

SEC of Myrtle Avenue & 81st Avenue

Annexation Project Narrative

City of Glendale

Application Case #: AN-270

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Applicant/Representative:



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I. PROJECT PROFILE

Project Name	SEC of Myrtle Avenue & 81 st Avenue
Property Owner	RCK Capital LLC
Assessor Parcel Numbers	142-27-390
Project Location	SEC of 81 st Avenue and Myrtle Avenue
Project Area	19,760 sq. ft. / .45± acres
Current Zoning	R-4
General Plan	Medium Density Residential: 3.5 - 5.0 du/ac (MDR5)
Development Team	<u>Developer</u> Emery Lane Homes 4643 E. Thomas Road, Suite 1 Phoenix, AZ 85018 602.358.8554 info@emerylanehomes.com <u>Legal Counsel</u> Tiffany & Bosco, P.A. William E. Lally/Holly Reading Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 (480) 240-1818 hreading@tblaw.com

II. INTRODUCTION

This application is submitted for the purposes of annexing approximately ±.45-acres generally located at the southeast corner of the Myrtle Avenue alignment and 81st Avenue currently located in unincorporated Maricopa County ("County"). The property is identified by Maricopa County Assessor parcel number, 142-27-390, (the "Property").

The Property was previously dedicated right-of-way for Maricopa County Department of Transportation's ("MCDOT") use. The Property recently went through the abandonment process in Maricopa County and was deeded back to RCK Capital, LLC. The Property is currently zoned R-4, Multiple Residence, and remains undeveloped and vacant.

III. PROPERTY DESCRIPTION

This annexation proposal is for approximately ±0.45 acres located at the southeast corner of the Myrtle Avenue alignment and 81st Avenue, roughly 1,248 feet north of Glendale Avenue, (*see EXHIBIT A - Context Aerial*). Currently a vacant infill lot, the property is surrounded by a diverse mix of residential homes, ranging from single-family to multi-family units. The site is surrounded by a combination of City of Glendale ("City") and unincorporated Maricopa County zoning jurisdictions, presenting a unique opportunity for development.

Due to its strategic location within a residential area, the Property is ideally positioned for integration with the adjacent parcels to the south, making it an excellent candidate for multi-family residential condominiums. The surrounding environment, characterized by both developed and undeveloped residential properties, supports the potential for increased housing density and community growth. This proposal aims to enhance local housing options while integrating seamlessly with the existing neighborhood.

In the 2040 Envision Glendale General Plan, The Property is designated Medium Density Residential: 3.5 - 5.0 du/ac (MDR5)

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

West - To the west is a single-family residential property that is zoned R1-6 and R-4 in unincorporated Maricopa County.

South – Vacant land owned by RCK Capital, LLC (applicant) which is zoned R-4.

East – Vacant Land, dedicated right-of-way aligned with Myrtle Avenue, and the Glendale West Mobile Home Park that is zoned R-2 MH.

IV. DESCRIPTION OF THE REQUEST

This annexation proposal concerns a parcel of land that was previously dedicated as right-of-way for the Maricopa County Department of Transportation (“MCDOT”). The area to the south of this property was successfully annexed into the City under case AN-259; however, this specific parcel, which shares the same owner as the adjacent land to the south, was inadvertently excluded from that annexation due to its status as dedicated right-of-way, (*see EXHIBIT B – Parcel Map*).

This request aims to finalize the annexation of this land, which will be combined with the adjacent parcels to the south, intended for the development of multi-family condominiums. Completing this annexation will enhance urban development potential while promoting cohesive planning and integration with the surrounding community. It will minimize impacts on the single-family residential area to the north and support the achievement of necessary setbacks and green spaces.

Annexation provides many benefits including economic ones. Here are the seven goals/elements to be analyzed based on the subject request as per Resolution NO. R19-16, Annexation Policy for the City of Glendale.

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: Offering additional housing options near local job centers is crucial. Maricopa County is currently facing a housing shortage, and developing new housing in vacant infill areas will significantly contribute to the City’s economic development. This approach not only addresses housing needs but also fosters community growth and sustainability.
3. Civic: The property will contribute to the City’s growth, fostering civic pride and a sense of community through the construction of new housing on a currently vacant infill lot. This annexation aligns with the City of Glendale’s Annexation Policy, providing long-term benefits that support the City’s vision. It enables effective management of urban development, facilitates efficient planning and service provision, strengthens community ties, and ensures high-quality developments that meet 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 the southeast corner of 83rd and Maryland Avenues.
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.

Additionally, the proposed development will be supported by comprehensive water and wastewater services provided by the City of Glendale. This partnership ensures that the development will have access to reliable and efficient water supply and wastewater management systems, contributing to the overall sustainability and functionality of the community.

V. CONCLUSION

In conclusion, the annexation of this parcel of land is crucial for promoting sustainable growth and enhancing housing opportunities while carefully considering the existing single-family residential area to the north. By addressing the oversight of its previous exclusion, we can facilitate the development of multi-family residential units that respect the character and integrity of the surrounding community. This proposal aims to ensure minimal impact on the neighboring properties, fostering a harmonious balance between new development and established residential areas. We respectfully urge the approval of this annexation proposal to support thoughtful urban growth that benefits all residents.

SEC of Myrtle Avenue & 81st Avenue

EXHIBIT A Context Aerial



SEC of Myrtle Avenue & 81st Avenue

EXHIBIT B Parcel Map

