



**Puda Property  
Annexation AN-260**

**City Council Workshop, January 23, 2024**





# Annexation Request

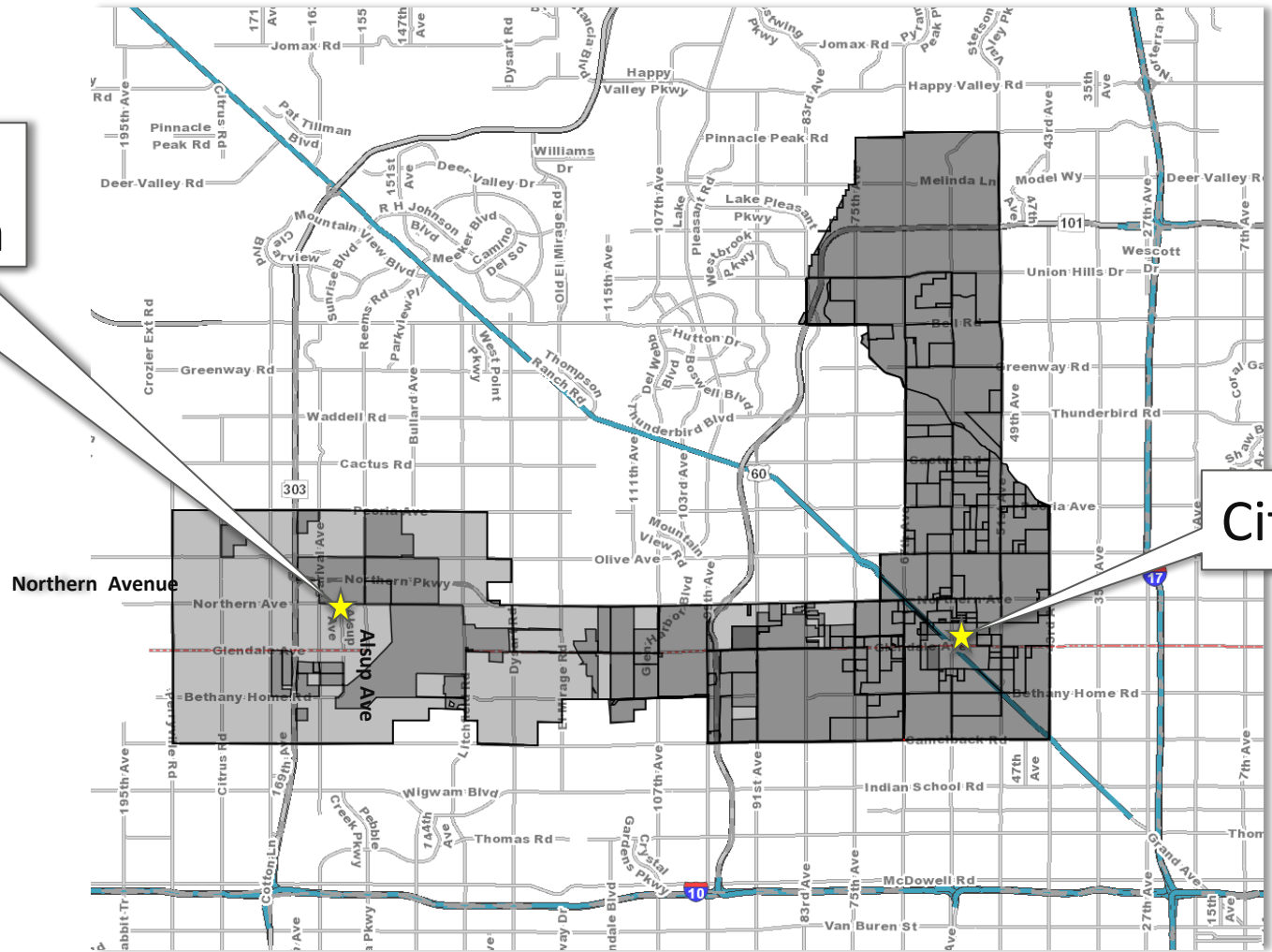
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## Approximately 2.9 acres:

- Located at the southwest corner of West Northern and Alsup Avenues.
- Currently, within Maricopa County and zoned RU-43, Rural Zoning District - One Acre Per Dwelling Unit.
- Proposal: Annexation to RR-45, Rural Residence.
- Rezoning to C-2 General Commercial District, to allow for commercial uses on the site.

# Vicinity Map

Annexation  
site location



City Hall

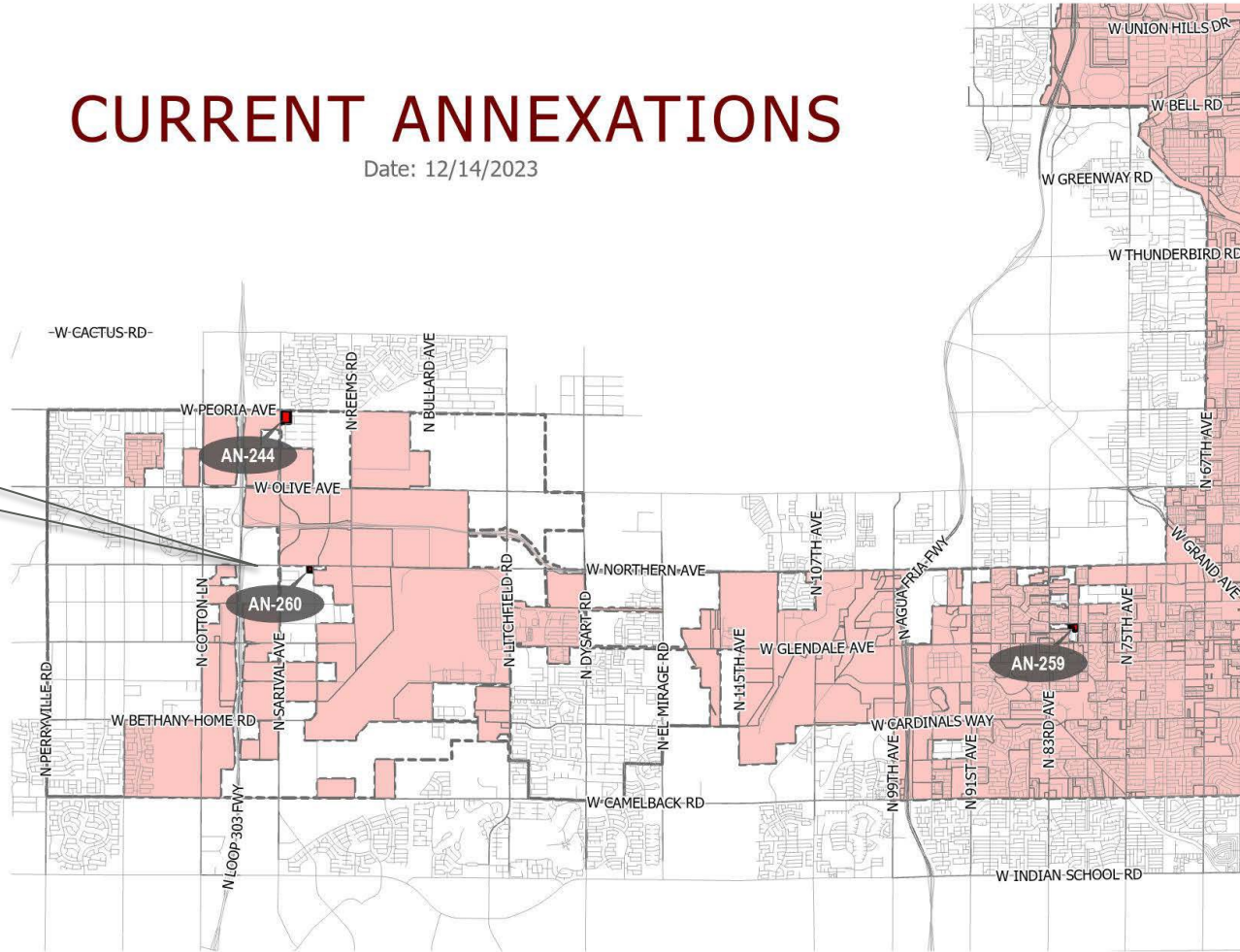


# Current Annexations Map

## CURRENT ANNEXATIONS

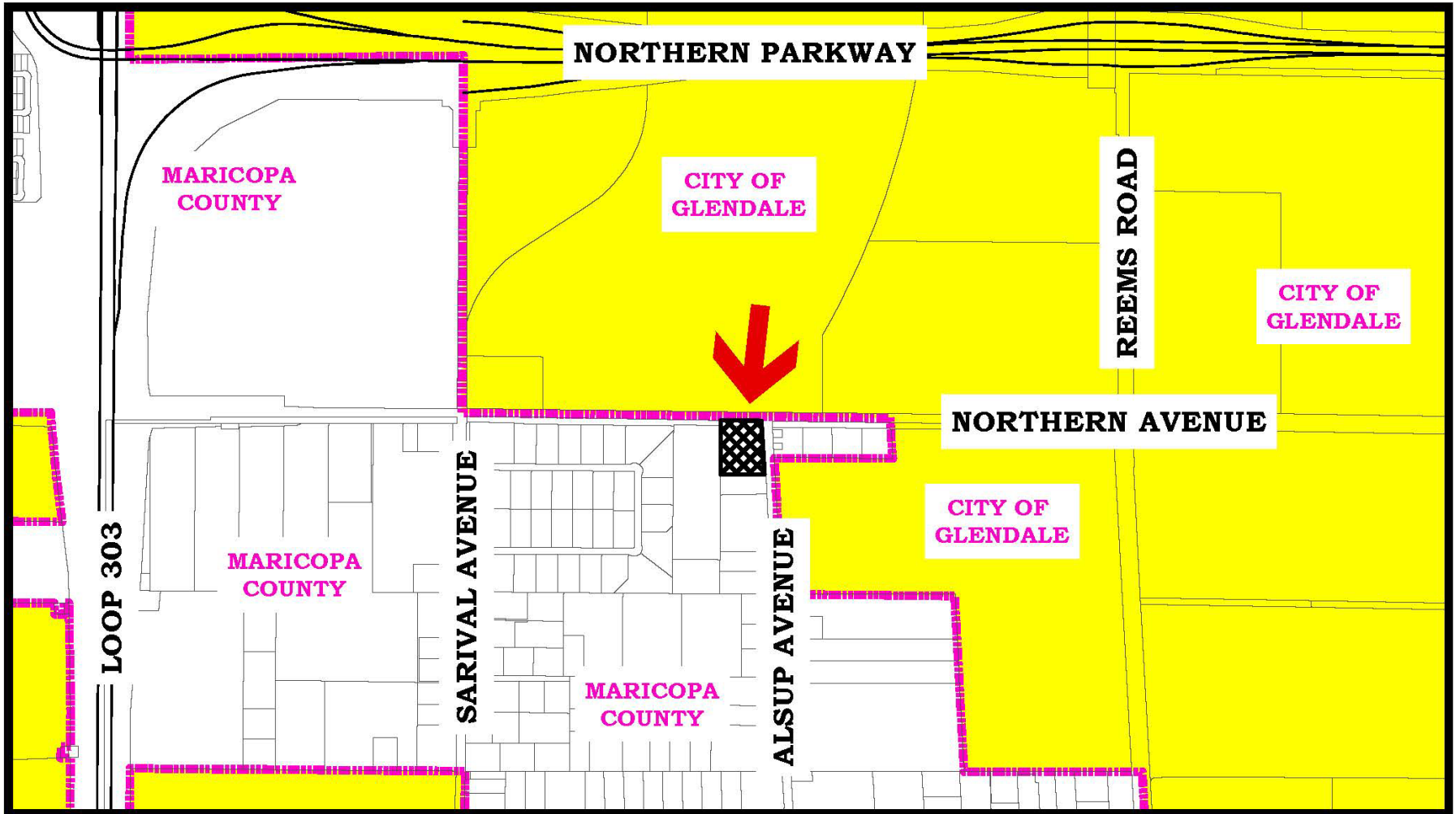
Date: 12/14/2023

**AN-260**



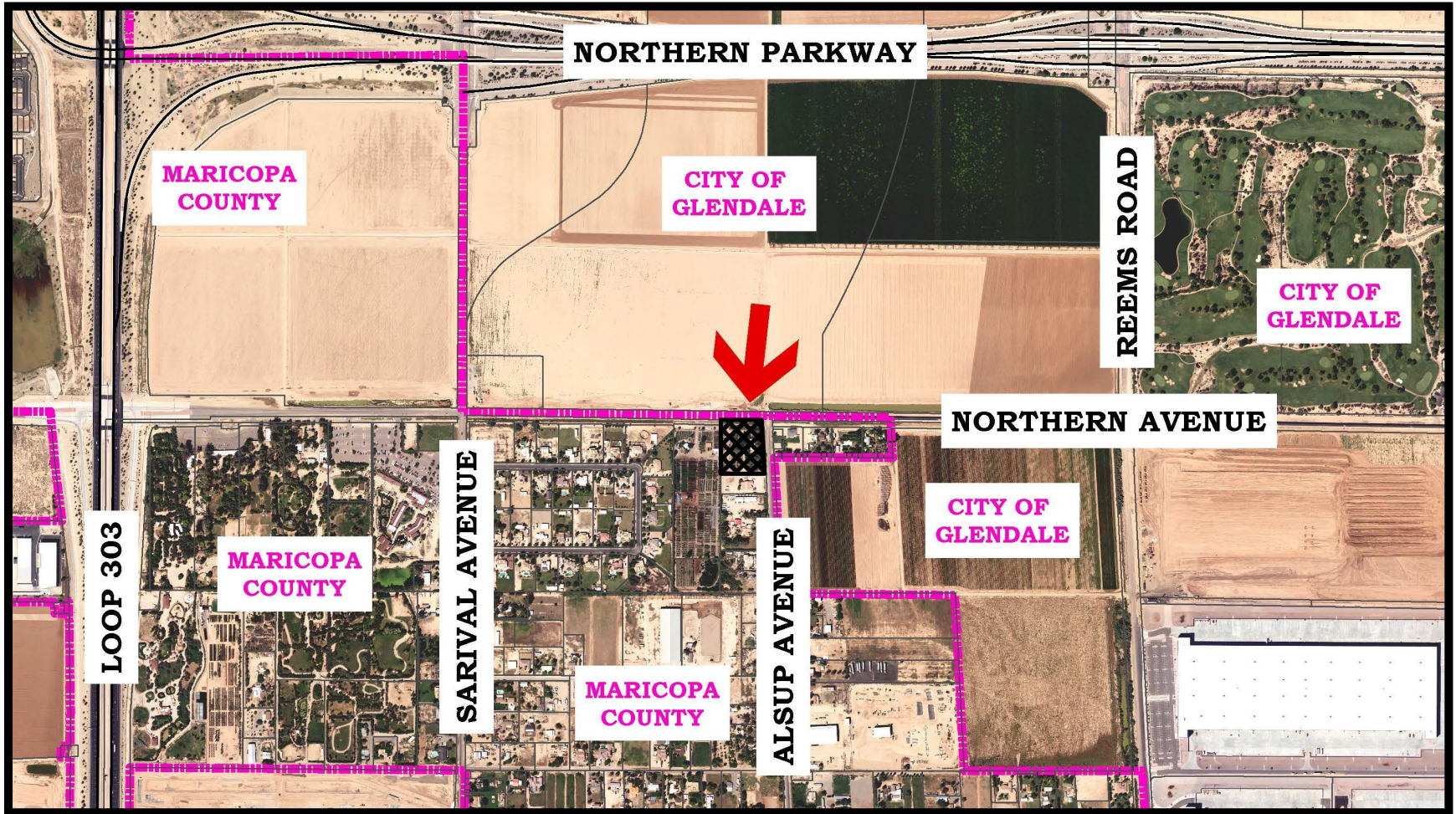


# Annexation Map





# Aerial Map



Aerial Date: October 2022



# Fiscal Assumptions

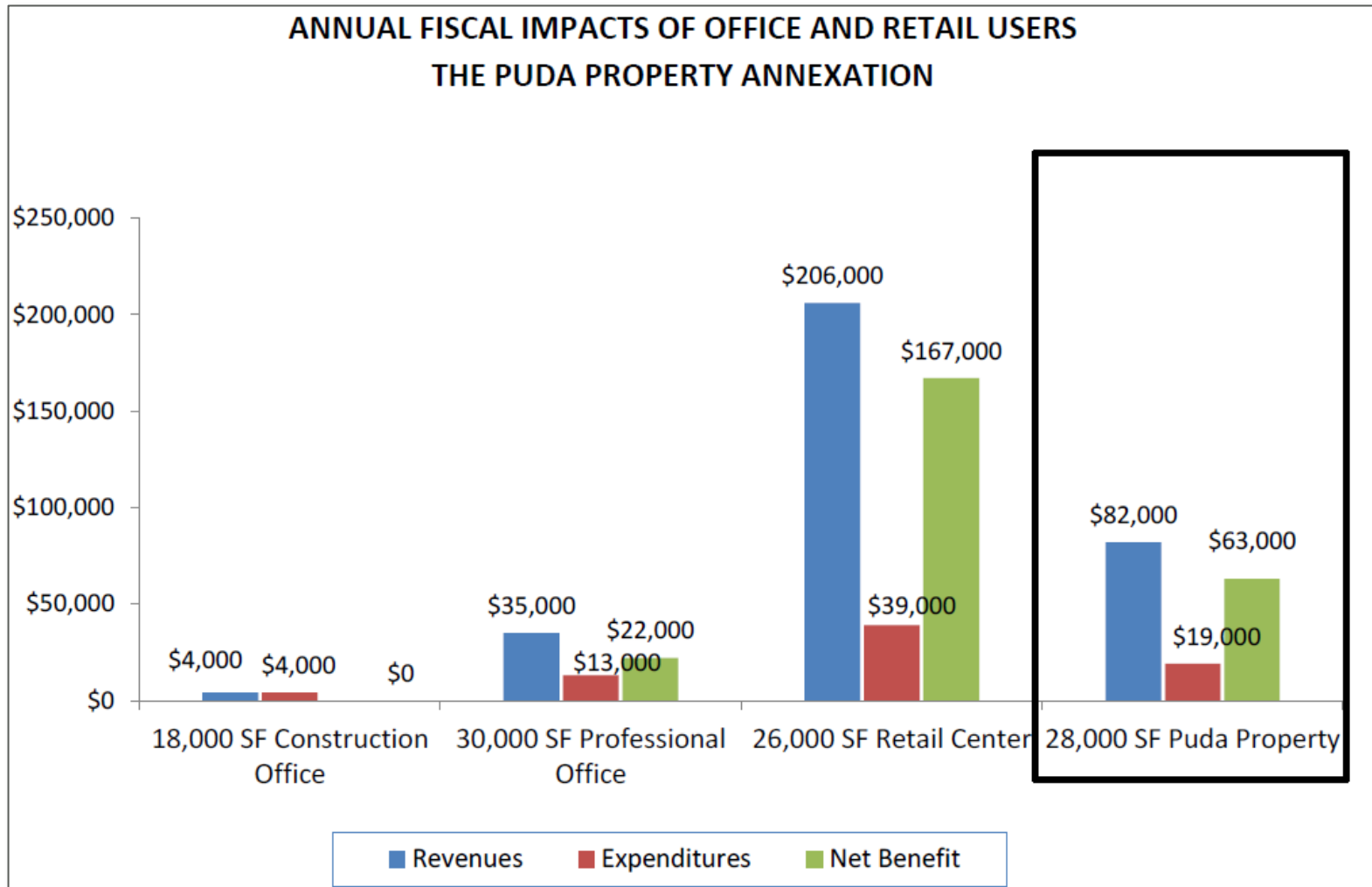
## COMPARATIVE IMPACTS OF POTENTIAL OFFICE AND RETAIL USERS AND PUDA PROPERTY BLENDED AVERAGE

Building Use	Building Square Feet	Building Construction (millions)	Jobs	Average Wage	Taxable Sales & Leases	One-Time Fees*	Annual Revenues less Expenditures	Overall Ranking
Construction Office	18,000	\$4.37	60	\$78,150	\$0	\$206,000	\$0	Low
Professional Office	30,000	\$7.28	107	\$75,470	\$790,000	\$334,000	\$22,000	Low
General Retail (assume 50% retail/restaurant, 50% services)	26,000	\$5.20	113	\$33,650	\$6,671,000	\$350,000	\$167,000	High
<b>Puda Property Blended Average</b> (construction office, professional office, retail center)	28,000	\$6.24	110	\$54,560	\$2,487,000	\$297,000	\$63,000	Medium

\*One Time Fees include construction sales tax, estimated planning and permitting fees and development impact fees in West Glendale.



# Range of Fiscal Impacts & Assumptions





## Annexation Next Step/Process

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Should the Council provide **Consensus** to move forward with annexation process:

- As required by State Statute, a City Council public hearing is held on the “Blank Petition”.



## Annexation Process (cont.)

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- A second City Council public hearing is held 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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