

January 11, 2023

Via Email, to:

City of Glendale
Planning and Zoning Department
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

Re: LaPour 303

To Whom It May Concern:

The purpose of this correspondence is to request annexation of approximately 9.07 net acres located north of the NWC of Bethany Home Road & Loop 303; between Bethany Home Road and Glendale Ave, between Cotton Lane and Loop 303 (the “Site”). As shown in the graphic below, the Site is currently undeveloped. This application requests to annex the Site from Maricopa County (the “County”) jurisdiction into the City of Glendale (the “City”), as the Site is currently located within the City’s planning area. An application for rezoning has been submitted in conjunction with this annexation submittal.



Site Context

The Site is presently vacant and is currently located in Maricopa County's jurisdiction. The Site is zoned RU-43 in the County but is located within the City of Glendale's planning area. The Site is designated as Luke Compatible Land Use Area (LCLU) on the City of Glendale's General Plan. The Property is located adjacent to the Loop 303 Freeway, in an area of the City experiencing predominantly industrial growth and development interest.

Development Plan

The proposed PAD has been designed to accommodate industrial development that is consistent with the City of Glendale General Plan and Luke Air Force Base. It is the intent of the rezoning case to promote development plan and development standards that are tailored to the specific opportunities and constraints of the subject site that are not possible utilizing conventional zoning district standards as the Site is located within the 70 dnl boundary of Luke Air Force Base.

Additional details regarding the proposal, including permitted uses, development standards, and signage, can be found in the proposed PAD request. The requested annexation is needed to allow the rezoning to move forward through the City's review process. We believe the proposed PAD will facilitate the development of a high-quality project that achieves the goals and objectives of the City of Glendale by bringing industrial services to the area.

Annexation Elements

1. Financial: Analysis of fiscal impact to Glendale, including one-time and recurring revenues and expenses.

The proposed development will allow for an employment/commercial use. The future use will provide recurring tax benefits to the City of Glendale.

2. Economic Development: Potential for desired growth; job creation in targeted clusters and opportunities identified in the Glendale Economic Development Strategic Plan.

The Site is located along the Loop 303 corridor, which has seen tremendous growth in employment users. Annexing this Site will further promote the expansion of the employment corridor.

3. Civic: Growth of our political subdivision, civic pride, and sense of community.

The annexation will provide commercial/employment development that will provide a benefit to the City of Glendale. Through the subsequent rezoning efforts, the proposed PAD will require high-quality buildings. Developing a vacant site along the Loop 303 corridor will further the vision of the area and will provide a point of pride for the City of Glendale.

4. Planning and Building: impacts to Glendale land use program, parks, trail and open space programs; surrounding properties; extent of compliant/non-compliant structure.

The proposed development for the Site, after annexation, will further the vision of the City of Glendale's General Plan and will be consistent with the surrounding development.

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

Annexing the Site should have no impact on public safety demands.

6. Intergovernmental: Support the mission of Luke Air Force Base.

The proposed development for the Site will comply will all regulations for Luke Air Force Base and will not interfere with their flight operations.

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

The Site is currently vacant; thus, the proposed development should have no negative impacts on the natural environment, city's culture, or historic resources.

Your attention to this matter is greatly appreciated. Please feel free to reach out to me directly with any question. Thank you.

Very truly yours,



Wendy Riddell