

***PLEASE NOTE: Since the Glendale City Council does not take formal action at the Workshops, Workshop minutes are not approved by the City Council.**



**MINUTES OF THE
GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
January 05, 2010
1:30 p.m.**

PRESENT: Mayor Elaine M. Scruggs, Vice Mayor Manuel D. Martinez, and Councilmembers Joyce V. Clark, Steven E. Frate, David M. Goulet, Yvonne J. Knaack, and H. Phillip Lieberman

ALSO PRESENT: Ed Beasley, City Manager; Pam Kavanaugh, Assistant City Manager; Craig Tindall, City Attorney; and Pamela Hanna, City Clerk

1. PROPOSED ANNEXATION AN-184 SOUTH CROSSINGS AT ARROWHEAD AND PROPOSED DEANNEXATION AN-185 NORTH CROSSINGS AT ARROWHEAD

CITY STAFF PRESENTING THIS ITEM: Jon Froke, AICP, Planning Director and Jim Colson, Deputy City Manager

These are requests by Earl, Curley, and Lagarde P.C. for City Council to provide guidance concerning annexation of approximately 4.6 acres located at the northwest corner of the 81st Avenue and Utopia Road alignments and guidance concerning deannexation of approximately 18.6 acres located at the southeast corner of the 81st Avenue and Beardsley Road alignments.

Both the proposed annexation and the proposed deannexation are consistent with the Council goal of one community with quality economic development. If both are approved, the Glendale city limits will more closely follow the river bottom of the New River, rather than straight north and south as is the case now.

Concerning proposed annexation AN-184, South Crossings at Arrowhead, the property is currently located in the City of Peoria, and Peoria has agreed to deannex the site. Deannexation must occur before Glendale can annex the property.

The property proposed for deannexation, AN-185, is adjacent to the City of Peoria, and Peoria has agreed to annex the site. Deannexation by Glendale must occur before Peoria can annex the property.

Council adopted Glendale's first Annexation Policy on December 16, 2003 and amended the Policy on July 12, 2005. The policy includes a step that incorporates presentation of annexation requests to the Council at a workshop after analysis of the request has been completed by staff.

Concerning Proposed Deannexation AN-185, North Crossings at Arrowhead, the city of Glendale has previously deannexed to the city of Peoria areas west of the New River between the Utopia Road alignment and Union Hills Drive.

Both properties are considered undeveloped as outlined in the city of Glendale's adopted annexation policy.

Annexation of the area within AN-184 will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city of Glendale.

Deannexation of AN-185 will permit the site to most efficiently be served by utilities for development by the city of Peoria, given the proximity to existing infrastructure nearby.

Staff is seeking guidance from the Council to continue with both the annexation process and the deannexation process in accordance with the procedures prescribed in the state statutes.

Mr. Jon Froke, AICP, Planning Director, reviewed the two requests and pointed out the areas under consideration on the map. He indicated that with City Council direction the next step, after today's workshop to move forward in an evening meeting agenda. Approval will be requested at a later date, for a general plan amendment and a zoning case for a mix used project for the eCrossings at Arrowhead.

Councilmember Clark remarked that these two areas were in the New River channel and inquired as to what could be developed there. Mr. Froke stated there was an overall master plan that the City of Glendale Engineering Department worked on in conjunction with the Maricopa Flood Control District. He noted this was a channelization and multi-use path, up and down the New River banks. He added that nothing will be commercially developed down below in the flood channel. Councilmember Clark asked what can be developed in the two acres that were developable. Mr. Froke explained that the Peoria site would go through separate zoning exercises and interest was expressed in residential development on the corner of Beardsley Road and the 81st Avenue alignment. On the Glendale site, they were currently working with the applicant on mix-used projects such as a hotel, office, self storage facilities and perhaps one gasoline station. Councilmember Clark commented that this seems to benefit both cities for economic development. Mr. Froke agreed and stated it was a win-win for both cities, as well as for the applicant.

Councilmember Clark remarked that the amount of acreage in the two parcels was disparate. She stated the applicant was requesting a deannexation of approximately 18.6 acres, and the parcel to be annexed will only be 4.6 acres, which was a 4 to 1 ratio. Mr. Froke explained that of the 18.6 acre property, all that can be developed was a small parcel of approximately 4 to 5 acres. He noted it was essentially a balance in acreage for both parties. Councilmember Clark asked if all the 4.6 acres to be annexed to the City of Glendale were developable. Mr. Froke

indicated that those were some of the details they were working out with the applicant as part of the PAD. However, he believed not all 4.6 acres would be developable.

Councilmember Goulet asked how people would access the commercial development when it was on the west side of Glendale and potentially might affect neighborhoods. Mr. Froke indicated the access location on the map. He noted the access was not west of New River, but actually provided on site by the applicant. He reviewed the access and locations on the map.

Vice Mayor Martinez commented that he approved of the annexation, however, did have a question on the disparity on the acreage, which had already been answered.

Mayor Scruggs remarked that this development would have cost Glendale a fortune to develop on their own. She noted even if they may end up with less developable acreage, they could not afford to develop the other parcel anyway. Mr. Froke agreed. He stated that to develop that the parcel to be annexed in the City of Glendale would be in the area of \$1 million dollars. He noted that typically, the city does not provide infrastructure west of New River in this part of the city. Mayor Scruggs asked Mr. Froke to clarify if there would be any impact on neighborhoods because of these developments. Mr. Froke indicated there were no neighborhoods in the area that would be impacted. He noted that the nearest residences were apartments in Peoria on the west side of the freeway.

Vice Mayor Martinez asked if part of Annexation No. 184 would be residential. Mr. Froke stated those were issues being worked on now; however, it did not affect the zoning. He indicated there could be a residential component on the eCrossings at Arrowhead. He referenced other developments that could be built in the area; however, all of these details will be brought to Council for review at a later date. He added that regarding the area about which Vice Mayor Martinez was inquiring, they anticipate being non-residential with some level of commercial that can handle the noise and the traffic impact.

Mayor Scruggs asked it be made clear to everyone that there was a waste water treatment plant to the south. She commented on having difficulties in these types of areas from new residents that had not been aware they were buying near a sewer plant and had wanted it moved. Mr. Froke stated they would make that very clear. He noted several projects they had completed with the City of Peoria that had been a success.

Mayor Scruggs stated it appeared this was supported by the majority of the Council. She added she believes this project will be beneficial to both cities. She directed that this item be forwarded to a Regular City Council Meeting.

Councilmember Frate remarked he was glad this land was being put to good use and not just left to stand vacant. He was also very glad it was being built with Glendale's highest standards. He stated he sees a lot of opportunity for both cities in the area.

As no other comments were made, Mayor Scruggs adjourned the meeting.

ADJOURNMENT

The meeting was adjourned at 1:55 p.m.