



Carioca at Peoria and Sarival Annexation AN-244

City Council Workshop, November 28, 2023





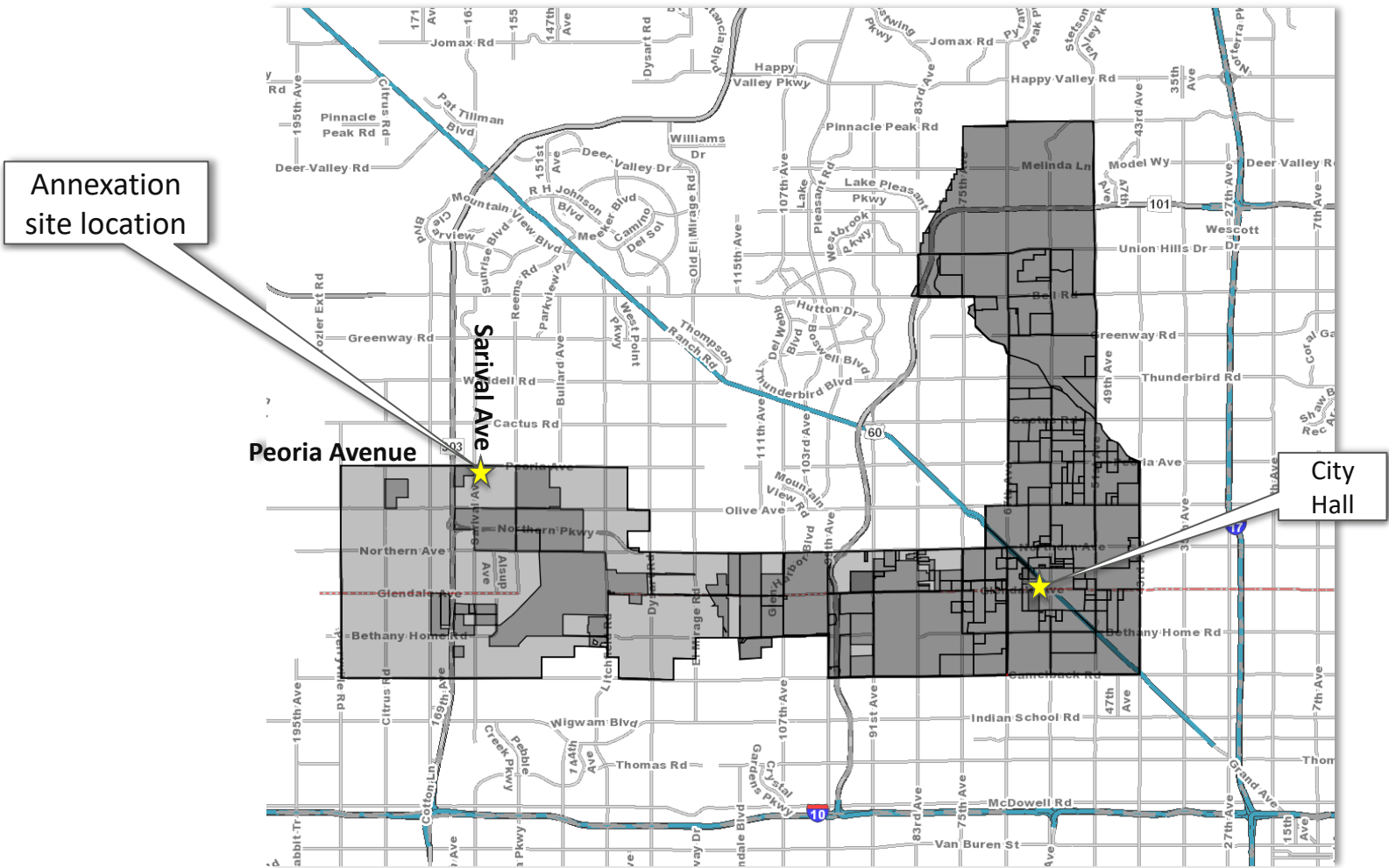
Annexation Request

Approximately 12.44 acres:

- Located at the southeast corner of Peoria Avenue and Sarival Avenue.
- Currently within Maricopa County and zoned C-1, Intermediate Commercial.
- Proposal: Annexation to C-1, Neighborhood Commercial, to allow for a Conditional Use Permit and Design Review submittal for a fuel-service station on part of the site.



Vicinity Map



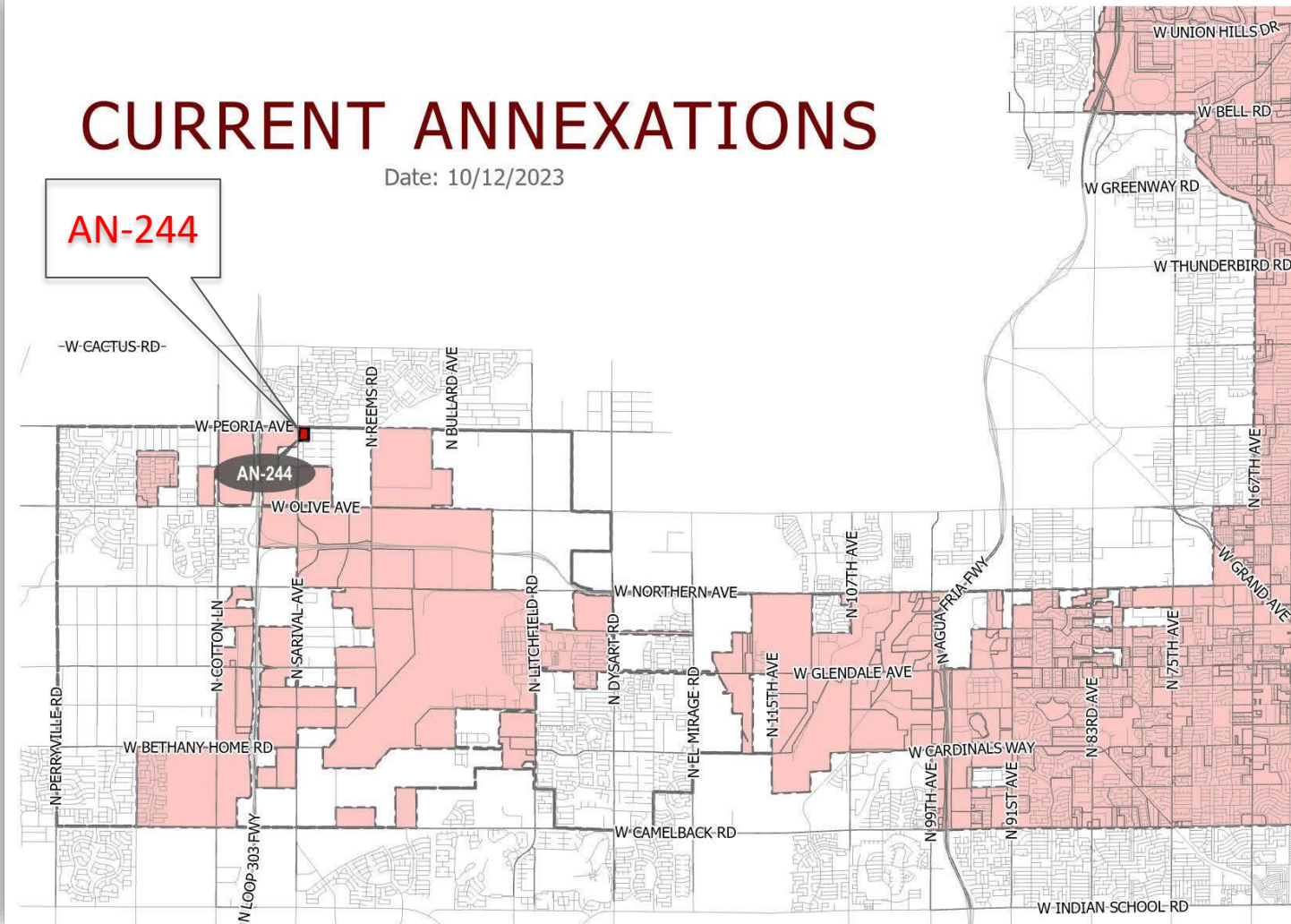


Current Annexations Map

CURRENT ANNEXATIONS

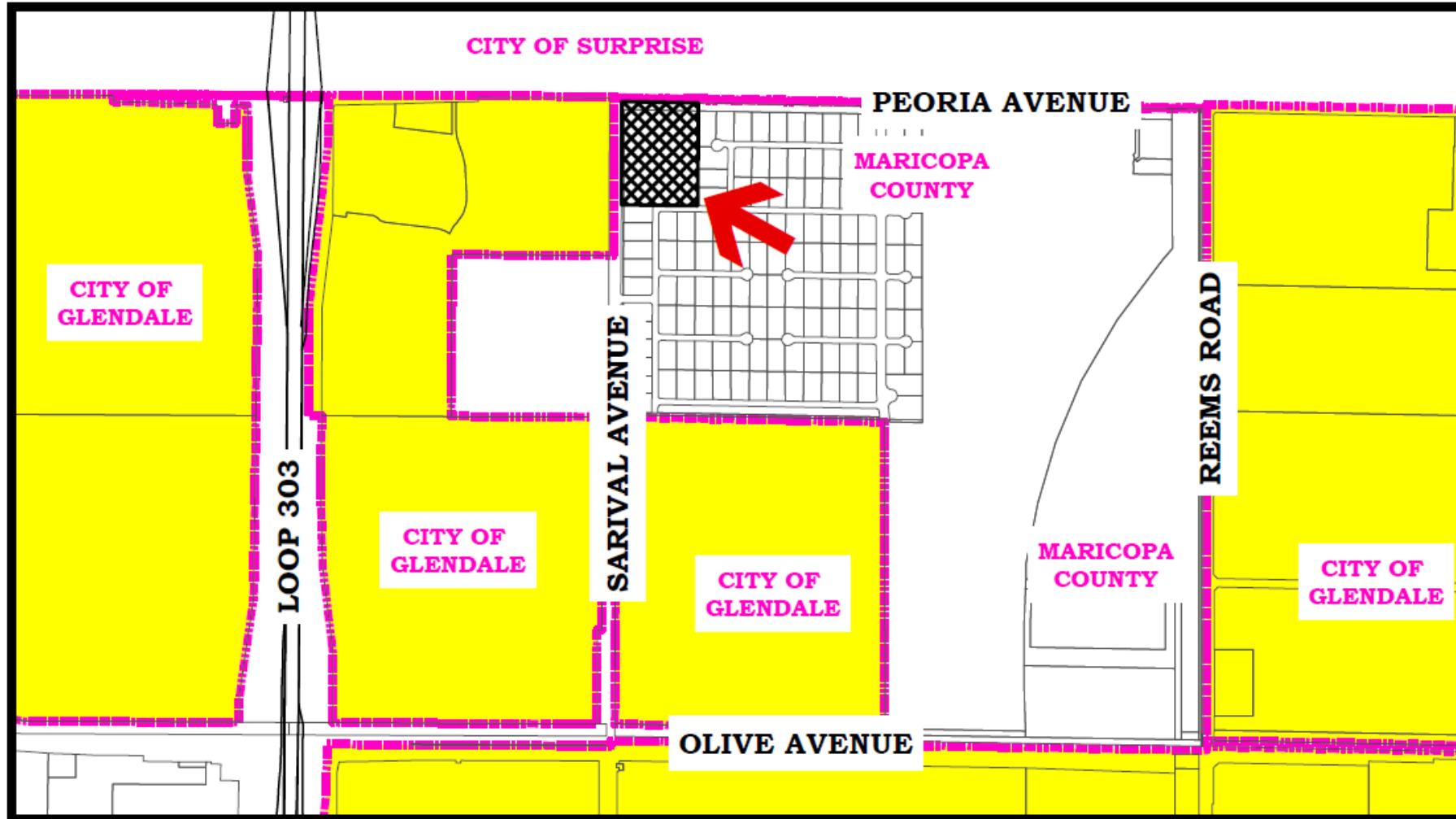
Date: 10/12/2023

AN-244



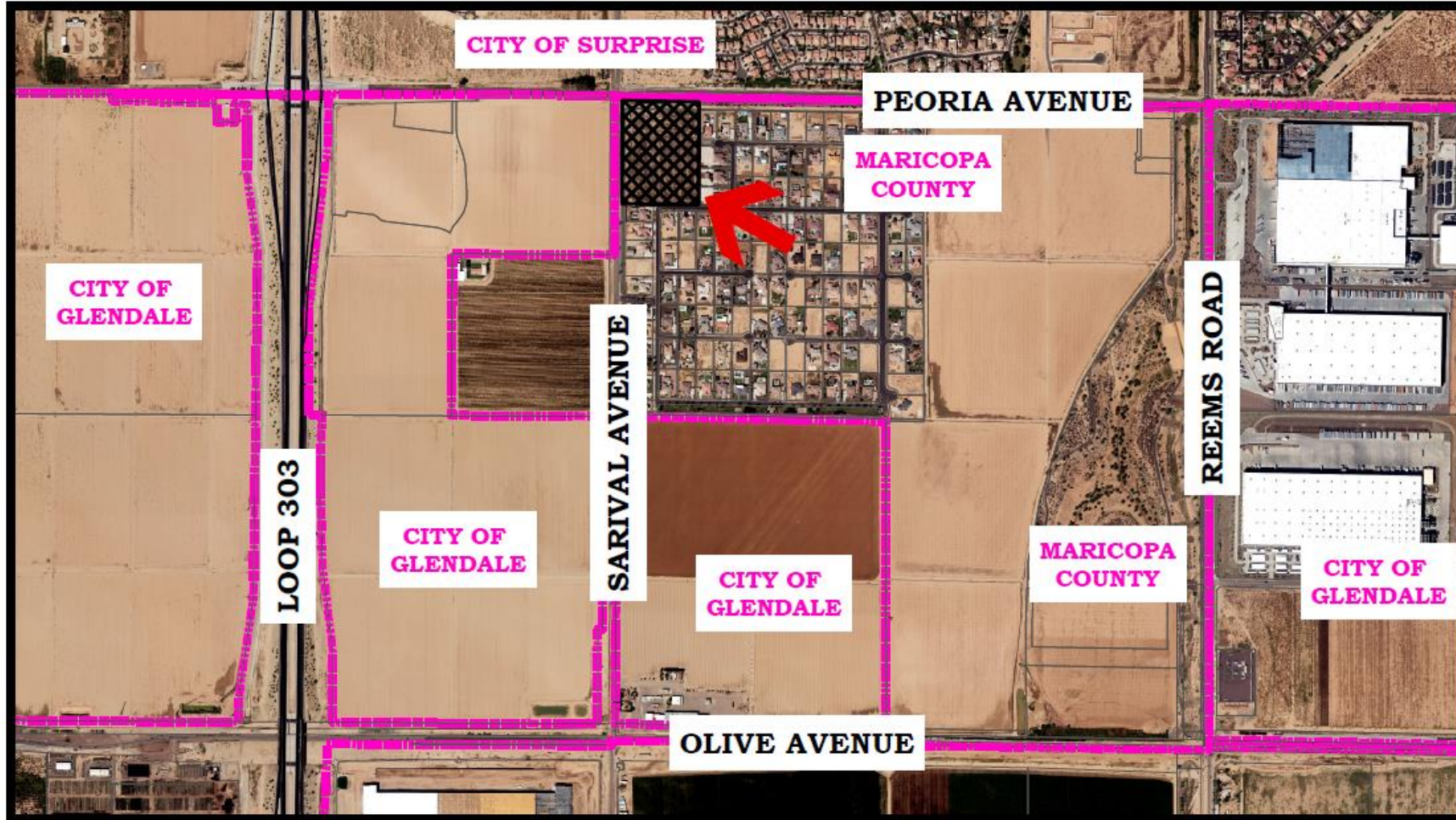


Annexation Map





Aerial Map





Fiscal Assumptions

IMPACTS OF POTENTIAL CARIOCA PEORIA AVE AND SARIVAL

| Project | Square Feet | Building Construction (millions) | Jobs | Average Wage | One-Time Fees* | Annual Revenues less Expenditures | Overall Ranking |
|----------------------------------|-------------|----------------------------------|------|--------------|----------------|-----------------------------------|-----------------|
| Peoria and Sarival Retail Center | 38,100 | \$6.4 | 100 | \$32,100 | \$270,000 | \$250,000 | High |

**One Time Fees include construction sales tax, estimated planning and permitting fees and development impact fees in West Glendale.*

This fiscal impact includes 0.29 lane miles of new street frontage along Sarival Avenue (assuming 770 linear feet and 2 lanes) that would be taken into the city for maintenance.



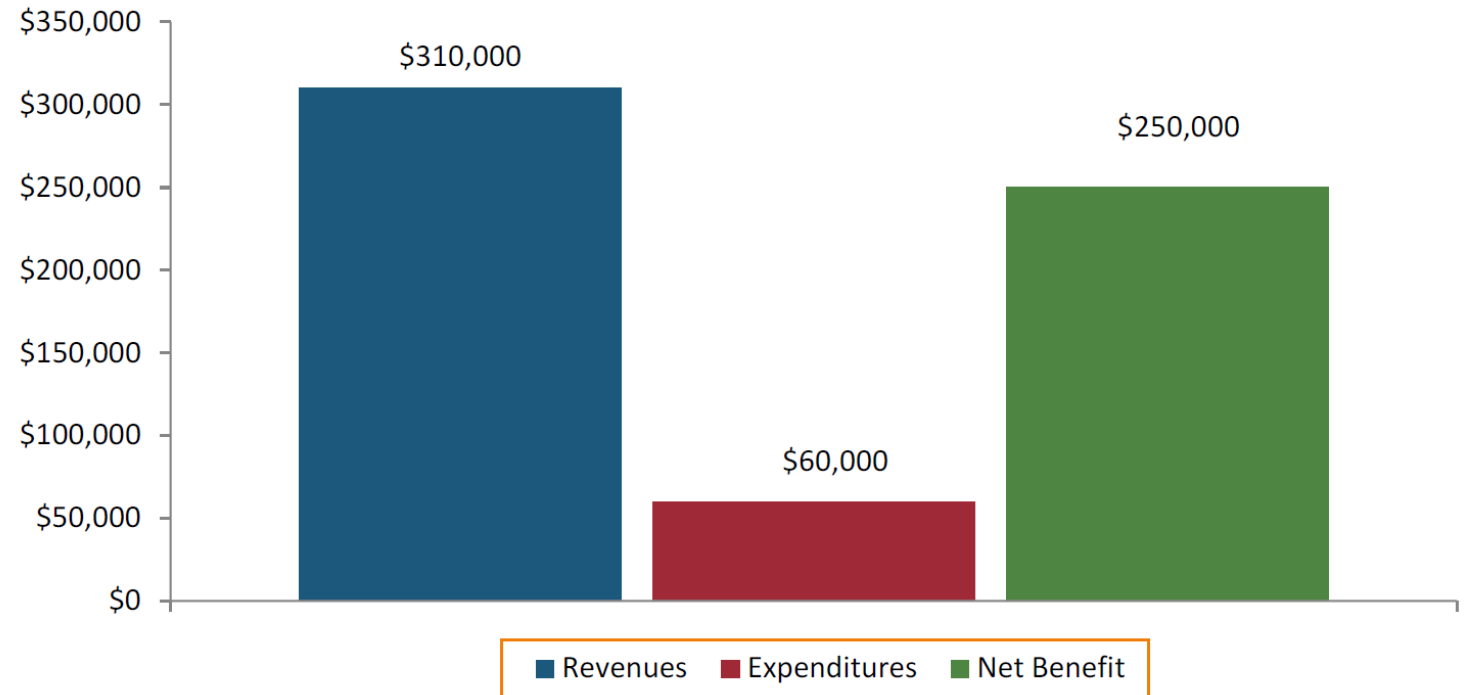
Range of Fiscal Impacts & Assumptions

Annual Revenue:
\$310,000

Expenditures:
\$60,000/year

Annual Revenue Less
Expenditures:
\$250,000 per year

ANNUAL FISCAL IMPACTS FOR CARIOCA PEORIA AVE AND SARIVAL





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”.



Annexation Process (cont.)

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



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