

PARKWAY 303 EAST

NEC & NWC Sarival Avenue & Olive Avenue

Glendale, Arizona



Annexation Request



A. Request

This is a request for annexation of approximately 276 gross acres generally located at the northeast and northwest corners of Sarival Avenue and Olive Avenue, also known as Maricopa County Assessor's Parcel Numbers 501-41-004A and 501-06-008C (the "Property"), into the City of Glendale. See Aerial Map at **Tab 1**. The Property is currently within Unincorporated Maricopa County.

B. Background and Project Proposal

The Property has historically been utilized for agricultural uses; however, given the proximity to 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 provide an appropriate framework for development of the Property.

Annexation will provide the framework for development of approximately 276 acres of manufacturing, assembly, employment, distribution, warehousing and other related industrial uses in a large industrial park known as Parkway 303 East. The proposed development aligns with the land use trends along the Loop 303 corridor, as well as comply with state statutes concerning territory in the vicinity of a military installation.

Parkway 303 West PAD proposes approximately 4.3 million square feet of building facilities. See Conceptual Site Plan at **Tab 2**. The development plan, which is conceptual in nature and subject to change, presently shows four large cross-dock buildings offering approximately 1.1 million square feet each. The proposed buildings are designed accommodate a broad range of industrial tenants and the capacity to suit large, institutional users if necessary. Convenient access to the AT & SF rail spur along the south side of the property provides an attractive mode of alternative freight transportation for potential tenants.

C. Utilities and Services

Water and sewer services will both be provided by EPCOR. The development team is in preliminary discussions with EPCOR to determine what infrastructure improvements are necessary to extend water and sewer 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*

The proposed development is expected to produce a positive net gain for the City in the short and long term. The City of Glendale's Office of Economic Development has initiated an economic study to quantify the expected economic impact, and this application will be updated once that information is complete.

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 consistent with private sector demand in

this region for large, state-of-the-art facilities for distribution, warehouse, commerce, and manufacturing. The 303 Freeway has seen tremendous growth in new industrial employment and this annexation will further improve that trend and attract high quality jobs in this strategic 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 mixed-use commercial/industrial development that will be a benefit to the City of Glendale, as it will provide high-quality buildings, and new employment. 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 many of the economic growth goals outlined in the General Plan for the Loop 303 Corridor. A Major General Plan Amendment is being processed concurrently to align the land use designation with the proposed development.

5. *Public Safety: Impacts to existing program: demand for new services.*

Fire and police protection will be provided by Glendale, 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 1/4 mile west of the outermost noise contour (65 LDN) at the nearest point and the industrial uses will have no adverse impact on flight operations.

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

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

E. Conformance

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.

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.

On behalf of our client, we look forward to bringing new quality development opportunities to the City of Glendale.