

# SEC of Myrtle Avenue & 81<sup>st</sup> Avenue

## Annexation Project Narrative

City of Glendale

Application Case #: AN259

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Second Submittal: November 16<sup>th</sup>, 2023

Third Submittal: February 15<sup>th</sup>, 2024

**Applicant/Representative:**



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## I. PROJECT PROFILE

<b>Project Name</b>	SEC of Myrtle Avenue & 81 <sup>st</sup> Avenue
<b>Property Owner</b>	RCK Capital LLC
<b>Assessor Parcel Numbers</b>	142-27-007M, 142-22-049C, 142-22-049D, 142- 22-262 & 142-27-049E
<b>Project Location</b>	Approximately 800 feet north of Glendale Avenue on 81 <sup>st</sup> Avenue
<b>Project Area</b>	222,658.57 sq. ft. / 5.11± acres
<b>Current Zoning</b>	R-5 (142-27-007M) R-4 (142-22-049C, 142-22-049D, and 142-22-262) R1-6 (142-27-049E)
<b>General Plan</b>	MDR5
<b>Development Team</b>	<u>Developer</u> Emery Lane Homes 4643 E. Thomas Road, Suite 1 Phoenix, AZ 85018 602.358.8554 <a href="mailto:info@emerylanehomes.com">info@emerylanehomes.com</a>  <u>Legal Counsel</u> Tiffany & Bosco, P.A. William E. Lally/Holly Keilman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 602.242.2742 <a href="mailto:sjd@tblaw.com">sjd@tblaw.com</a>

## II. INTRODUCTION

This application is submitted for the purposes of annexing approximately 5.11 acres generally located at the southeast corner of the Myrtle Avenue alignment and 81<sup>st</sup> Avenue currently located in unincorporated Maricopa County ("County"). The property is identified by County Assessor parcel numbers 142-27-049E, 142-27-007M, 142-27-262, 142-27-049C, and 142-27-049D. (the "Property").

The Property is currently zoned a combination of R-4, (142-27-049C, 142-27-049D and 142-27-262) R-5, (142-27-007M) and R1-6 (142-27-049E) within the County. The Property remains undeveloped and vacant.

## III. PROPERTY DESCRIPTION

The proposed annexation application is for approximately 5.11 acres generally located at the southwest corner of the Myrtle Avenue alignment and 80<sup>th</sup> Avenue. The Property is located approximately 800 feet north of Glendale Avenue with access from 80<sup>th</sup> Avenue. The Property is currently a vacant, infill lot surrounded by residential homes of different densities, with a combination of City Glendale zoning jurisdiction and Unincorporated Maricopa County.

The location provides an ideal opportunity for additional multi-family residential condominiums as it is currently surrounded by a combination of developed and undeveloped single-family and multi-family residential properties.

In the 2040 Envision Glendale General Plan, The Property is designated LDR 2.5 - Low Density Residential 1 - 2.5 du/ac.

North - To the north is the Orangewood Terrace subdivision which are zoned R1-10. To the northwest is the West Glenn Estates subdivision which is zoned R1-8.

West - To the west is a single-family residential property that is zoned R-4 in unincorporated Maricopa County.

South - To the immediate south is the Squireville subdivision. The Squireville subdivision is zoned R-5 and remains in unincorporated Maricopa County. Additional properties are located south of the Property on the east and west of 80<sup>th</sup> Avenue which are zoned a combination of R-4 and R1-6.

East - To the east of the Property is the Glendale West Mobile Home Park which is zoned R-2.

## IV. DESCRIPTION OF THE REQUEST

After reviewing the code for R-4 and R-5 zoning districts in Maricopa County and the City of Glendale, the request for annexation is for four (4) of the five (5) parcels to be annexed in as R-4. The minimum lot area required in Maricopa County for R-4 and R-5 is 6,000 SF and the minimum lot area requirement in the City of Glendale for R-4 is 6,000 SF. City of Glendale R-5 minimum lot area requirement is 1,452 SF, which is significantly smaller than 6,000 SF, the county's requirement. The maximum density permitted on lots larger than 5 acres in R-4 is 20 dwelling units per acre. The gross acres for the Property is 5.50, which would allow for 110 dwelling units. We are under this density threshold with 73 dwelling units, 13.27 DU/AC.

Parcel APN 142-27-007M, is zoned R-5. However, Maricopa County's definition of R-5 is differs from the City of Glendale's R-5 zoning. City of Glendale's purpose for the R-5 zoning district states, "Provide high-density urban residential development in locations consistent with the General Plan. This district's intent is to accommodate multi-story residential within downtown and designated activity centers." The Property is not located downtown, nor is it a designated activity center. Therefore, APN 142-27-007M, should be all annexed in with R-4 zoning and will remain with zoning, after it is annexed into the City of Glendale.

Parcel 142-27-049E is zoned R1-6 and located at the very southern point of the Property. This area is intended for ingress/egress to the Property, drive isles for circulation, and pedestrian access. This portion of the property also contains open space, of which the development is designed around. Parcel 142-27-049E will be annexed in at R1-6 and remain R1-6, due to the fact that there will be no buildings/homes constructed on it.

All roads created for interior circulation throughout the Property will be considered private and for the proposed resident's use. The property management team will be responsible for the maintenance of these private roads. All roads created to access to the multi-family development, we be dedicated and maintained by the to the City of Glendale.

Annexation provides many benefits including economic ones. Here are the seven goals/elements to be analyzed based on the subject request as per the 2019 City of Glendale Annexation Policy.

1. Financial: The addition of multi-family homes will serve to improve the tax base of the City. The construction of the residential units themselves, will increase the economic value of the project in the short term. Plus, additional revenues can be

expected upon completion of the homes once the homes are sold and new residents are located within the City.

2. Economic Development: Providing additional housing options for jobs located within the City is of vital importance. Maricopa County is experiencing a shortage of housing throughout, and developing additional housing products within vacant infill areas will only further the economic development of the City.
3. Civic: The Property will aid with the growth of the City and as a result build civic pride and sense of community through the construction of new housing products in a currently vacant infill lot. Since this annexation is consistent with the 2019 City of Glendale Annexation Policy it will provide long term benefits that the City wants to have in Glendale. This allows the City to effectively manage urban development, allow for the efficient planning and provision of services, create a stronger community, and ensure high quality developments in accordance with City standards.
4. Planning and Building: There are no impacts to existing parks, trails and open spaces programs. The area being annexed is vacant undeveloped land that will maintain multi-family residential homes upon annexation and construction. The proposed development will incorporate open space, parks and other amenities for the future residents.
5. Public Safety: Police services would be provided by the Glendale Police Department and Fire/EMS services would be provided through the regional automatic aid agreement with the closest fire station being Glendale Fire Station 158 located at roughly 83rd and Maryland.
6. Intergovernmental: The Property is not within the Luke Air Force Base contours nor the Luke Compatible Land Use Area. As such, annexation of the Property is not contrary to the mission of Luke Air Force Base.
7. Environmental: Annexation and development of the Property would only provide a positive benefit to the City and the immediate surrounding area. The Property is currently a vacant infill lot surrounded by developed and developing residential uses. The addition of the Property would only serve to benefit the City.
8. Utilities: Water and wastewater are to be provided by the City of Glendale.

## **V. CONCLUSION**

Being under the maximum density unit per acre and the additional points discussed above, annexing APN's 142-27-049C, 142-27-049D, 142-27-262, 142-27-007M in at R-4, and APN 142-27-049E in with R1-6 zoning and will retain all zoning assigned after annexation. The site is subject to all the city's R.O.W requirements. The proposed development of multi-family does not seek to rezone the Property after annexation. The Property is within the City's Planning Boundary. The proposed annexation will provide for a multi-family residential development that will provide a quality living product for current and future residents of the City of Glendale.