245). The new deed is not yet available, but this submittal includes a correspondence from the Wigwam Joint Venture LP that confirms the sale and closure. The deed will be provided as soon as it is made available.

This last October 28th, ViaWest completed a Pre-App Meeting with the City of Glendale for the area north of Ultimate RV & Boat Storage, approximately 82 acres. That Master Application was assigned SR21-0199 and represents the 'North PAD'. On January 5, 2022, another Pre-App request was filed for the balance of the Luke Land Industrial Park that is generally located south of Bethany Home Road and represents the 'South PAD'. It is this south PAD area that encloses this Wigwam Parcel – Sunset Point.

The Maricopa County Assessor identifies this annexation parcel as 501-61-018D. The parcel is currently under Maricopa County jurisdiction and zoned Rural-43 (RU-43), a rural residential zoning district that permits one unit per acre. The surrounding property is within the City of Glendale and is currently zoned Light Industrial (M-1), Zoning Case #ZON12-03. The annexation of this parcel and its recent acquisition by ViaWest Group will permit the efficient development of this property when incorporated into the surrounding South PAD.

2. Current Site Conditions

The Subject Property is partially improved, but currently vacant. The Wigwam Resort had historically used the elevated top of the hill as an event venue. The structures have experienced some fire damage and have been mostly destroyed. There is an access easement from Litchfield Road along the south side of the Turning Leaf Church site (501-62-018T). Refer to the attached ALTA Survey that provides specific information regarding the annexation property and the access easement.

3. General Plan Designation

The Glendale General Plan 2040 has designated this property as LI - Light Industrial.

ANNEXATION REQUEST WIGWAM PARCEL – SUNSET POINT

SR21-0245 - Pre-App Narrative

January 10, 2022

Page 2

4. Existing & Proposed Zoning

The existing zoning is Rural-43 (RU-43), a rural residential zoning district that permits one unit per acre. The proposed zoning will be Light Industrial (M-1) with a PAD Overlay that reflects the same development standards as the South PAD on the surrounding property.

5. Surrounding Land Uses

The Subject Property is surrounded by vacant undeveloped property that is within the proposed PAD Overlay area referenced earlier as the South PAD for the Luke Land Industrial Park (SR-0245). Further east and separate from this annexation parcel, is the Turning Leaf Church which is also under County jurisdiction and zoned RU-43.

6. Access / Circulation

When the annexation and rezoning applications are approved, this property will be under the same ownership as the surrounding property and will be included in the development master plan for the South PAD. Access will be included in the phased development of the surrounding property

7. Infrastructure

Liberty Utilities is the service provider. The infrastructure research and design for the surrounding property will include this annexation parcel.

8. Development Plan

The programming and schedule for site development will be highly influenced on the market demand and the eventual development of the surrounding South PAD area. ViaWest is planning to excavate and remove the Wigwam “hill” and incorporate this site into the surrounding development master plan. The annexation and rezoning of this parcel will bring this parcel under one owner and one master development plan. Removing this county island will facilitate the efficient development of the surrounding property.