



# Cotton and Peoria Retail Center Annexation AN-239

**City Council Workshop, August 23, 2022**





# Annexation Request

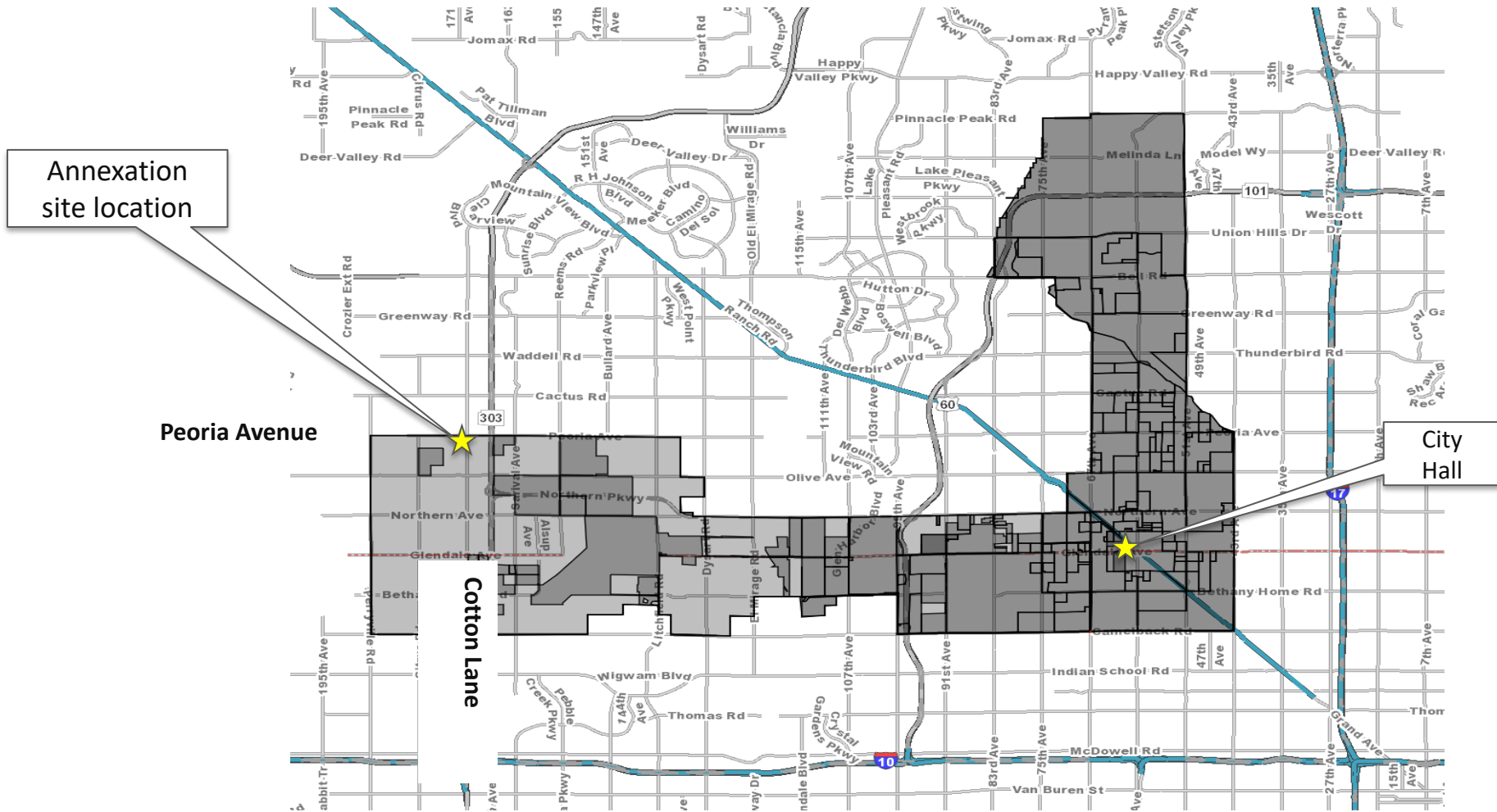
---

## Approximately 9 acres:

- Located at the southwest corner of Peoria Avenue and Cotton Lane.
- Currently within Maricopa County and zoned RU-43.
- Proposal: Minor General Plan Amendment to PC and rezone to C-2 to allow approximately 37,000 square feet of building area.



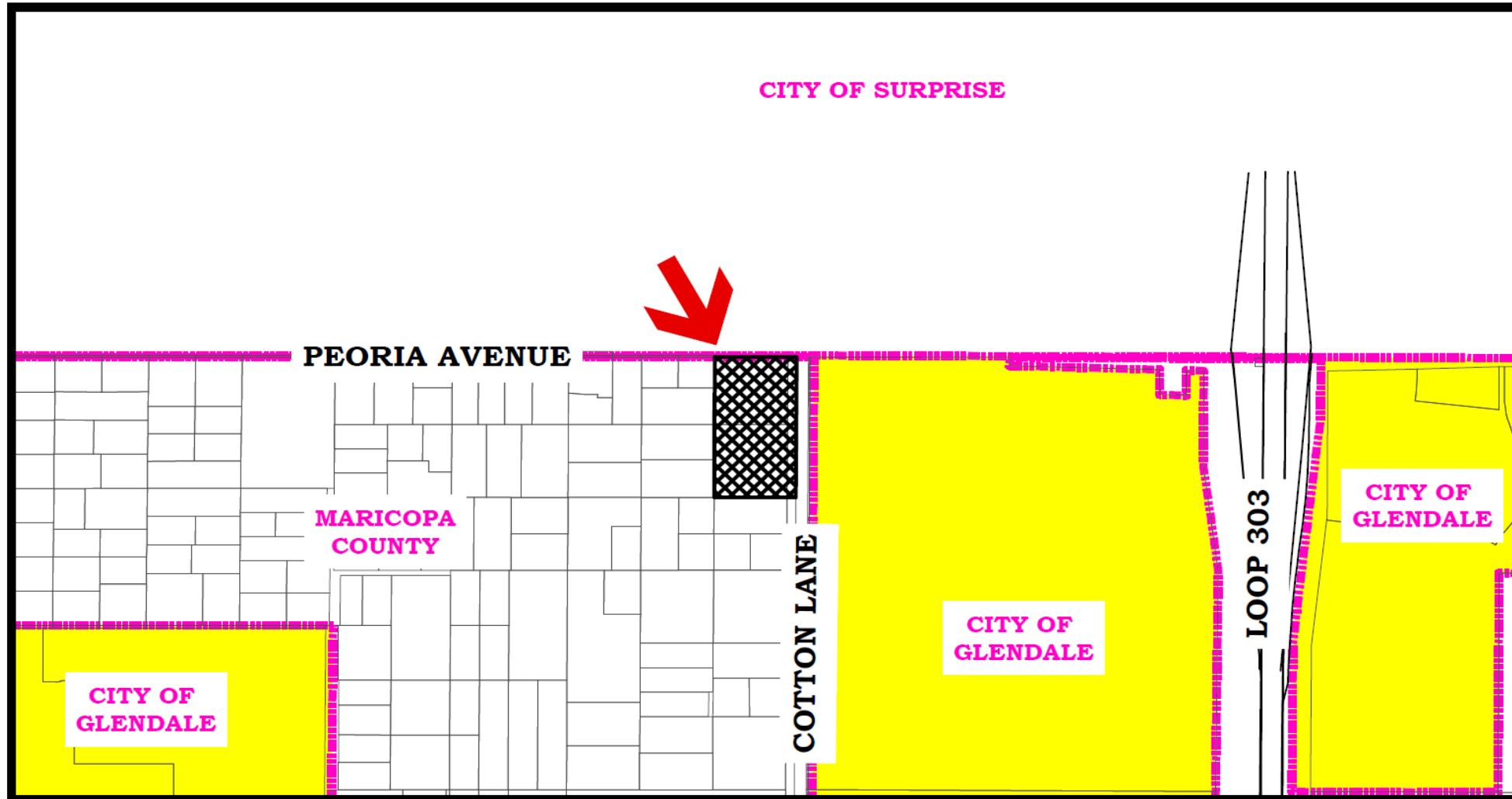
# Vicinity Map





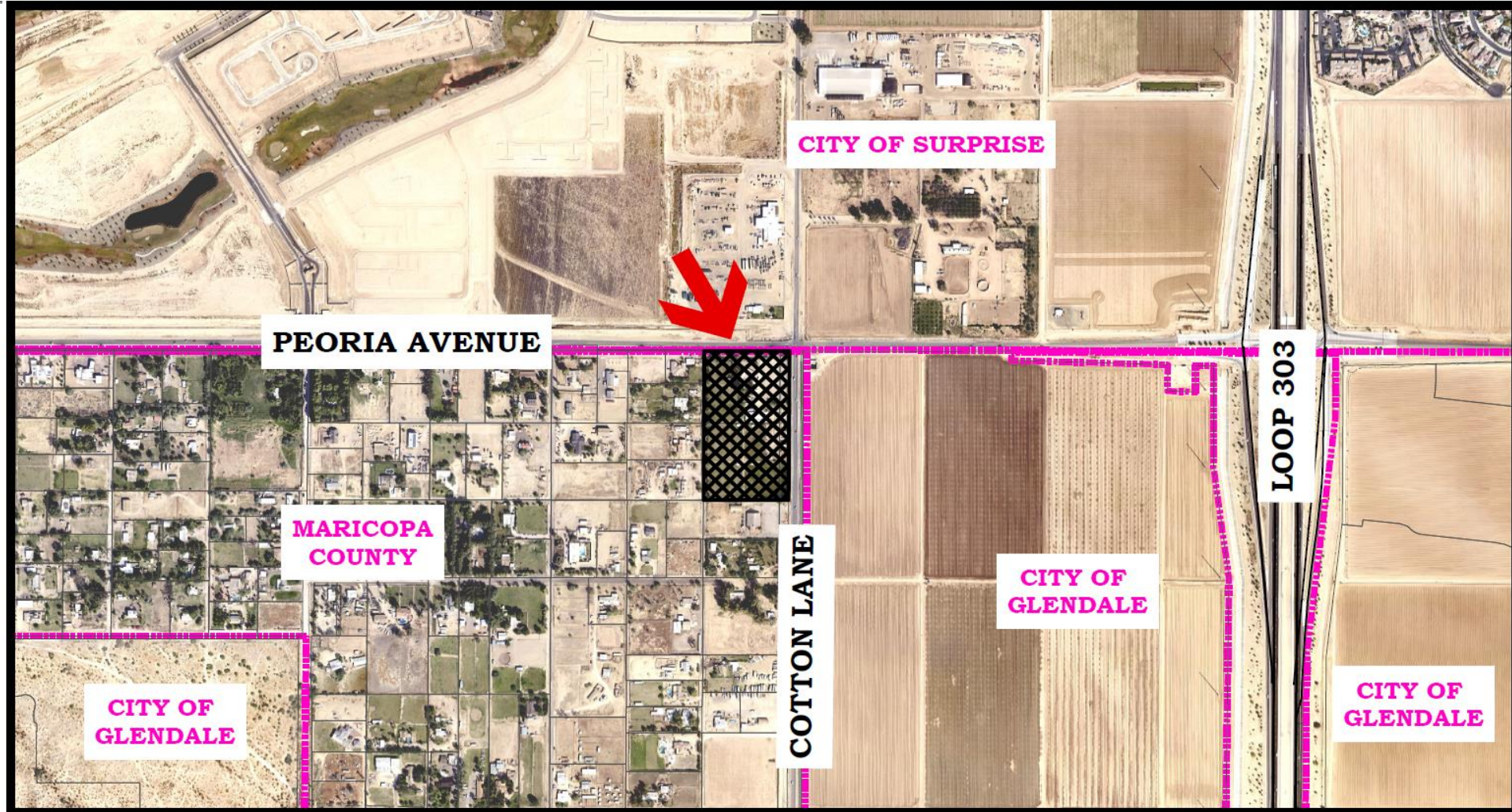


# Annexation Map





# Aerial Map





# Range of Fiscal Impacts & Assumptions

## Assumption:

**Retail**

**Restaurant**

Totaling 36,778 retail center

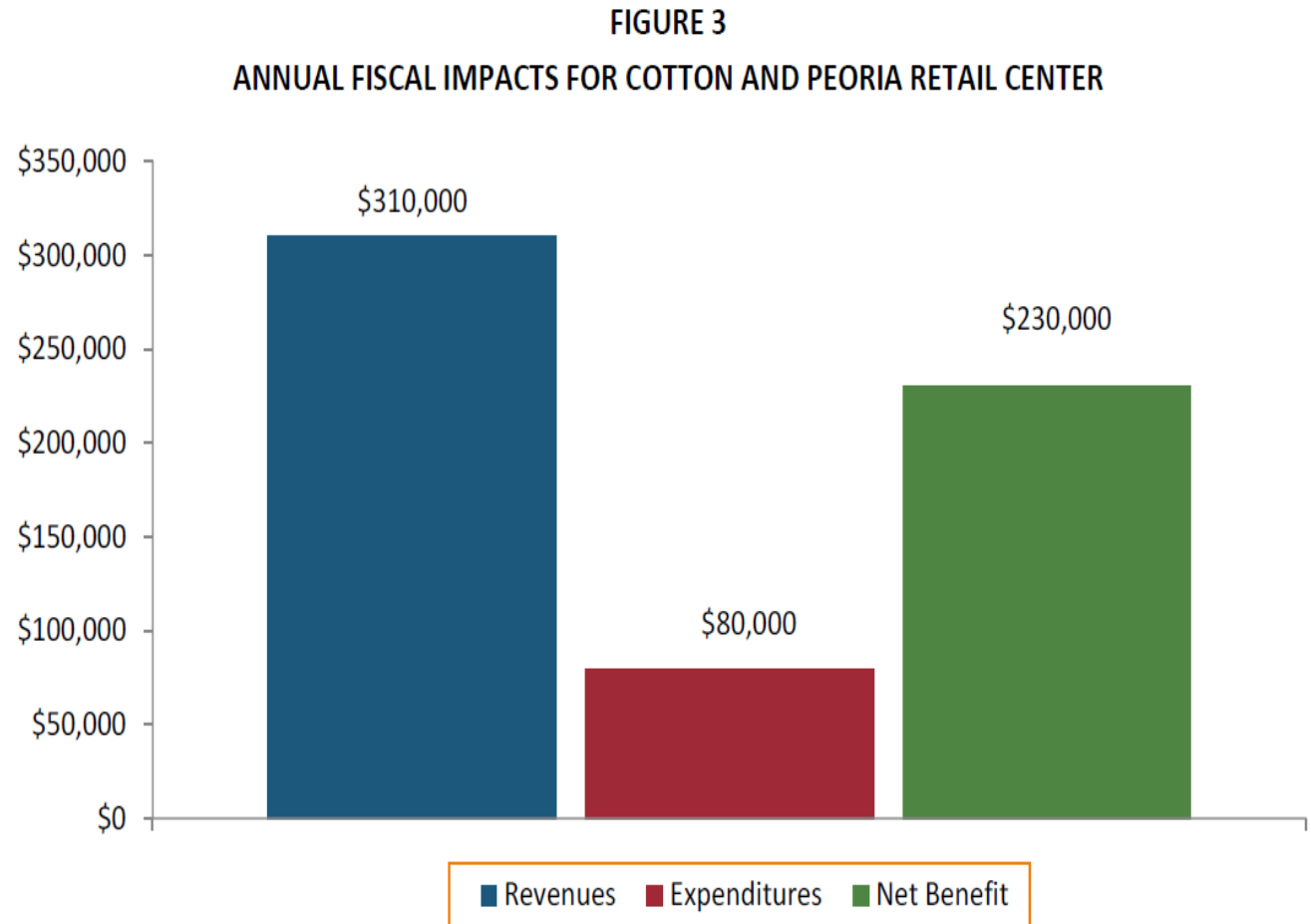
## One-Time Revenue:

Construction Sales Tax & Permit Fees

**\$260,000**

**Annual Net Benefit**

**\$ 230,000 per year**





## Annexation Next Step/Process

---

Should the Council provide **Consensus** to move forward with annexation process:

- As required by State Statute, a City Council public hearing is held on the “Blank Petition”.
- Property owner signatures may then be obtained on the “Petition”.



## Annexation Process (cont.)

---

- A City Council public hearing is scheduled for the adoption of the annexation.
- If the annexation is approved, the site would be added into the Glendale City limits 30 days later.



# Cotton and Peoria Retail Center Annexation AN-239

**City Council Workshop, August 23, 2022**

