

ORDINANCE NO. 019-56

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 57<sup>TH</sup> AVENUE AND GREENWAY ROAD FROM EXISTING PAD (PLANNED AREA DEVELOPMENT) TO PAD FOR A DEVELOPMENT PLAN ENTITLED "VILLAGE AT THUNDERBIRD," AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on May 16, 2019, in zoning case ZON19-02 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of 57<sup>th</sup> Avenue and Greenway Road from PAD (Planned Area Development) to PAD (Planned Area Development);

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law, including publication of such notice in *The Glendale Star* on April 25, 2019; and

WHEREAS, the City has considered the individual property rights and personal liberties of the residents of the city before adopting this zoning ordinance; and

WHEREAS, the City of Glendale Planning Commission recommended to the mayor and the council the zoning of property as described above and the mayor and the council desire to accept such recommendation and rezone the property described on Exhibit A to PAD (Planned Area Development) in accordance with the development plan currently on file with the planning division as of the date of this ordinance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at the southeast corner of 57<sup>th</sup> Avenue and Greenway Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from PAD (Planned Area Development) to PAD (Planned Area Development).

SECTION 2. That the rezoning provided for is conditioned and subject to the following:

1. Development shall be in substantial conformance with the PAD entitled "Village at Thunderbird," date stamped received April 30, 2019.
2. The cost of the traffic signal installation and deceleration lane at the intersection of 57<sup>th</sup> Avenue and Greenway Road shall be split one third each among the City of

Glendale, the property owners identified in the Arizona Christian University PAD, Case Number ZON19-01, and the then current property owner of Parcel 3 in the Village at Thunderbird PAD, Case Number ZON19-02. The traffic signal and deceleration lane shall be installed upon the earlier of (a) a certificate of occupancy being issued for the 150<sup>th</sup> single family home within Parcel 3 of Case No. ZON19-02, or (b) additional vehicle trip generation of 3,400 Average Daily Trips from new development within the ACU PAD Site, excluding renovation of existing buildings and development of new athletic fields. In the event the City determines the traffic signal and deceleration lane are warranted sooner than either trigger points (a) and (b) stated above, the City will install the traffic signal and deceleration lane and the property owners of the subject zoning cases as referenced above shall reimburse the City its actual cost when the trigger points (a) or (b) identified above are met for each respective property owner.

3. Any Greenway Road improvements required along the south side of Greenway Road, adjacent to the multi-family site (Parcel 2), will be designed and completed in connection with the development of the multi-family site (Parcel 2).
4. All future Greenway Road driveways on to the ACU or Multi-family residential parcels other than the 57<sup>th</sup> Avenue and Greenway Road intersection shall be Right In-Right out only and shall include right turn deceleration lanes.

SECTION 3. The City of Glendale Zoning Map is amended by this ordinance to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. This Ordinance becomes effective at the time and in the manner prescribed by law.

SECTION 5. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale,  
Maricopa County, Arizona, this 11<sup>th</sup> day of June, 2019.



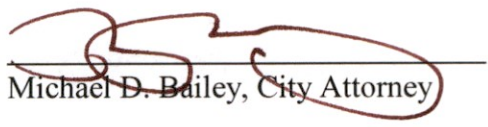
\_\_\_\_\_  
Mayor Jerry P. Weiers

ATTEST:



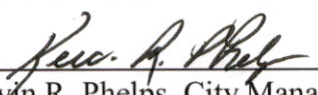
\_\_\_\_\_  
Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:



\_\_\_\_\_  
Michael D. Bailey, City Attorney

REVIEWED BY:



\_\_\_\_\_  
Kevin R. Phelps, City Manager

*Wood, Patel & Associates, Inc.*  
(602) 335-8500  
www.woodpatel.com

October 15, 2018  
WP# 184814  
Page 1 of 4  
See Exhibit "A"

**PARCEL DESCRIPTION**  
**Proposed YMCA Parcel**

A portion of Parcel No. 2, Thunderbird School of Global Management, recorded in Book 1160, page 14, Maricopa County Records, (M.C.R.), and Affidavit of Correction, recorded in Document No. 2014-0513760, M.C.R., lying within the northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the west quarter corner of said Section 8, a 3-inch City of Glendale brass cap flush, from which the northwest corner of said section, a stone in handhole, bears North 00°35'20" East (basis of bearing), a distance of 2625.40 feet;

**THENCE** along the west line of said northwest quarter, North 00°35'20" East, a distance of 315.41 feet;  
**THENCE** leaving said west line, South 89°24'40" East, a distance of 65.00 feet, to the west line of said Parcel No. 2 and the **POINT OF BEGINNING**;

**THENCE** along said west line, North 00°35'20" East, a distance of 234.09 feet;

**THENCE** leaving said west line, South 89°32'18" East, a distance of 323.30 feet;

**THENCE** South 44°37'10" East, a distance of 70.71 feet;

**THENCE** South 89°37'10" East, a distance of 360.62 feet;

**THENCE** South 47°16'02" East, a distance of 185.78 feet;

**THENCE** South 00°22'05" West, a distance of 93.98 feet;

**THENCE** North 89°37'30" West, a distance of 296.64 feet;

**THENCE** South 00°22'30" West, a distance of 37.97 feet;

**THENCE** North 89°37'30" West, a distance of 80.82 feet, to the beginning of a curve;

**THENCE** southwesterly along said curve to the left, having a radius of 70.00 feet, concave southeasterly, through a central angle of 85°45'15", a distance of 104.77 feet, to a point of intersection with a non-tangent line;

**THENCE** South 71°54'00" West, a distance of 156.77 feet;

**THENCE** North 00°25'31" East, a distance of 158.99 feet;

**THENCE** North 88°35'15" West, a distance of 179.21 feet;

**Parcel Description  
Proposed YMCA Parcel**

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**THENCE** North 44°57'00" West, a distance of 37.24 feet;  
**THENCE** North 89°55'15" West, a distance of 70.60 feet, to the **POINT OF BEGINNING**.

Containing 221,113 square feet or 5.0761 acres, more or less.

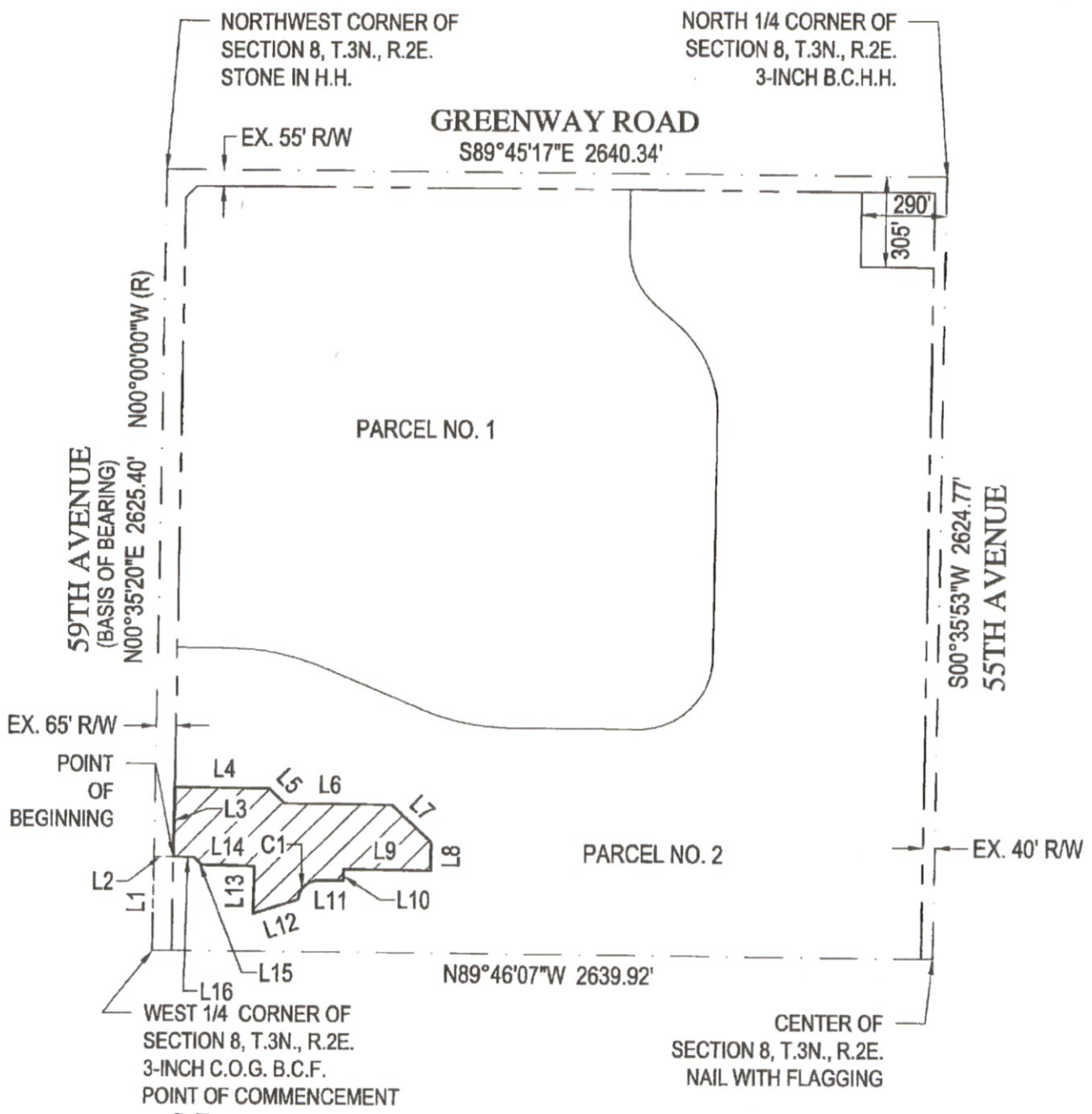
Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2018\184814 Proposed YMCA Parcel L08 10-15-18.docx



EXPIRES 08-30-20



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**EXHIBIT "A"**  
PROPOSED YMCA PARCEL  
10/15/2018  
WP#184814  
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NOT TO SCALE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°35'20"E	315.41'
L2	S89°24'40"E	65.00'
L3	N00°35'20"E	234.09'
L4	S89°32'18"E	323.30'
L5	S44°37'10"E	70.71'
L6	S89°37'10"E	360.62'
L7	S47°16'02"E	185.78'
L8	S00°22'05"W	93.98'
L9	N89°37'30"W	296.64'
L10	S00°22'30"W	37.97'
L11	N89°37'30"W	80.82'
L12	S71°54'00"W	156.77'
L13	N00°25'31"E	158.99'
L14	N88°35'15"W	179.21'
L15	N44°57'00"W	37.24'
L16	N89°55'15"W	70.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	85°45'15"	70.00'	104.77'



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October 22, 2018  
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**PARCEL DESCRIPTION**  
**Parcel No. 2**

A portion of Parcel No. 1 and a portion of Parcel No. 2, Thunderbird School of Global Management, recorded in Book 1160, page 14, Maricopa County Records (M.C.R.), and Affidavit of Correction, recorded in Document No. 2014-0513760, M.C.R., lying within the northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the northwest corner of said Section 8, a stone in handhole, from which the west quarter corner of said section, a 3-inch City of Glendale brass cap flush, bears South 00°35'20" West (basis of bearing), a distance of 2625.40 feet;

**THENCE** along the north line of said northwest quarter, South 89°45'17" East, a distance of 1509.48 feet;

**THENCE** leaving said north line, South 00°14'43" West, a distance of 55.00 feet, to the north line of said Parcel No. 1 and the **POINT OF BEGINNING**;

**THENCE** along said north line, and along the north line of said Parcel No. 2, South 89°45'17" East, a distance of 840.51 feet, to the west line of the east 290 feet of said northwest quarter;

**THENCE** leaving said north line, along said west line, South 00°35'53" West, a distance of 250.00 feet, to the south line of the north 305 feet of said northwest quarter;

**THENCE** leaving said west line, along said south line, South 89°45'17" East, a distance of 250.00 feet, to the easterly most northeast corner of said Parcel No. 2;

**THENCE** leaving said south line, along the east line of said Parcel No. 2, South 00°35'53" West, a distance of 2,319.77 feet, to the southeast corner of said Parcel No. 2;

**THENCE** leaving said east line, along the south of said Parcel No. 2, North 89°46'07" West, a distance of 2,534.92 feet, to the southwest corner of said Parcel No. 2;

**THENCE** leaving said south line, along the west line of said Parcel No. 2, North 00°35'20" East, a distance of 315.00 feet;

**THENCE** leaving said west line, South 89°55'15" East, a distance of 70.60 feet;

**THENCE** South 44°57'00" East, a distance of 37.24 feet;

**THENCE** South 88°35'15" East, a distance of 179.21 feet;

**THENCE** South 00°25'31" West, a distance of 158.99 feet;

**THENCE** North 71°54'00" East, a distance of 156.77 feet, to a point of intersection with a non-tangent curve;

**THENCE** northeasterly along said non-tangent curve to the right, having a radius of 70.00 feet, concave southeasterly, whose radius bears South 85°22'44" East, through a central angle of 85°45'15", a distance of 104.77 feet, to the curves end;

**THENCE** South 89°37'30" East, a distance of 80.82 feet;

**THENCE** North 00°22'30" East, a distance of 37.97 feet;

**THENCE** South 89°37'30" East, a distance of 296.64 feet;

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**THENCE** North 00°22'05" East, a distance of 93.98 feet;  
**THENCE** North 47°16'02" West, a distance of 185.78 feet;  
**THENCE** North 89°37'10" West, a distance of 360.62 feet;  
**THENCE** North 44°37'10" West, a distance of 70.71 feet;  
**THENCE** North 89°32'18" West, a distance of 323.30 feet, to said west line;  
**THENCE** along said west line, North 00°35'20" East, a distance of 541.07 feet;  
**THENCE** leaving said west line, South 44°33'08" East, a distance of 42.32 feet;  
**THENCE** South 89°41'35" East, a distance of 220.07 feet;  
**THENCE** South 00°18'25" West, a distance of 7.28 feet, to a point of intersection with a non-tangent curve;  
**THENCE** easterly along said non-tangent curve to the right, having a radius of 738.00 feet, concave southerly, whose radius bears South 04°48'34" West, through a central angle of 17°56'37", a distance of 231.12 feet, to the curves end;  
**THENCE** South 67°14'49" East, a distance of 411.61 feet, to the beginning of a curve;  
**THENCE** easterly along said curve to the left, having a radius of 668.00 feet, concave northerly, through a central angle of 14°13'52", a distance of 165.92 feet, to a point of intersection with a non-tangent curve;  
**THENCE** southeasterly along said non-tangent curve to the right, having a radius of 60.99 feet, concave southwesterly, whose radius bears South 08°44'18" West, through a central angle of 95°55'51", a distance of 102.12 feet, to a point of intersection with a non-tangent curve;  
**THENCE** easterly along said non-tangent curve to the left, having a radius of 738.00 feet, concave northerly, whose radius bears North 03°49'36" East, through a central angle of 03°50'29", a distance of 49.48 feet, to the curves end;  
**THENCE** North 89°59'07" East, a distance of 463.47 feet, to the beginning of a curve;  
**THENCE** northeasterly along said curve to the left, having a radius of 278.00 feet, concave northwesterly, through a central angle of 89°29'10", a distance of 434.19 feet, to the curves end;  
**THENCE** North 00°29'57" East, a distance of 658.10 feet, to a point of intersection with a non-tangent curve;  
**THENCE** northwesterly along said non-tangent curve to the right, having a radius of 61.00 feet, concave northeasterly, whose radius bears North 07°59'08" West, through a central angle of 98°26'10", a distance of 104.80 feet, to a point of intersection with a non-tangent line;  
**THENCE** North 00°31'01" East, a distance of 138.87 feet, to a point of intersection with a non-tangent curve;  
**THENCE** northwesterly along said non-tangent curve to the left, having a radius of 332.39 feet, concave southwesterly, whose radius bears South 86°44'54" West, through a central angle of 46°29'47", a distance of 269.74 feet, to the curves end;  
**THENCE** North 49°44'53" West, a distance of 100.27 feet, to a point of intersection with a non-tangent curve;  
**THENCE** northwesterly along said non-tangent curve to the right, having a radius of 332.26 feet, concave northeasterly, whose radius bears North 42°57'08" East, through a central angle of 45°01'25", a distance of 261.09 feet, to the curves end;  
**THENCE** North 02°01'27" West, a distance of 33.65 feet;  
**THENCE** North 00°07'48" East, a distance of 120.25 feet;

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**Parcel No. 2**

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**THENCE** North 44°59'07" West, a distance of 42.58 feet, to the **POINT OF BEGINNING**.

Containing 3,272,626 square feet or 75.1291 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

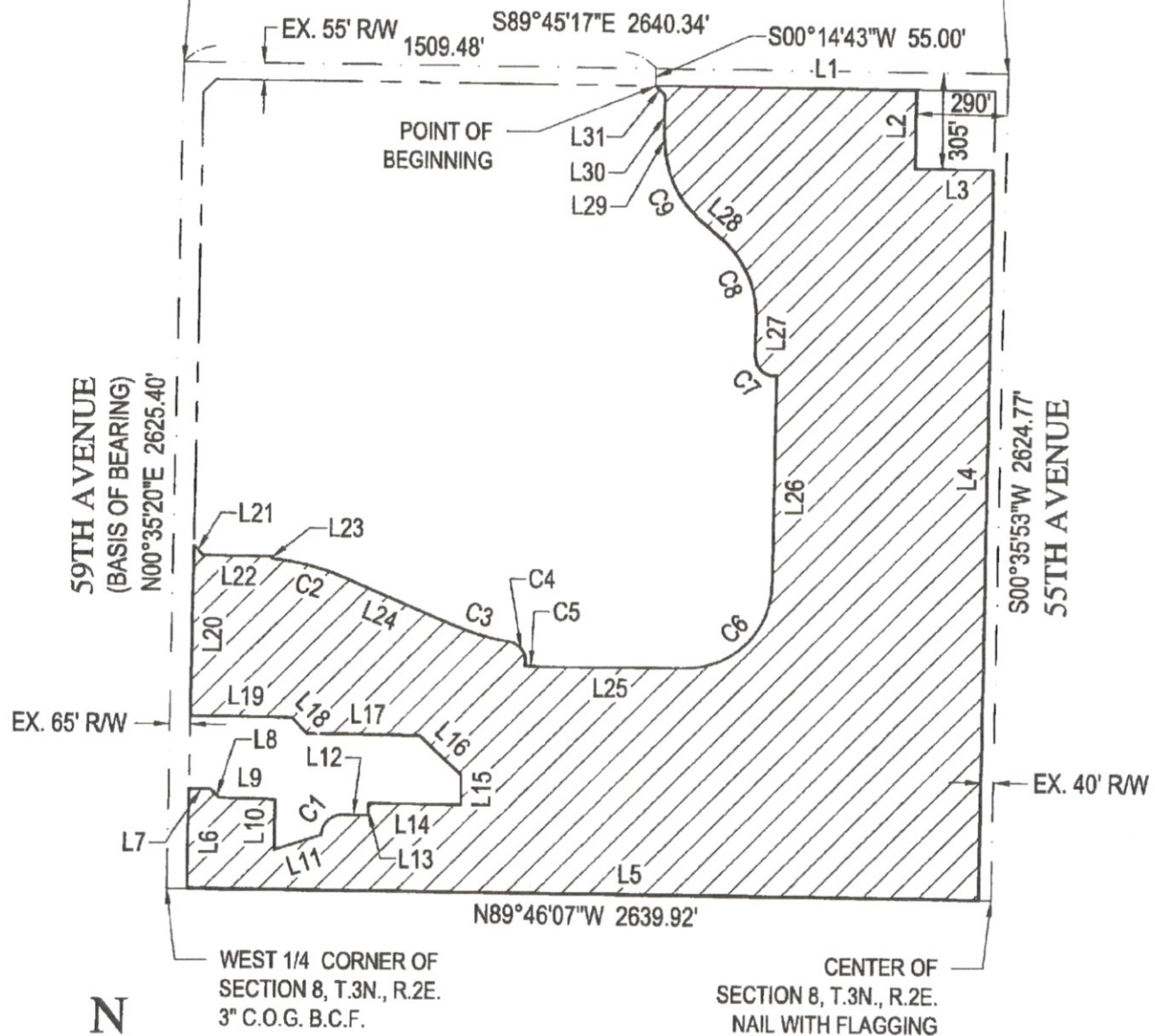
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NORTHWEST CORNER OF SECTION 8, T.3N., R.2E.  
STONE IN H.H.  
POINT OF COMMENCEMENT

NORTH 1/4 CORNER OF SECTION 8, T.3N., R.2E.  
3" C.O.G. B.C.H.H.

### GREENWAY ROAD



59TH AVENUE  
(BASIS OF BEARING)  
N00°35'20\"/>E 2625.40'

55TH AVENUE  
S00°35'53\"/>W 2624.77'

EX. 65' R/W

EX. 40' R/W



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'17"E	840.51'
L2	S00°35'53"W	250.00'
L3	S89°45'17"E	250.00'
L4	S00°35'53"W	2,319.77'
L5	N89°46'07"W	2,534.92'
L6	N00°35'20"E	315.00'
L7	S89°55'15"E	70.60'
L8	S44°57'00"E	37.24'
L9	S88°35'15"E	179.21'
L10	S00°25'31"W	158.99'
L11	N71°54'00"E	156.77'
L12	S89°37'30"E	80.82'
L13	N00°22'30"E	37.97'
L14	S89°37'30"E	296.64'
L15	N00°22'05"E	93.98'
L16	N47°16'02"W	185.78'
L17	N89°37'10"W	360.62'
L18	N44°37'10"W	70.71'
L19	N89°32'18"W	323.30'
L20	N00°35'20"E	541.07'
L21	S44°33'08"E	42.32'
L22	S89°41'35"E	220.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S00°18'25"W	7.28'
L24	S67°14'49"E	411.61'
L25	N89°59'07"E	463.47'
L26	N00°29'57"E	658.10'
L27	N00°31'01"E	138.87'
L28	N49°44'53"W	100.27'
L29	N02°01'27"W	33.65'
L30	N00°07'48"E	120.25'
L31	N44°59'07"W	42.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	85°45'15"	70.00'	104.77'
C2	17°56'37"	738.00'	231.12'
C3	14°13'52"	668.00'	165.92'
C4	95°55'51"	60.99'	102.12'
C5	3°50'29"	738.00'	49.48'
C6	89°29'10"	278.00'	434.19'
C7	98°26'10"	61.00'	104.80'
C8	46°29'47"	332.39'	269.74'
C9	45°01'25"	332.26'	261.09'



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PARCEL NO.2  
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Recorded by:  
City Clerk  
City of Glendale  
5850 West Glendale Avenue  
Glendale, AZ 85301-2599

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
ELECTRONIC RECORDING  
20190499448,07/01/2019 10:57,  
O1956-13-1-1--,N

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CERTIFICATION



STATE OF ARIZONA  
County of Maricopa  
City of Glendale

I, Julie K. Bower, being the appointed and duly qualified City Clerk of the City of Glendale, Maricopa County, Arizona, certify that the following is a true and correct copy of Ordinance, O19-56 that remain on file with the Office of the Glendale City Clerk.

Given under my hand and seal this Monday, July 01, 2019.

  
Julie K. Bower, MMC  
City Clerk