



Legislation Text

File #: 16-375, **Version:** 1

ANNEXATION (AN) APPLICATION AN-200 - 7111 NORTH 83RD AVENUE (PUBLIC HEARING REQUIRED)

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

Purpose and Recommended Action

This is a request for City Council to conduct a public hearing on the blank annexation petition for Annexation Area No. 200 (AN-200) as required by Arizona State Statute 9-471. 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 presently contains a single-family home.

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 half and R1-6 (Single Residence) on the east half 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 half and R1-6 (Single Residence) on the east half. 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. The property is located east of 115th Avenue; therefore, Glendale will provide water and sewer services to this property following annexation.

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.

As required by state statute, the blank petition was filed with the Maricopa County Recorder on July 12, 2016. 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, thus the public hearing must occur during this 10 day window.

Following the public hearing on the blank annexation, the next step in the City's approval process is that staff would bring an ordinance before the City Council for consideration. If the ordinance is approved, staff would bring forward a General Plan Amendment request and a rezoning request for City Council's consideration.

Previous Related Council Action

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

Glendale 2025, 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.