

May 20, 2025

SENT VIA ELECTRONIC SUBMISSION

Alex Lerma
City of Glendale Senior Planner
Glendale Development Services Department
5850 West Glendale Avenue
Glendale, Arizona 85301

Re: SR 24-0730 Annexation Request Narrative for Property Located at the Northwest Corner of Reems Road and Myrtle Avenue

Mr. Lerma,

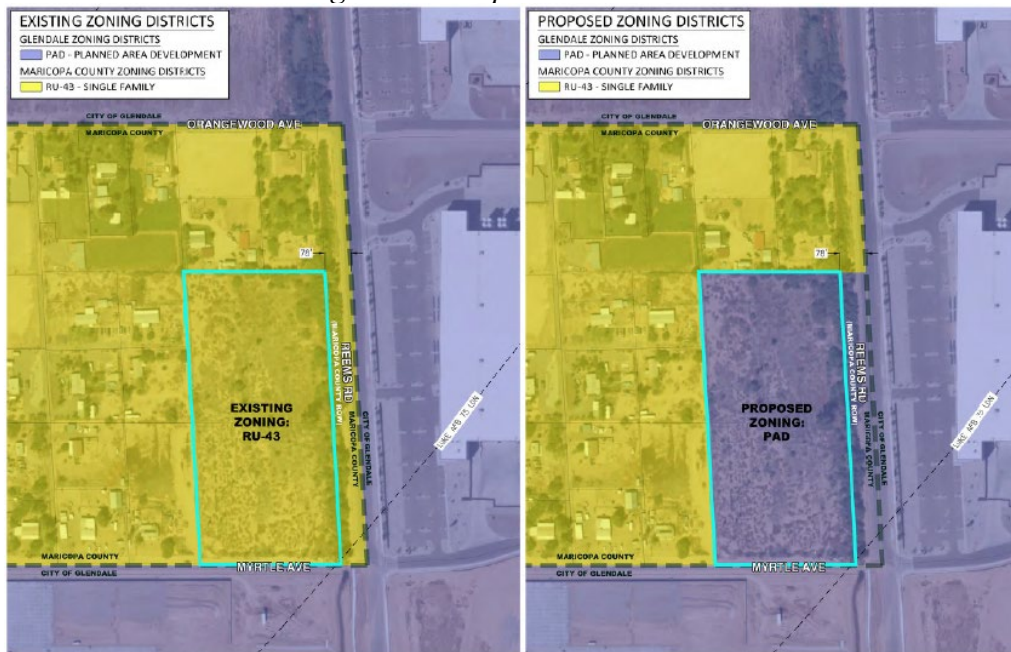
This application (SR 24-0730) is submitted on behalf of Woudenberg Properties (“Owner”) to request the annexation of property into the City of Glendale (“Glendale” or “City”) generally located at the northwest corner of Reems Road and Myrtle Avenue (Maricopa County Assessor’s Parcel Nos. 501-49-008U and 501-49-008V) (collectively, the “Property”). The Property to be annexed is approximately eight (8) gross acres of vacant and unimproved land currently within unincorporated Maricopa County (“County”) as depicted on the enclosed Annexation Map, and was contemplated for annexation into the City with the execution of a Pre-Annexation Development Agreement (“PADA”) (Maricopa County Recording No. 20120989588) in October 2012 for a 20-year term. Some of the properties subject to the PADA surrounding the Property have since been annexed into City limits. This application is in furtherance of the terms negotiated in the PADA.

Concurrently with this application, and also in accordance with the PADA, a companion rezoning application has been filed for the Property from RU-43 (County) to Planned Area Development (“PAD”) to facilitate industrial/commercial development compatible with the M-1 zoning category of the Glendale Zoning Ordinance and Luke AFB Regional Compatibility Plan Compatible Land Uses (“Project”).

I. Property Description

This request meets the requirements of A.R.S. § 9-471 as it is “contiguous” to the City of Glendale and is therefore eligible for annexation. The Property is bounded by Glendale to the south and east and Maricopa County to the north and west. The figure below shows the jurisdictional boundaries within the vicinity of the Property.

Figure 1 – Proposed Annexation



The Property is currently zoned RU-43 within Maricopa County and has a Glendale General Plan land use designation of ‘Luke Compatible Land Use.’ The proposed industrial and commercial use of the Property is in conformance with the City of Glendale General Plan designation.

A Special Use Permit was approved for the Property in January 2010 to allow additional interim industrial uses until January 2040 (See Maricopa County Case No. Z2008042) (the “SUP”). The PADA requires the City to honor existing Property entitlements that had been previously approved by the County, including but not limited to the SUP. The PADA also prescribes certain prohibited uses for the Property which will be incorporated into the PAD application, and coordinates the provision of infrastructure services and erection and maintenance of offsite improvements to serve the Property.

The Property is also located in the vicinity of Luke Air Force Base and lies within the 70-75 Ldn noise contours. The PAD zoning application submitted concurrently with this annexation request excludes all residential uses from developing on the Property and permits commercial and industrial uses considered compatible with Luke AFB operations, ensuring the Project will be consistent with the existing industrial activity located in this region of the City and the noise levels and intensity posed by Luke AFB.

II. City of Glendale Annexation Policy

Pursuant to City Resolution No. R19-16, the City shall consider this annexation request and associated impacts against the following seven (7) elements. As further described below, this annexation request satisfies these criteria in providing additional fiscal and economic benefits

while posing limited impact on existing City services and maintaining consistency with surrounding uses.

a. Financial

Approval of this annexation request to incorporate the Property within City limits will provide the City with an additional recurring source of leviable property tax value, as well as construction sales tax revenue throughout construction of the Project. Where this land may otherwise lay vacant and in unincorporated Maricopa County, annexation will both increase the assessable value of the land in facilitating its development and allow the City to capture its taxable benefits.

Because the area to the south and west of the Property is within City limits, the provision of municipal services to the Property does not place a disproportionate burden on City resources nor will it require significant additional expense to provide City services once annexed.

b. Economic Development

The Project could attract a variety of commercial and industrial operations requiring a robust local workforce in manufacturing, retail, supply chain and other skilled economic sectors. With the presence of Luke AFB to the east of the Property, the commercial and industrial activities generated by this Project will supplement and assist Luke AFB operations, a crucial economic hub of the West Valley. The PAD accompanying this request would permit a broad array of commercial and industrial uses, including Business Office, Outdoor Storage, Automotive Repair Service, Indoor Distribution Center, and Manufacturing and Assembly uses which would facilitate a diverse developable industrial/commercial Project responsive to the needs of the economic community.

c. Civic

This annexation request represents the physical growth of the City's boundary and cultivates a sense of civic pride for residents as an intentionally developed, high quality Project rather than its current vacant state.

d. Planning and Building

The proposed Project is largely consistent with the surrounding industrial land uses located within City limits. The Bickman Industrial Planned Area Development, located immediately south of the Property, is also subject to the PADA and was annexed into the City in July 2021 concurrent with a PAD rezone request. The Bickman Industrial PAD has since been fully developed for industrial and commercial M-1, M-2, and B-P uses of a similar intensity to the proposed Project.

The Reems Ranch Development, an industrial park located directly east of the Property, is also subject to the PADA and was annexed into the City in 2020. The Reems Ranch PAD permits a variety of industrial, manufacturing, and commercial uses which were previously entitled for the

property pursuant to a 2018 County Military Compatibility Permit (MCP20189904) and translated into the current PAD upon annexation. Located due north and west of Luke AFB, the Property is similarly situated within the 70-75 Ldn noise contour and its General Plan designation is Luke Compatible Land Use (“LCLU”). The PAD accompanying this annexation request includes permitted uses and development standards compatible with Luke AFB operations.

All structures comprising this development will be built to City specifications and all applicable codes. This Property is not situated within any City parks, trails, or open space programs, and there are currently no noncompliant structures on the Property.

e. Public Safety

The Owner anticipates the construction of half street improvements for Reems Road and Myrtle Avenue rights-of-way adjacent to the Property. Water service will be provided by Adaman Water, and Wastewater service will be provided by EPCOR. While the Project will receive municipal fire and police services from the City, inclusion of this Property into the existing program will not unduly burden the City service network as it is situated adjacent to already incorporated areas and has been contemplated for annexation into City limits since 2012 pursuant to the PADA.

f. Intergovernmental

The Project supports the mission of Luke AFB in permitting uses compatible with base operations. Residential development is not proposed for the Property, and the industrial and commercial uses that are anticipated as part of this request will not impede Luke AFB activities; rather, such uses could supplement the mission of Luke AFB in attracting development of commercial amenities to serve Luke AFB employees and residents as well as complementary industrial processing and aviation-adjacent economic opportunities.

g. Environmental

This request will have no negative effects on the City’s cultural heritage, natural environment, and historic resources.

We respectfully request approval of this annexation request for the Property as offering a high-quality Project compatible with the character of surrounding incorporated land uses. Thank you for your time and attention to this matter, and please don’t hesitate to contact me with any questions.

Sincerely,

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Carolyn Oberholtzer

Enclosures
Annexation Map



SUBJECT ANNEXATION AREA



NOT INCLUDED IN SUBJECT ANNEXATION

REEMS AND MYRTLE
 GLENDALE AZ

ANNEXATION MAP



02/15/25
 11X17



2683.01
 DS

This plan is conceptual and subject to change through the planning and development process.