



Legislation Details (With Text)

File #:	16-513	Version:	1	Name:	ANNEXATION APPLICATION AN-200 (ORDINANCE): 7111 NORTH 83RD AVENUE (PUBLIC HEARING REQUIRED)
Type:	Public Hearing - Land Development Actions	Status:	Passed		
File created:	10/5/2016	In control:	City Council		
On agenda:	10/25/2016	Final action:	10/25/2016		
Title:	ORDINANCE NO. 3011 NEW SERIES				

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GLENDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ITS SECTION 9-471, ARIZONA REVISED STATUTES AND AMENDMENTS, BY ANNEXING CERTAIN TERRITORY LOCATED WITHIN AN EXISTING COUNTY ISLAND OF THE CITY OF GLENDALE CONSISTING OF APPROXIMATELY 5.75 ACRES AT 7111 NORTH 83RD AVENUE TO BE KNOWN AS ANNEXATION AREA NO. 200; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

Staff Contact: Jon M. Froke, AICP, Planning Director

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. 3011 with Exhibit A, Exhibit B and Exhibit C, 2. Annexation Petition, 3. AN-200, 4. AN-200a, 5. POWERPOINT

Date	Ver.	Action By	Action	Result
10/25/2016	1	City Council	approved	Pass

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Staff Contact: Jon M. Froke, AICP, Planning Director

Purpose and Recommended Action

This is a request for City Council to conduct a public hearing, waive reading beyond the title, and adopt an annexation ordinance for Annexation Area No. 200 (AN-200). The annexation is approximately 5.75 acres in size and is located on the east side of 83rd Avenue north of Glendale Avenue.

Background

The property is owned by an individual and the property is currently vacant.

The area is designated Medium Density Residential 2.5 to 3.5 dwelling units per acre (MDR) on the General Plan. The zoning district which implements the Medium Density Residential designation is R1-7 Single Residence. The property is zoned R-4 (Multiple Residence) on the west portion and R1-6 (Single Residence) on the east portion in Maricopa County. After annexation, the city applies the most compatible Glendale zoning district to a newly annexed property. The most compatible Glendale zoning district is R-4 (Multiple Residence) on the west portion and R1-6 (Single Residence) on the east portion. This process will occur simultaneously with the annexation.

Simultaneous with this annexation request, staff will be processing a General Plan Amendment request and a rezoning request which proposes to rezone the property to R1-4 (Single Residence) to permit development of a residential subdivision. The General Plan Amendment request and the rezoning request will both be brought forward to Council after the annexation is completed.

The property is not located within a floodplain or floodway. As part of the development of the property, all drainage and storm water retention requirements of the city will be met.

Analysis

Staff recommends that this area be annexed to allow future growth and employment opportunities for Glendale. This request will implement Council direction to consider annexation requests anywhere within the Municipal Planning Area (MPA).

The Arizona League of Cities and Towns defines annexation as the process by which a city or town may assume jurisdiction over unincorporated territory adjacent to its boundaries.

The property is located east of 115th Avenue; therefore, Glendale will provide water and sewer services to this property following annexation.

Previous Related Council Action

On July 12, 2016, as required by state statute, the blank petition was filed with the Maricopa County Recorder. State statute requires that the City Council public hearing on the blank petition be held within the last 10 days of the 30 day waiting period after the blank petition is filed. The public hearing was held on August 9, 2016 during this 10 day window.

On November 24, 2014, City Council approved the updated and amended Annexation Policy.

At the August 5, 2014, City Council Workshop staff presented an update on the Annexation Policy.

At the January 24, 2014, City Council Workshop staff provided an update on the Annexation Policy. Council noted that staff should continue as they have been and look at annexations as they are submitted.

Community Benefit/Public Involvement

Envision Glendale 2040, the City's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth. Annexation will bring an area for future residential development into the corporate limits of the city, rather than having new development under Maricopa County jurisdiction.

Annexation requires any future development meet the Glendale General Plan requirements as well as all other development standards for the city, rather than Maricopa County. These improvements may include road improvements as required by the Transportation Department.

Annexation will implement Council direction to annex land anywhere within the Municipal Planning Area. The annexation would ensure city review of all development for compatibility with the city's General Plan. Once annexed, the city is required to provide services. On undeveloped sites, the city has the opportunity to work with the applicant at the time of zoning to best plan for the provision of city services.