



Cotton 303 Industrial Annexation AN-240

City Council Workshop, August 23, 2022





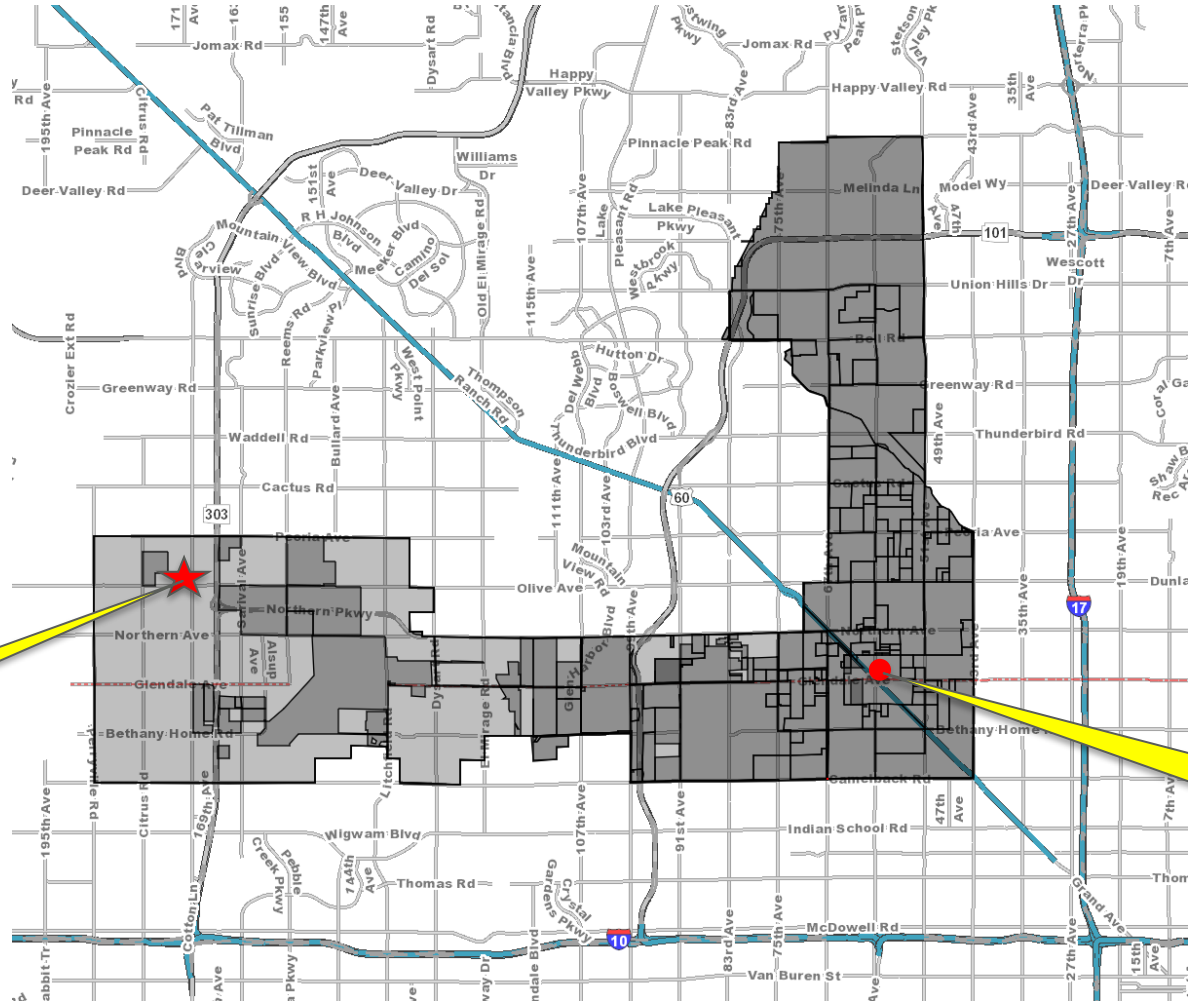
Annexation Information

- ❖ Cotton 303 Industrial is a 64.09-acre parcel located NEC 173rd Avenue and Olive Avenue.
- ❖ County jurisdiction zoning: RU-43.
General Plan designation: LDR-2.5.
- ❖ Proposal: Minor General Plan Amendment to RMU, and rezone to PAD to allow approx. 1 million sq.ft. Industrial development.



Vicinity Map

NEC
Corner
173rd
Avenue &
Olive
Avenue

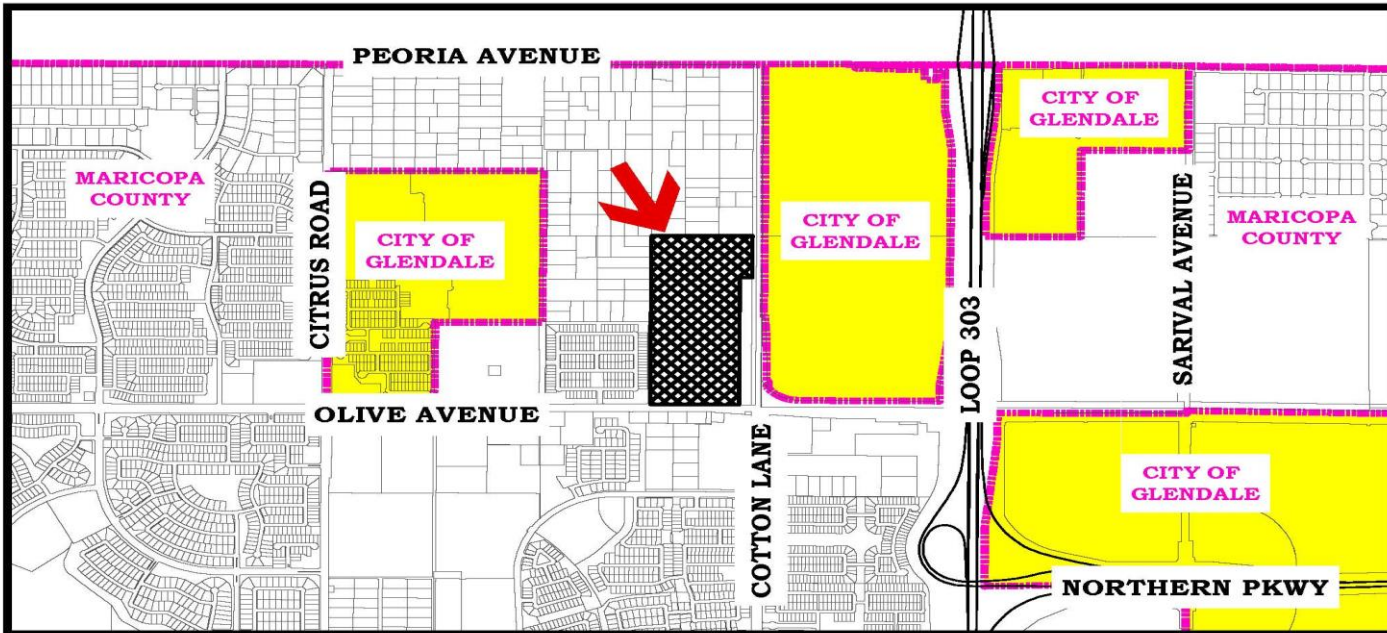


SITE

CITY HALL






Annexation Map



COTTON 303 ANNEXATION (AN-240)

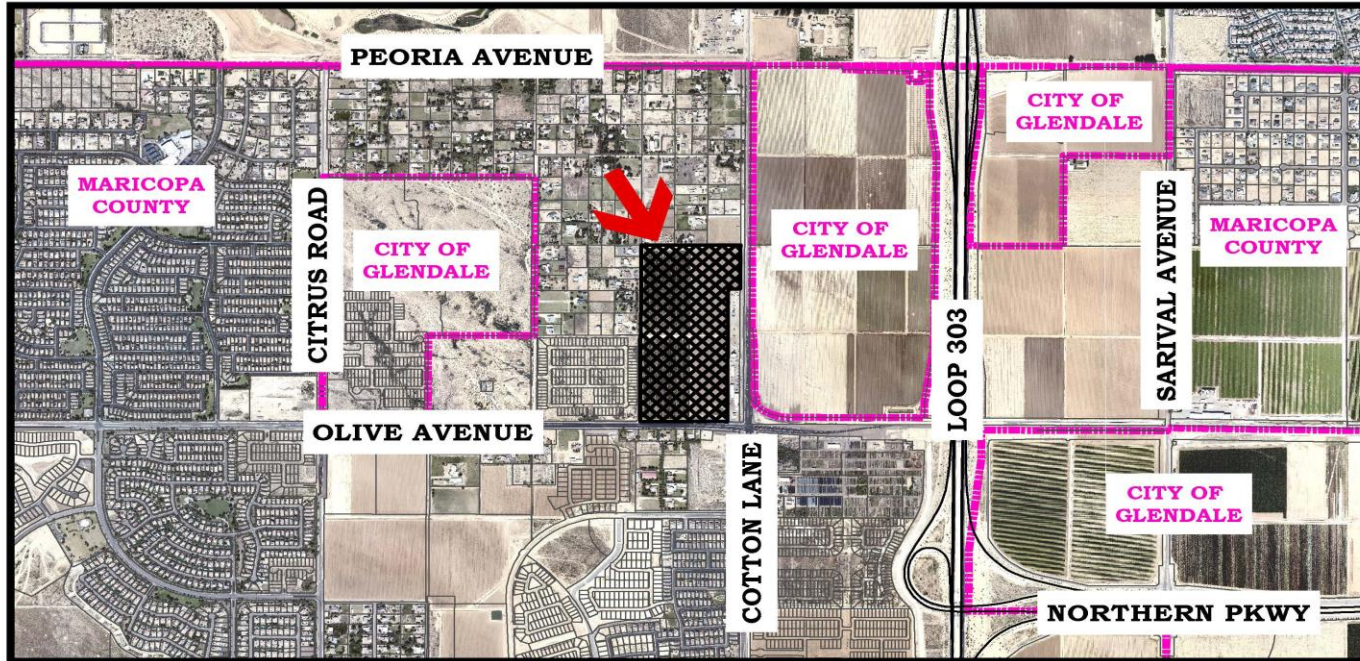
**PROPOSED ANNEXATION OF APPROXIMATELY 64.09 ACRES
AT THE NEC OF 173RD AVENUE & OLIVE AVENUE.**

-  Glendale City Boundaries
-  City of Glendale
-  Proposed Annexation







Aerial Map



Aerial Date: October 2020

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Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- Inclusion of approximately 1 million sq. ft. of Industrial development.
- Projected to generate a positive net fiscal impact.



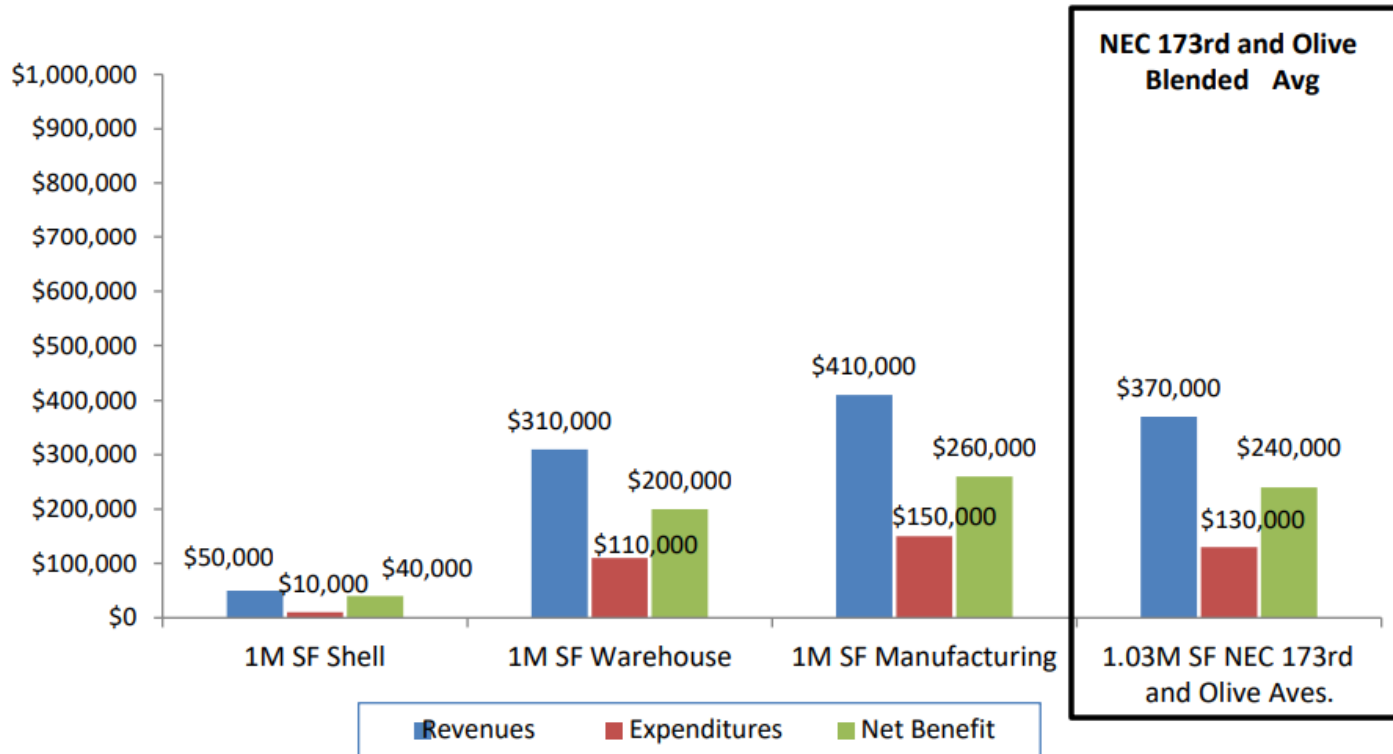
Fiscal Impacts

- One-time fees for the development are estimated at \$4.2 million.
- The possible net impact to the City is \$240,000 per year, excluding one-time revenues.



Fiscal Impacts

ANNUAL FISCAL IMPACTS OF STANDARD LIGHT INDUSTRIAL USERS AND NEC 173RD AVENUE AND OLIVE AVENUE 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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