

February 4, 2025

Via Online Submittal to:

City of Glendale
Attn: Alex Lerma
5850 West Glendale Avenue,
Glendale, Arizona 85031

Re: Annexation / South of the SWC of Sarival Avenue and Peoria Avenue

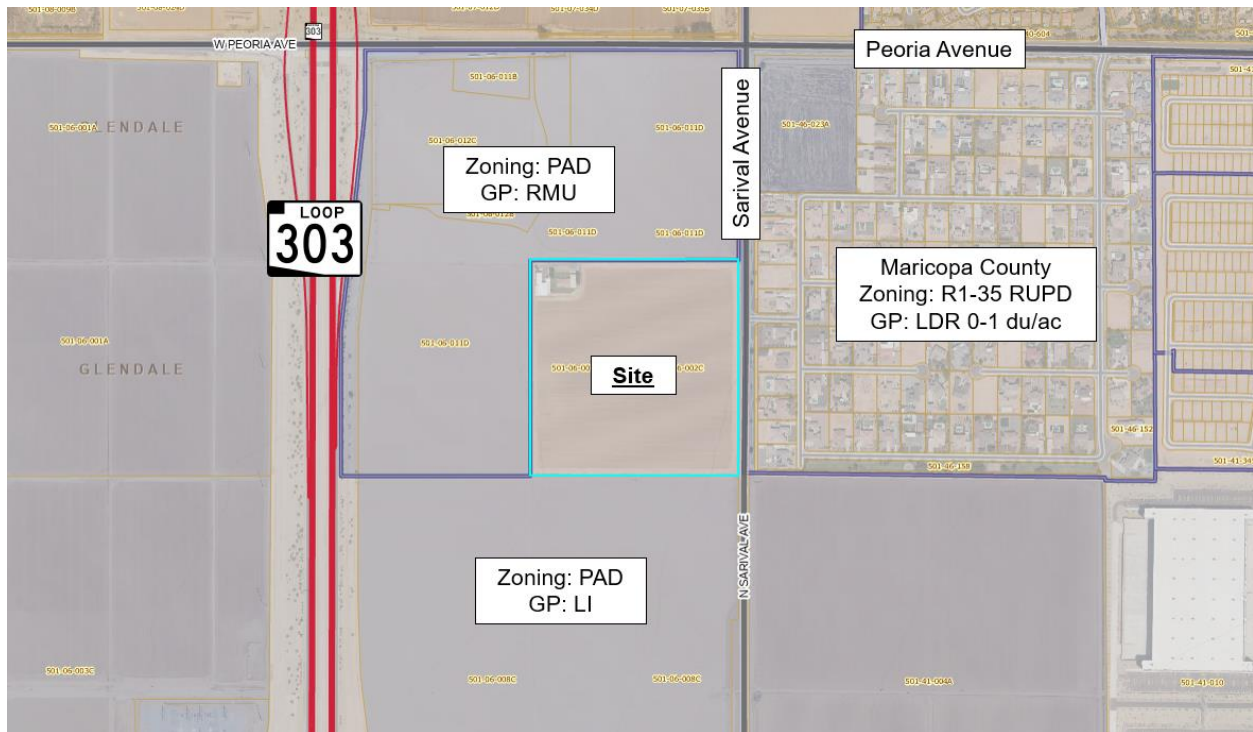
The purpose of this request is to seek annexation of an approximate 39-acre parcel located south of the SWC of Peoria Avenue and Sarival Avenue, presently in the jurisdiction of Maricopa County (the "Site"). As shown below, the Site consists of a single parcel, identified as Maricopa County Assessor Parcel Number 501-06-002. The intent is to annex the Site into the City of Glendale and rezone it to support an industrial development with manufacturing and warehouse uses.



SITE AND SURROUNDING CONTEXT

The Site is ideally situated just east of Loop 303 and is presently zoned Rural-43. The Site is within the planning area for the City of Glendale's Envision Glendale 2040 General Plan (the "General Plan"), which designates the Site as Regional Mixed Use ("RMU"). Historically, the Site has been used for agricultural purposes, and a residential structure remains on the northwest corner of the parcel.

As shown below, the Site is bounded on the north, south, and west by properties within the City of Glendale (the "City"). To the north and east of the Site is vacant agricultural land zoned Planned Area Development ("PAD") with a General Plan designation of RMU. The Site is bounded on the south by vacant agricultural land zoned PAD with a General Plan designation of Light Industrial. To the east of the Site, across Sarival Avenue is a single family subdivision within Maricopa County zoned R1-35 RUPD. The City's General Plan designates the area as Low Density Residential, 0-1 du/ac.



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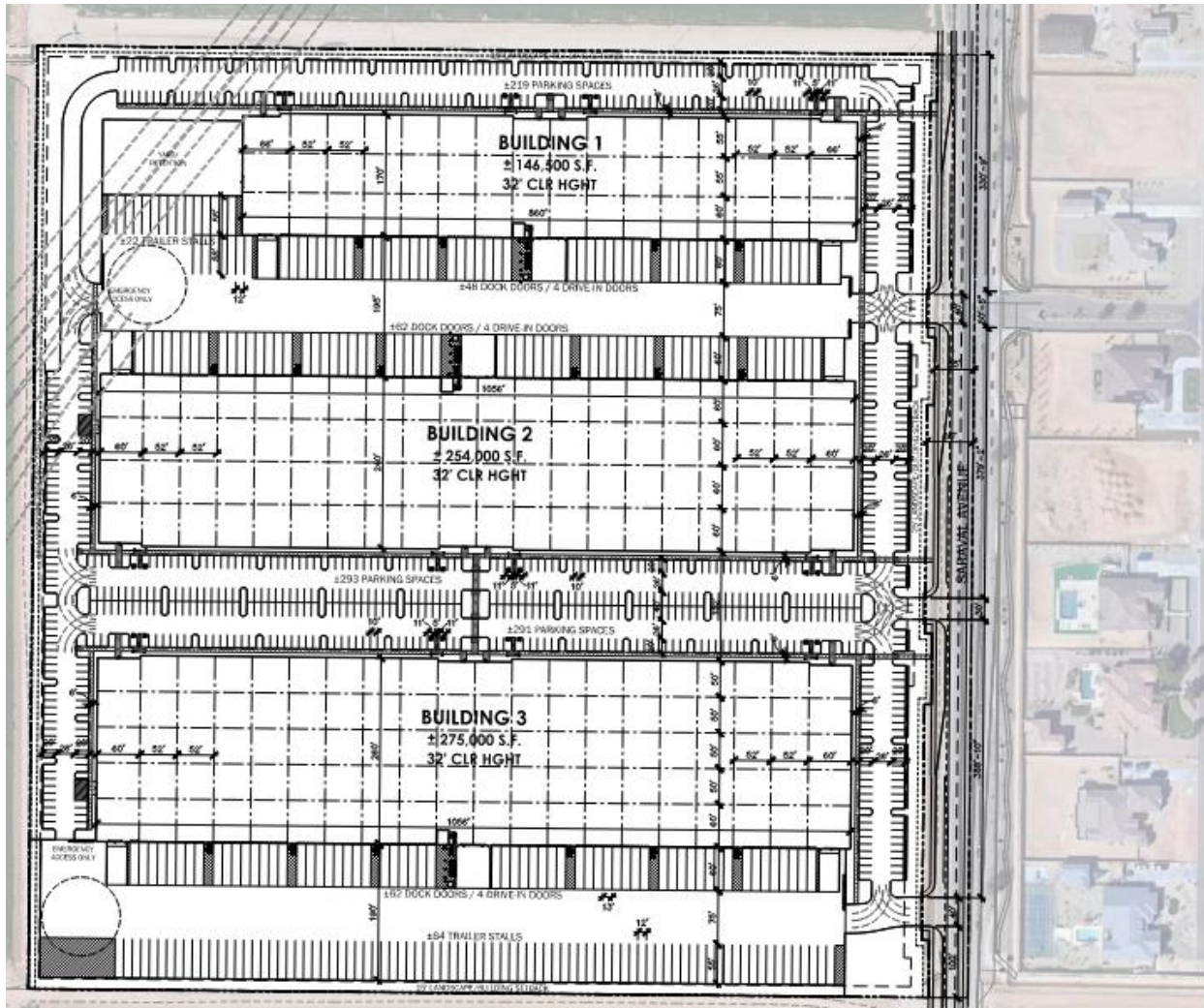
DEVELOPMENT PLAN

As forementioned, the intent is to develop the Site as a high quality industrial development, consisting of three class-A industrial buildings for manufacturing and warehouse uses. Building 1 will span approximately 146,500 SF, Building 2 approximately 254,000 SF, and Building 3 275,000 SF. These front park/rear load buildings will be designed to clear heights of 32 feet with a maximum height of +/- 45 feet.

Ample landscape setbacks will be strategically provided along Sarival Avenue, creating an attractive street presence, buffering the County neighborhood to the east, and creating open space and pedestrian connectivity. Dock doors will be tucked on the interior sides of the structures wherever possible to mitigate views to the surrounding context. Retention will be provided through a combination of underground and above-ground systems as determined during the design development phase.

Primary vehicular access to the Site will be located along Sarival Avenue. Drive aisles will traverse the Site to create vehicular connectivity for both employee vehicles and distribution trucks. Standard parking stalls and ADA stalls will be provided throughout the Site, while trailer parking stalls will be focused toward the interior of the development.





COMPLIANCE WITH RESOLUTION NO. R19-16 REQUIREMENTS

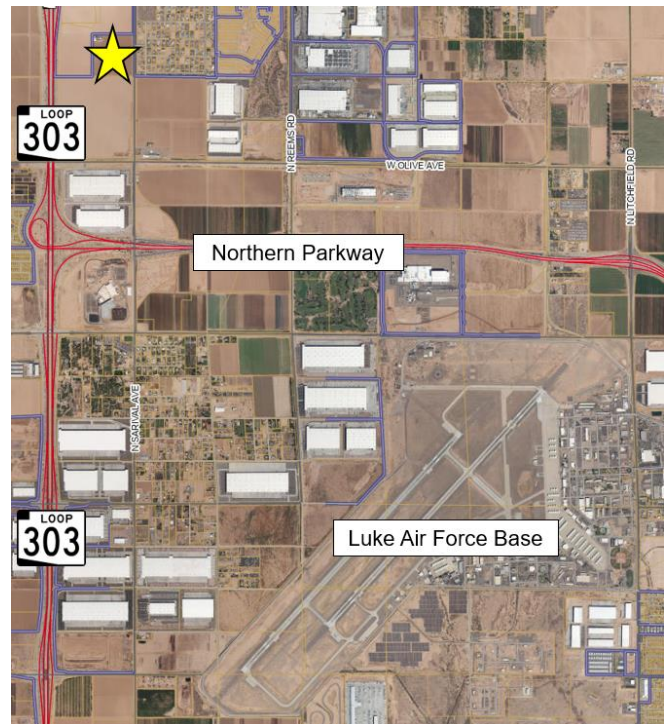
I. Financial: Analysis of a fiscal impact to Glendale, including one-time and recurring revenues and expenses

The proposed development is projected to generate substantial financial benefits for the City through both one-time revenues and recurring fees. One-time revenues include Building Permit Fees, Impact Fees, Use Tax, and Review Fees, all collected during the planning and construction phases. These funds contribute to infrastructure development and city services. Recurring revenues include ongoing Property Taxes and

potential Business Revenue from future tenants, providing a sustainable financial benefit to the City over time. The proposed development will generate revenue for the City on an annual basis.

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

The Site is located in Glendale's Municipal Planning Area (MPA) and designated as RMU on the City's General Plan Land Use Map. Additionally, the Site is in close proximity to the Loop 303 Freeway and, as such, is within the Loop 303 Corridor Growth Area (the "Growth Area"), which the General Plan generally describes as located west of Luke Air Force Base. *Envision Glendale 2040*, Growth Area Element, pg. 2-22 (2016). The Growth Area is designed to be an economic corridor and plans to achieve this goal by capitalizing on the development of economic hubs, specifically focusing industrial development near the Loop 303 and Northern Parkway. *Envision Glendale 2040*, Economic Development Element, pg. 4-6 (2016).



As shown in aerial, the Site is optimally placed in the heart of the Growth area, sitting just east of the Loop 303, just north of Northern Parkway, and less than 10 miles from the I-10 and Loop 101 Freeways. Its proximity to major transportation infrastructure makes it an ideal location for the proposed industrial development, furthering the General Plan's goals of creating an economic hub. The proposal will develop high-quality class-A industrial facilities that will serve to attract high-quality industrial users, contributing to quality job creation in a highly-skilled sector. Further, the location of this Site within the Loop 303 Corridor supports the city's GA-2 Policy GA-2.5 (page 2-22), which prioritizes the annexation and development of vacant or underutilized land in areas with significant growth potential. Finally, the development enhances connectivity, expands employment opportunities, and

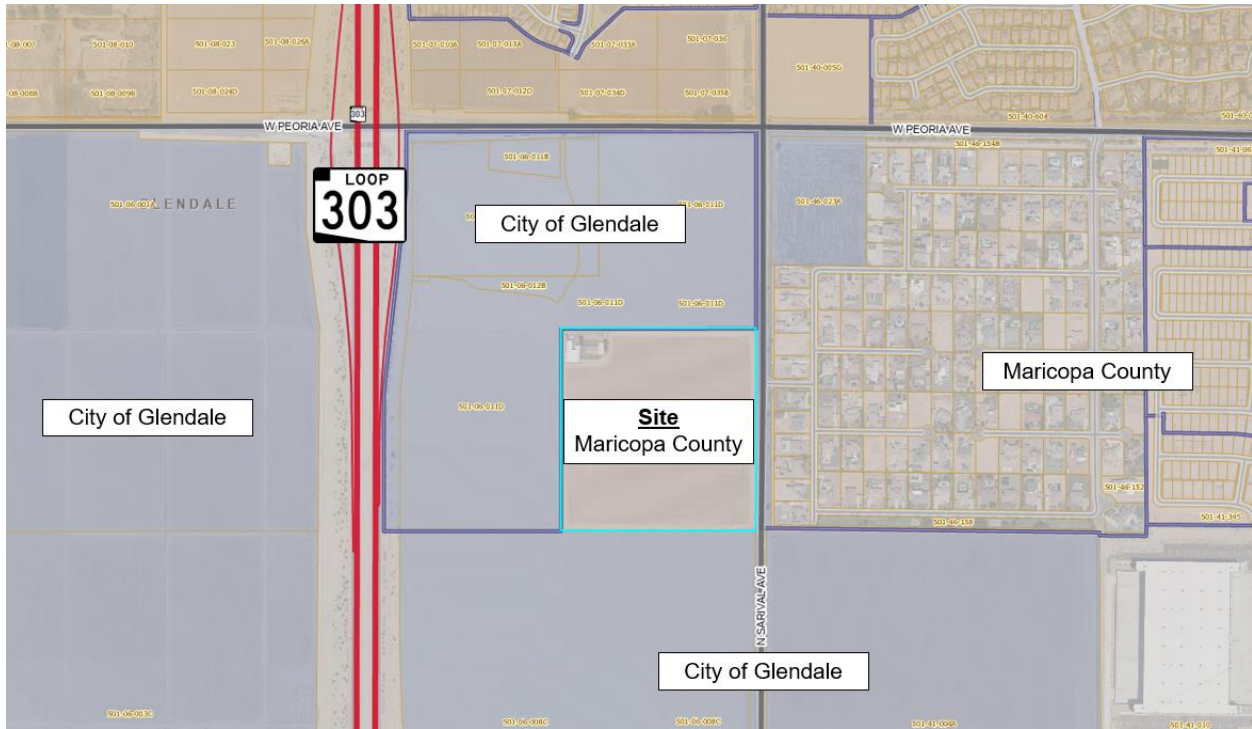
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III. Civic: Growth of our political subdivision, civic pride, and sense of community.

The Site has historically been used as agricultural land. The proposal will contribute to the growth of the City by transforming underutilized land into a high-quality industrial development that will further economic development by attracting high-quality industrial users and creating highly skilled employment opportunities. Additionally, the proposal will increase the aesthetic appeal of the Site furthering a sense of place. Finally, the Site is surrounded on three sides by property within the City of Glendale. Annexing the Site will unify the surrounding area's jurisdiction and incorporate a portion of the existing county island into the City.



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

In addition to this request for annexation, the intent is to rezone the Site to PAD to accommodate the proposed industrial development. Given the nature of the surrounding context as largely undeveloped agricultural land and the Site's close proximity to freeway infrastructure, the proposed development offers

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a synergistic land use that will further the City's goals. Additionally, the proposal has been thoughtfully planned to remain sensitive to the adjacent single-family homes to the east. The proposal boasts large buffers along Sarival Road, facing the properties to the east, and will screen dock doors by strategically placing them in between the proposed structures, wherever possible.

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

The proposal will contribute to the City programs by improving the surrounding area, which may include half-street improvements, off-site infrastructure improvements, and landscaping.

VI. Intergovernmental: Support the mission of Luke Airforce Base.

The Site sits just north and west of Luke Air Force Base ("Luke AFB") and is just outside of its 65 dnl contour line. Although the Site is outside of the contour line, the proposed development will provide a compatible use that aims to support existing Luke AFB operations. Similarly to Luke AFB, the proposal aims to stimulate the local economy by providing employment opportunities to surrounding City residents.

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

Annexation of the Site will serve to incorporate a portion of a County island and will stimulate the surrounding context into becoming a gateway from the City of Surprise to the north, flowing south into the City of Glendale. The annexation will further allow the Site to be rezoned to accommodate a use that will contribute to the City's already thriving economy through job creation along the Loop 303 Corridor.

The proposal offers a synergistic land use to the surrounding context and will remain respectful to the existing residents to the east. The proposed development will celebrate the natural environment by incorporating drought-resistant landscaping found in the Arizona desert.

CONCLUSION

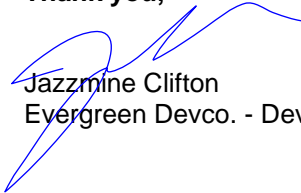
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In conclusion, the proposed annexation offers a strategic opportunity for the city to drive economic growth, strengthen community infrastructure with the improvements to Sarival, and realize both immediate and long-term financial benefits. This proposed development aligns with the City's objectives by promoting responsible growth that balances economic sustainability as outlined in General Plan.

Thank you,



Jazzmine Clifton
Evergreen Devco. - Development Manager

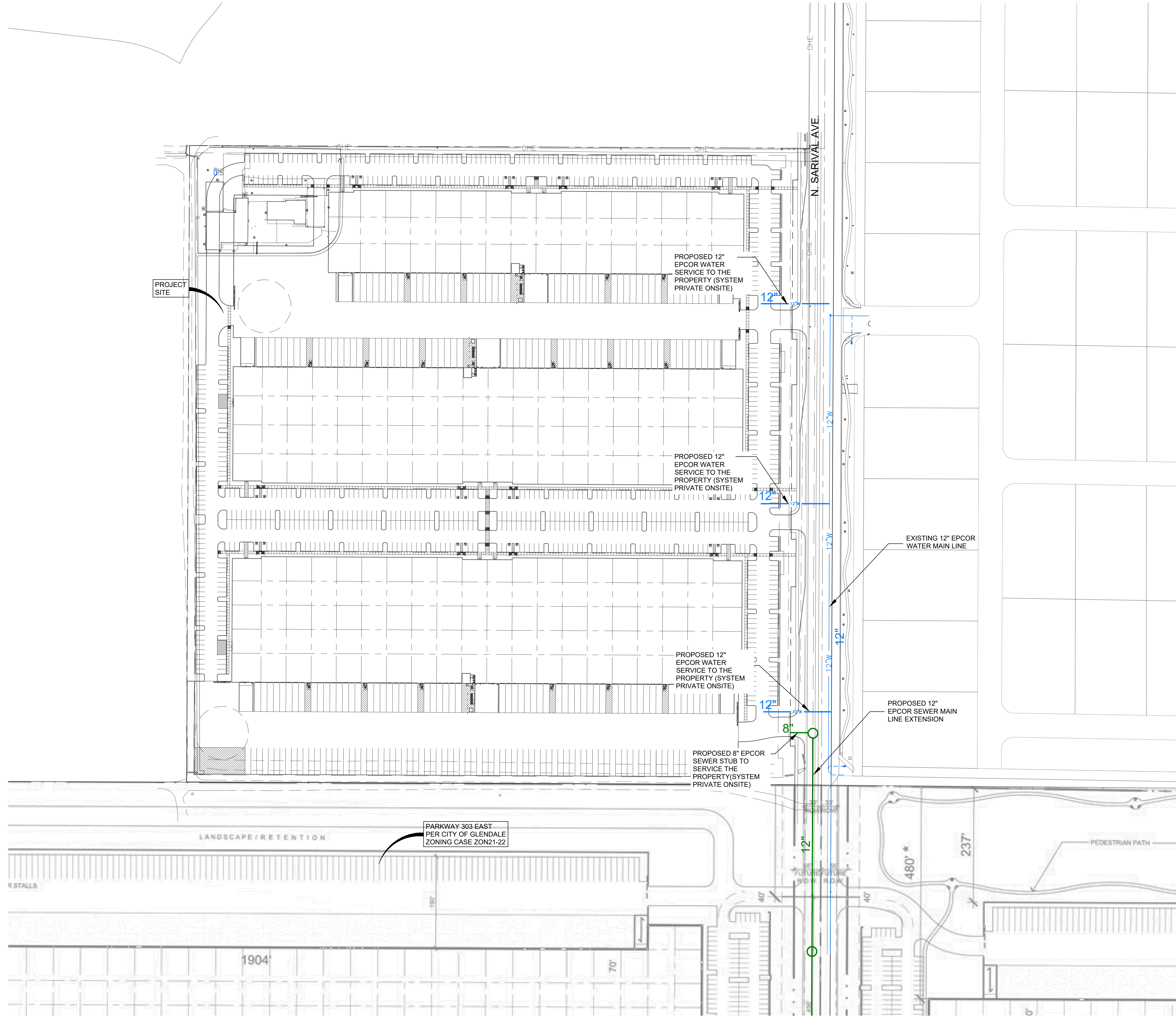


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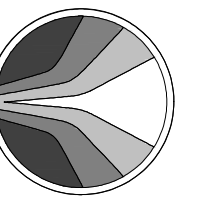
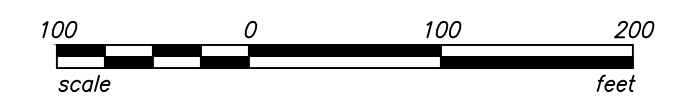


Evergreen



LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- 12" W EXISTING WATERLINE
- 12" W PROPOSED WATERLINE



Date	03/10/25
Project No.	24159
Project Mgr.	G. BROWN
Project Eng.	M. WOLF

