



Carioca at Peoria and Sarival
Annexation AN-244
Blank Petition

City Council Public Hearing, January 23, 2024





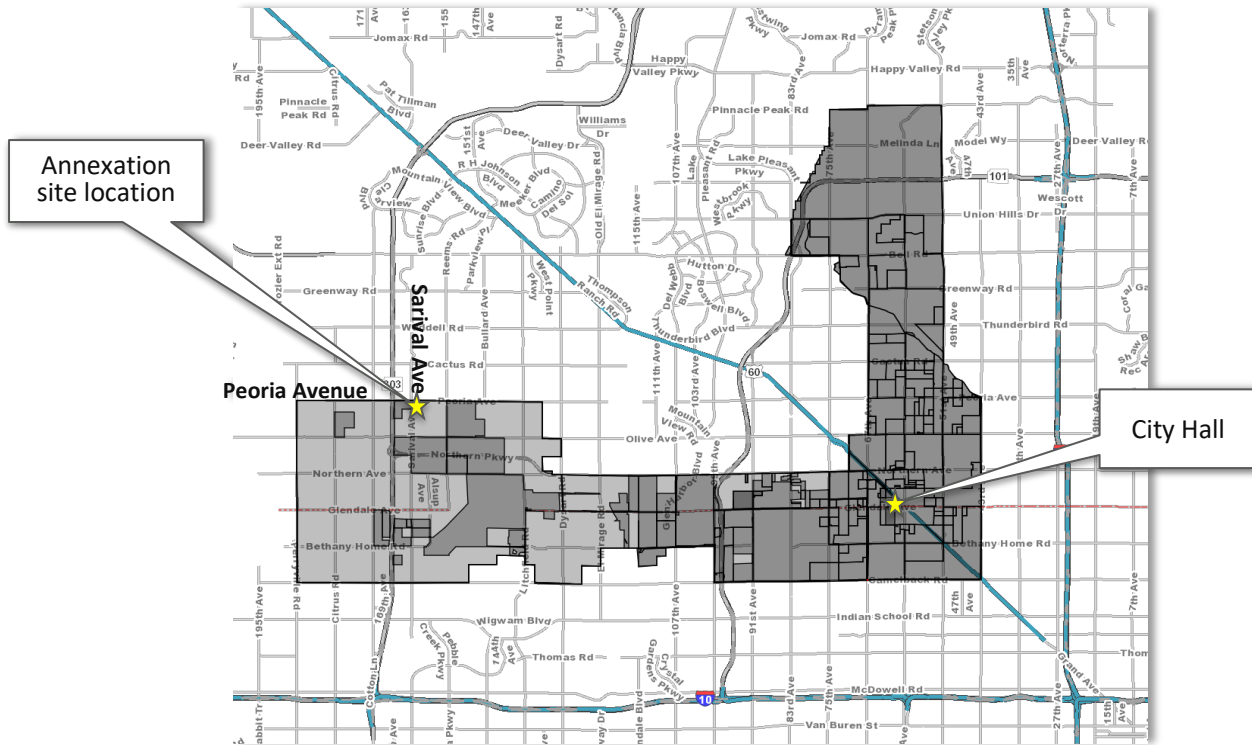
Annexation Information

Approximately 12.5 acres:

- Located at the southeast corner of Peoria Avenue and Sarival Avenue.
- Currently zoned C-1, Intermediate Commercial.
- City zoning C-1, Neighborhood Commercial

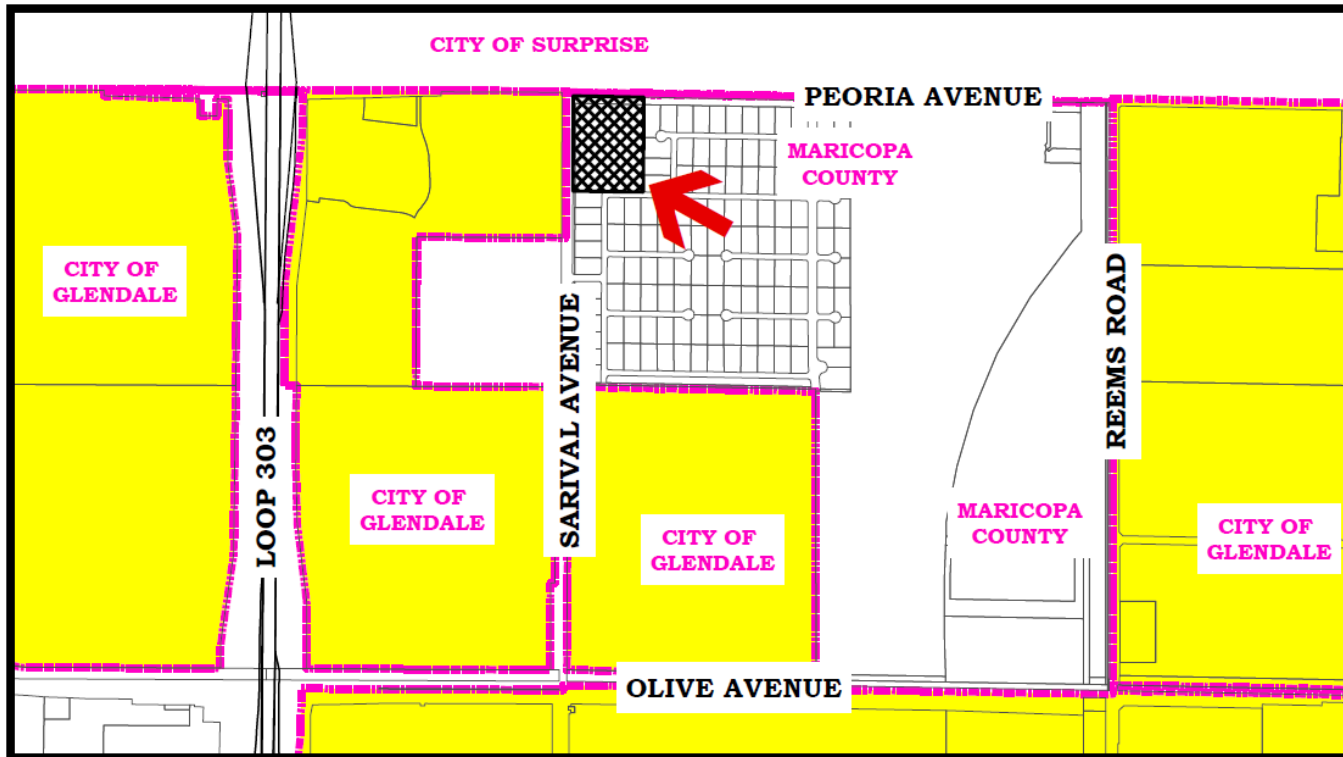


Vicinity Map



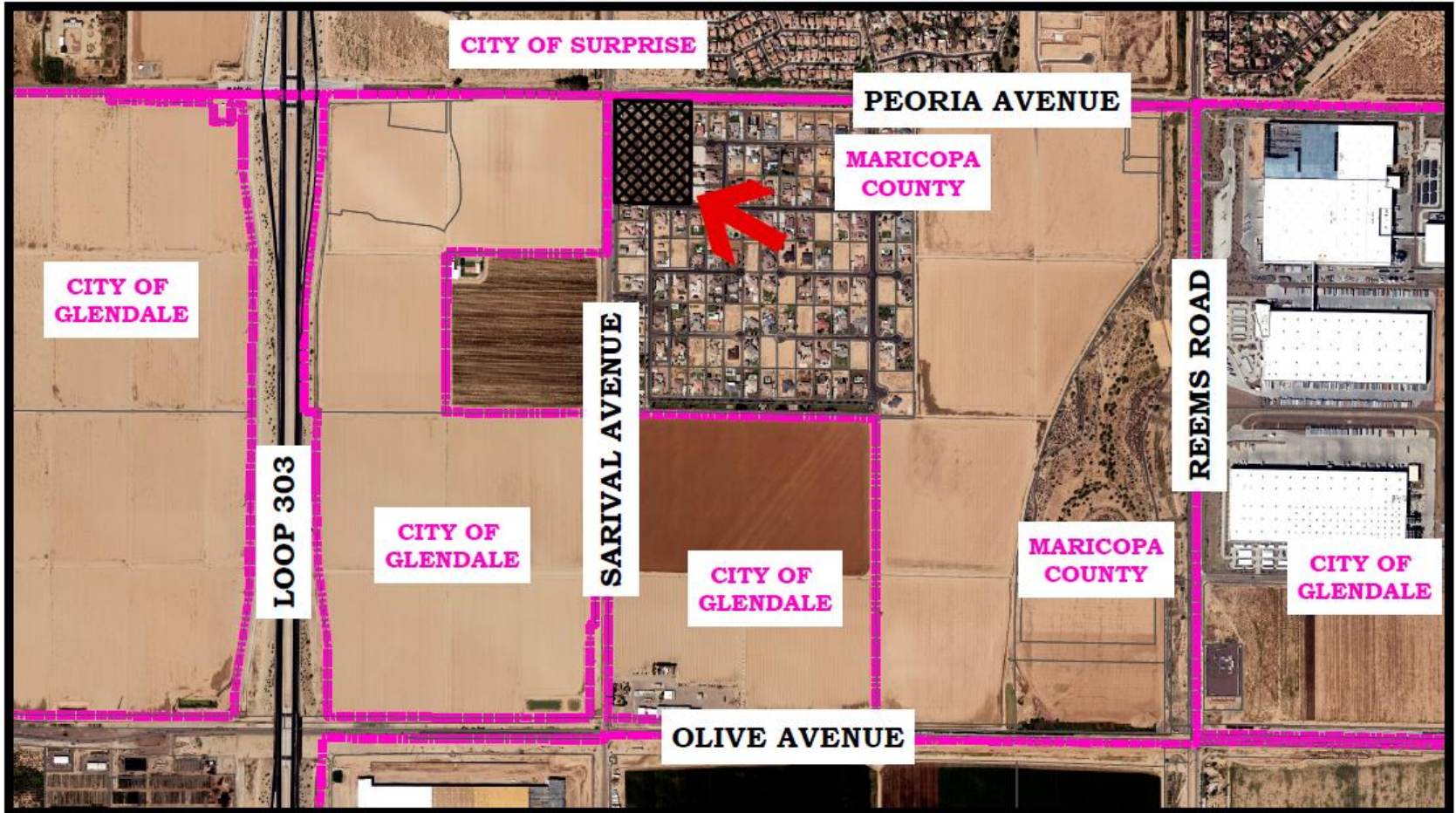


Annexation Map





Aerial Map





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Fiscal Impacts

Fiscal Impacts of the Annexation on the City of Glendale:

- The commercial development proposal on the 12.44-acres site, is projected to generate a positive net fiscal impact.



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	\$490,000	\$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.

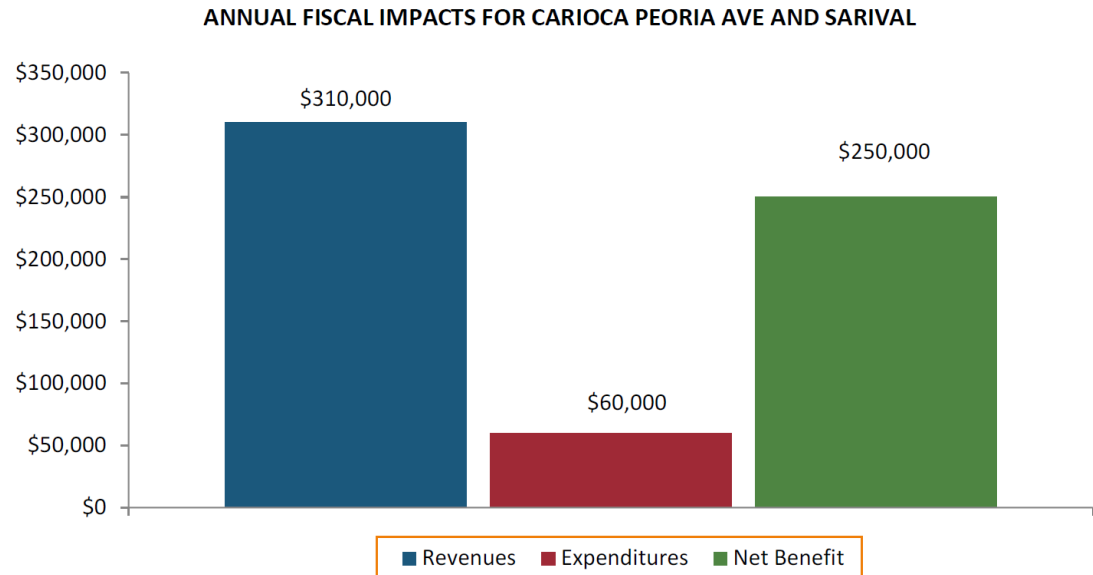


Range of Fiscal Impacts & Assumptions

Annual Revenue:
\$310,000

Expenditures:
\$60,000/year

Annual Revenue Less
Expenditures:
\$250,000 net benefit/year



Actual fiscal impacts may vary depending on assessed value, taxable sales and leases, and other project details.



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