

Carioca Peoria and Sarival Avenue

Annexation and Conditional Use Permit (CUP)

APPROXIMATELY 12.44 ACRES
LOCATED AT THE SOUTHEAST CORNER OF PEORIA AVENUE AND
SARIVAL AVENUE

Submitted: November 10, 2023

Case Number: AN-244

Pacific Western Holdings, LLC

Development Team

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Developer:	The Carioca Company Marvin Rose 2601 W. Dunlap Avenue, Suite 10 Phoenix, Arizona 85021 (602)395-2600 marvin@cariocaco.com
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Project Profile

Project Name:	Carioca – Peoria and Sarival
Property Owner:	Pacific Western Holdings, LLC
Assessor Parcel Numbers:	501-46-023
Current Municipality:	Maricopa County
Annexation:	City of Glendale
Project location:	Southeast corner of Peoria Avenue and Sarival Avenue
Project Developable Area:	12.44 Acres (for Annexation)
Current General Plan:	Low Density Residential (LDR-1)
Current Zoning	Maricopa County Intermediate Commercial (C-1)
City of Glendale Zoning:	Neighborhood Commercial (C-1)

Introduction:

The purpose of this submittal is for an Annexation application request. The subject property is currently owned by Pacific Western Holdings, LLC and will be developed by the Carioca Company. The subject property consists of approximately 12.0 acres generally located on the southeast corner of Peoria Avenue and Sarival Avenue and is identified by the Maricopa County Assessor's Office as APN 501-46-023. The annexation request is a total of 12.44 acres which includes the subject property and additional R.O.W. within Peoria Avenue.

The property is currently within the jurisdiction of Maricopa County and is zoned C-1 (Intermediate Commercial). The property has been identified to be annexed into the City of Glendale as part of a previous agreement with the previous landowner. Pacific Western Holdings would like to proceed to annex the property from Maricopa County into the City of Glendale. This property is also identified with the City of Glendale General plan land use designation of LDR 1 - Low Density Residential. The property will fall under the City of Glendale zoning of C-1, which allows use for the proposed convenience store/gas station and future commercial development on the property. This property is outside the Luke Air Force airport disclosure area and traffic pattern.

Site and Surrounding Context:

The site is currently used for commercial purposes and is currently located in Maricopa County Jurisdiction and is zoned C-1 (Intermediate Commercial). However, the site is located within the City of Glendale's planning area and the site is designated as low-density residential on the City of Glendale's General plan. The property is located approximately 0.5 miles to the east of Loop 303 Freeway, along Peoria Avenue, in an area of the city that is experiencing growth and development interest. The northern boundary, Peoria Avenue and north, is currently under the City of Surprise jurisdiction. To the north, across Peoria Avenue, is a vacant lot located on the hard corner which is zoned PAD for future commercial development and is backed by residential, single-family homes, further north and east. The vacant parcels to the west, across Sarival Avenue, are within the City of Glendale's jurisdiction and currently have a PAD zoning classification, which is likely to have a large commercial development center in the future. Existing residential, R1-35 zoned single family homes, that are within Maricopa County, create the Twelve Oaks Estates Subdivision located directly east and south of this property. Twelve Oaks Estates Homeowner Association has transferred ownership of a portion of a small continuous tract along Peoria Avenue (Tract A) and along Sarival Avenue (Tract C). These tracts will continue to be used for drainage control.

Utilities:

The parcel is located within EPCOR utility service area, and it is anticipated that this project will be connected to EPCOR water at time of development. EPCOR sewer is located approximately a mile south from this property with no immediate plans to extend the sewer services north to this property. City of Surprise sewer is located within Peoria Avenue, but City of Surprise has stated it will not service any property outside their jurisdiction. Initially, this property will be serviced by an on-site private sewer system until EPCOR sewer is extended north to this property boundary.

Roadways:

Peoria Avenue is located directly north of this property and is currently controlled by the City of Surprise, except for a small 10'-0" tract, located 25'-0" north of our northern property line, that is controlled by the City of Glendale. In addition to annexing the entire parcel to the City of Glendale, we are requesting to annex the 25'-0" portion of Peoria Avenue from our northern property line, north, for a 35'-0" cohesive City of Glendale R.O.W. The inclusion of the 25'-0" portion of the ROW would increase the annexation area to 12.44 acres, as part of the overall annexation. A new legal description and exhibit has been provided.

General Plan:

As previously stated, this property is within the City of Glendale's planning area and the City of Glendale's General Plan currently designates this property as LDR 1 - Low Density Residential. This designation will allow for the proposed zoning and the proposed convenience store/fuel station. Although there are no current plans for the remainder of the site, it also allows for future commercial use development to be consistent with the surrounding parcels to the west, northwest and north of the intersection. Our proposed use of a convenience store/fuel station is supported by the following goals and policies of the General plan:

Land Use Element LU-1: Development is guided by sound growth management:

There is sufficient infrastructure for Peoria Avenue and Sarival Avenue surrounding the site. Compatible land uses are anticipated north and west of this site; therefore, the request to annex our parcel into the City of Glendale aligns with their general plan and allows for the proposed neighborhood commercial use that will service and be complementary to the surrounding area.

Zoning:

Under the current jurisdiction of Maricopa County, the site is zoned C-1 (Intermediate Commercial), and it is our intent to keep this same zoning designation under the jurisdiction of City of Glendale as C-1 (Neighborhood Commercial), to accommodate for commercial uses that will service the surrounding community. The intended uses are those allowed by the City of Glendale C-1 zoning classification such as retail, restaurants, drive-through restaurants, and the proposed convenience store/gas station. Under the C-1 zoning, the convenience store/gas station will require a conditional use permit that will follow at a latter date. At this time, there are no further plans to develop the remainder 8.7-acre of the property. A conceptual site plan has been provided to illustrate a possible completion of the overall parcel.

Permitted Uses will be all the uses allowed under the C-1 classification set forth in the City's Zoning Code.

- C-1 (Neighborhood Commercial) Permitted uses as set forth in the City's Zoning Ordinance
- C-1 uses subject to conditions as set forth in the City's Zoning Ordinance
- C-1 uses subject to Conditional Use Permit as set forth in the City's Zoning Ordinance
- C-1 accessory uses as set forth in the City's Zoning Ordinance

The commercial development on the 12.44-acre site will have street frontage and vehicular access along both Peoria Avenue and Sarival Avenue. It is anticipated that the site will have one

driveway on Peoria Avenue and multiple driveways along Sarival Avenue. No direct vehicular and pedestrian access will be provided to the residential properties to the east and south.

The overall design theme will feature local and southwest inspired material and colors found in the surrounding areas. Each tenant will have the flexibility to incorporate their corporate branding colors and design. The landscape plan will be used for buffering key areas, giving shade and safety for pedestrians. Native plants will be used for the project, which will allow for the plants and trees to thrive and conserve water usage.

Financial:

Financial impact to the City of Glendale, including one-time and reoccurring revenues and expenses, is based would reflect other similar project along the Loop 303 corridor area. The annexation area will likely generate a positive net financial impact to the city by 2024 with revenues exceeding expenditures quickly with current market conditions. It will provide a consistent revenue stream as it serves the surrounding community with the City of Glendale as well as the City of Surprise community.

Economic Development:

The proposed commercial development will provide and improve the entertainment and lifestyle opportunities in the area while providing job growth and opportunities for the surrounding community. The job creation will generate a positive net fiscal impact to the City of Glendale in the area.

Civic:

The site will further the growth of the city and as a result, will impact the surrounding communities with much needed services while helping to create a sense of community with restaurants, entertainment, and other needed services. The annexation is consistent with the City of Glendale’s annexation policy, it will provide long term benefits that the city wants to have in Glendale and support their overall community. This annexation allows the city to manage urban development, allow for the efficient planning and provision of services, create a stronger community, and ensure high quality developments in accordance with city standards.

Planning and Building:

This annexation will add to maintain the City of Glendale Land Use Program. There are no structures, vegetation, or amenities on the property at this time nor will there be any impact to existing parks, trails, or open spaces. The project will be designed to ultimately have several structures and vegetation throughout the property. Pedestrian connectivity will be provided throughout the property as well as to the public right of way. Vehicle access along Peoria Avenue will include a bridge over the existing drainage basin along the norther property line.

Public Safety:

Public services will be expected for fire and police as a primary benefit of being of being annexed into the City of Glendale. The proposed property will not have a large impact on existing programs or services. Fire and police services already service the general area of the property. Due to the size and retail nature of the project, the small retail corner will not have a major impact on existing services.

Intergovernmental:

The property is located outside the Luke Air Force Base airport disclosure area and flight traffic pattern. It will have no negative impact to the base while supporting the surrounding community with needed services.

Environmental:

The property and surrounding area were originally farmland serving the valley, which the entire area has slowly been transformed to urban development consisting of housing, roadways, and commercial office development. There are no significant natural or historic resources located within the property. This type of light commercial development supports Like Air Force Base and does not impact flight operations at and around the base.

Conclusion:

The proposed Annexation will allow for a high-quality commercial project that achieves the goals and objectives of the City of Glendale. This is accomplished by bringing much needed commercial services to the area. The development is compatible and complementary to the existing and actual planned uses in the surrounding area. This proposed development will only add to the quality growth seen in the surrounding area and throughout the City of Glendale.