

# Alsup & Glendale

Annexation Narrative

Case No. \_\_\_\_\_

1<sup>st</sup> Submittal: October 2024



WITHEY  
MORRIS  
BAUGH

# Alsup & Glendale Annexation Narrative

## A. Request

This is a request for annexation of the approximately 15.13 gross acre property located west of the NWC Glendale Avenue and Alsup Road, otherwise commonly known as Maricopa County Assessor's Parcel Number's 501-49-011E and -011D (cumulatively, the "Property") into the City of Glendale. The Property does not include the land at the immediate intersection which is owned by a separate owner. The Property is currently within Unincorporated Maricopa County. See **Figure 1**, Site Aerial below:

**Figure 1 – Site Aerial**



## B. Background and Project Proposal

The Property has historically been utilized as an agricultural use. In addition to the single-family dwelling on-site, the Property features mobile home improvements, utility buildings, and a shade shelter. The area surrounding the Property consists of County RU-43 lots within a county island surrounded mostly by existing/future City of Glendale industrial developments. That said, given the land use trend within the general area, which is in large part drive by proximity to Luke Air Force Base, the property owner seeks to reposition the Property for viable development within the City of Glendale.

According to city maps, the Property is located within the 70 Ldn noise contour line from Luke Air Force Base (**Tab 1**). That said, there are limited opportunities for development of the Property due to City of Glendale and Arizona State land use restrictions; specifically, State legislation discourages residential and other noise

sensitive land uses within the Luke Compatible Land Use area. Thus, the applicant proposes development of the Property with a quality, speculative flex development, consistent with the land use trend for the larger area. The proposed development features a single flex building with approximately 222,720 square feet of shell building area. The building is intended to accommodate a range of future potential users and it has been designed such that buildings can accommodate multi or single tenant spaces. Ultimately, future uses and site layout will be determined by market demand and specific user needs.

Annexation (and a concurrent rezoning) will provide the framework for development of the Property with a quality, speculative flex development, consistent with the land use trend for the larger area. This new development will provide employment opportunities within the City of Glendale proximate to major transportation arteries. This proposed development aligns with the LCLU General Plan designation and will follow the land use trends along the 303 corridor, as well as comply with state statutes concerning territory in the vicinity of a military installation.

### **C. Utilities and Services**

Water and wastewater service will be provided by Adaman and EPCOR. Electric and telecom service is available from APS and Cox Communications, respectively. The City of Glendale will provide fire protection and police services. Refuse collection will be provided by Waste Management or other similar refuse collection vendors.

### **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 will produce a positive net gain for the City in the short and long term. One-time revenues are estimated at \_\_\_\_\_ dollars per the City's Economic Development Office. Additionally, annual revenues for the development are estimated at \_\_\_\_\_ dollars per year, excluding one-time revenues, according to the Economic Development Office.

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 with the underlying commercial and industrial zoning designations. 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. The annexation will permit a mixed commercial and employment development that will be a benefit to the City of Glendale, as it will provide high quality architecture, new employment, commercial and flex opportunities. This will help activate an underutilized property with new, quality development that furthers the vision of the area.

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 and commercial uses which is consistent with the LCLU General Plan land use designation. In addition to the single-family dwelling on-site, the Property features mobile home improvements, utility buildings, and a shade shelter. This request will provide a framework for orderly redevelopment.

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

The development will be served by EPCOR water and sewer and will not create any additional demand on city 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 industrial commercial uses have no adverse impacts. Further confirmation by Luke Air Force Base is anticipated through the process, however the proposed development is consistent with the land use pattern of the general area.

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.

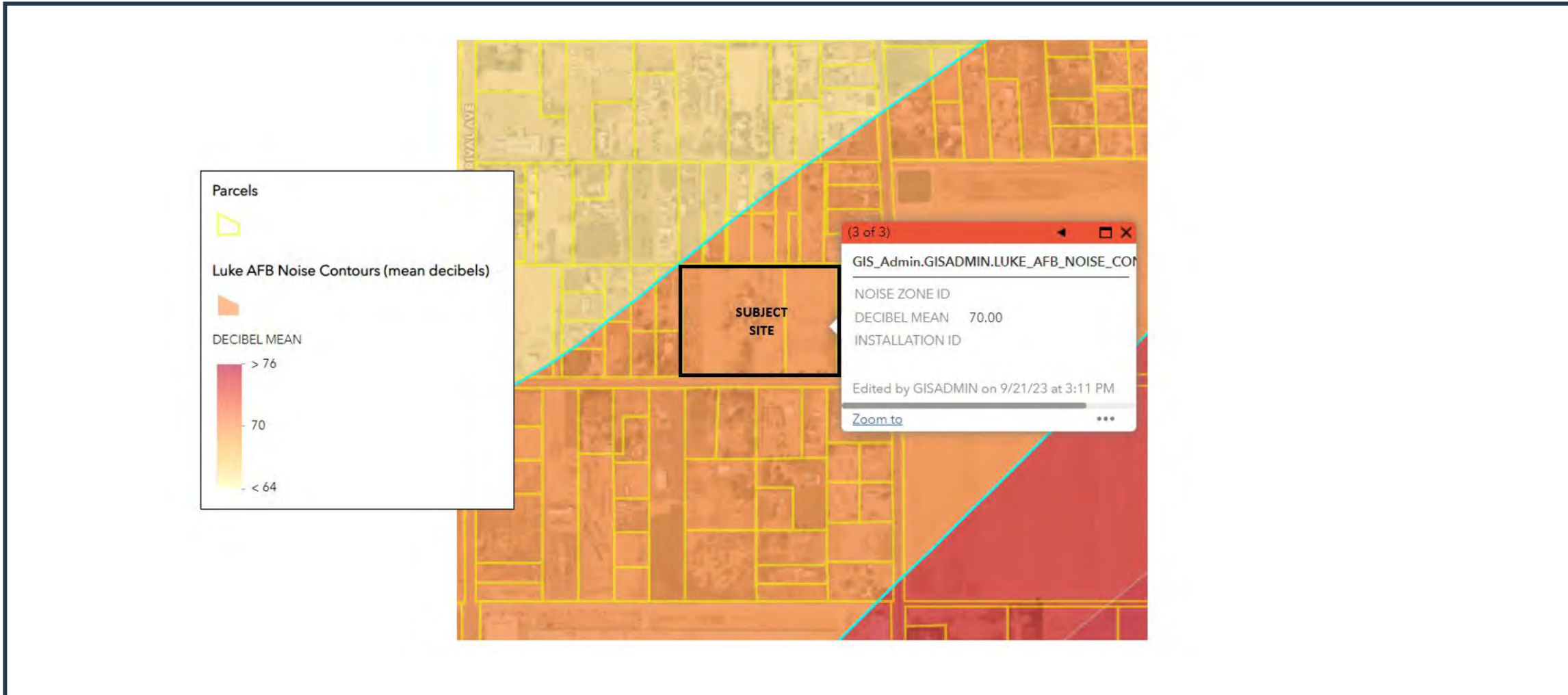
## **E. Conformance**

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 within the City of Glendale will bring new residential living opportunities, jobs and activate an otherwise underutilized property. On behalf of our client, we look forward to bringing new quality development opportunities to the City of Glendale.

**TAB 1**



# GENERAL PLAN LAND USE MAP / LUKE AFB DECIBEL MAP