

ORDINANCE NO. O21-40

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE WOOLF CROSSING PLANNED AREA DEVELOPMENT (ZON05-20) LOCATED AT 15551 WEST OLIVE AVENUE; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on June 17, 2021, for zoning case ZON21-11 in the manner prescribed by law for the purpose of amending the Woolf Crossing PAD (ZON05-20) zoned property located at 15551 West Olive Avenue;

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 May 27, 2021; 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 to amend the property described on Exhibit A 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 15551 West Olive Avenue and more accurately described in Exhibit A to this ordinance, is rezoned by conditionally amending the existing Woolf Crossing PAD (Planned Area Development).

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

The stipulations listed below replace the stipulations in case ZON05-20 and Ordinance Number 2520.

1. Development shall be in substantial conformance with the development plan and narrative of the Woolf Crossing PAD date stamped June 5, 2006, and the amended Woolf Crossing PAD, date stamped May 24, 2021.
2. Dedication of additional right-of-way for Northern Avenue to provide for a total half width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Except for the area between

Sarival Avenue and Loop 303, the half street right-of-way in this area shall be 65 feet and increase to 75 feet within 250 feet of a major intersection. Such dedication shall be made at the time of development of adjacent parcel.

3. Dedication of additional right-of-way for Sarival Avenue to provide for a total half-street width of 65 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 75 feet. Such dedication shall be made at the time of development of adjacent parcel.
4. Dedication of additional right-of-way for Reems Road, south of Northern Parkway, to provide for a total half-width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Such dedication shall be made at the time of development of adjacent parcel.
5. Dedication of additional right-of-way for all collector streets to provide for a total width of 70 feet (90 feet with medians). Such dedication shall be made at the time of development of adjacent parcel.
6. Dedication of additional right-of-way for all local streets to provide for a total width of 50 feet shall be made before issuing any building permits for any part of the project.
7. No parallel utilities will be located in the Northern Parkway right-of-way.
8. All half-street improvements on Northern Avenue, Reems Road, and Sarival Avenue, which are adjacent to the parcel to be developed, shall be completed prior to Certificate of Occupancy for said development. Required improvement standards are determined by the City of Glendale Engineering Design Construction Standards.
9. Maricopa County Department of Transportation (MCDOT) operates and controls Olive Avenue adjacent to the development. The developer shall coordinate with MCDOT on the Right-of-way and Roadway section requirements as well as the timing and required half-street improvements for Olive Avenue. Also, the developer shall be required to coordinate with MCDOT all items related to access to and from the proposed development(s) onto Olive Avenue.
10. All irrigation ditches located on the property shall be tiled or abandoned.
11. All reference to a single-family residential development in the original Woolf Crossing PAD (ZON05-20) shall be invalid at the effective date of this ordinance and there shall be no single-family residential development on any property within the Woolf Crossing PAD.

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. That the provisions of this ordinance will become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 22nd day of June, 2021.

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

Exhibit A

WOOLF CROSSING LEGAL DESCRIPTION

THAT PORTION OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 31 FROM WHICH A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 4876.07 FEET:

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, SOUTH 89 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 2240.36 FEET TO AN ALUMINUM CAP STAMPED WITH RLS #19854 ACCEPTED AS THE NORTH QUARTER THEREOF;

THENCE CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 89 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 1156.16 FEET;

THENCE LEAVING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST A DISTANCE OF 2618.40 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 34.02 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5868.89 FEET, THE CENTER OF WHICH BEARS NORTH 81 DEGREES 05 MINUTES 37 SECOND WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 11 MINUTES 04 SECONDS, AN ARC LENGTH OF 2169.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 606.82 FEET TO A POINT ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 16 MINUTES 38 SECONDS WEST A DISTANCE OF 401.47 FEET TO AN ALUMINUM CAP STAMPED WITH RLS #19854 ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 89 DEGREES 16 MINUTES 38 SECONDS WEST A DISTANCE OF 2265.44 FEET TO A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP IN HAND HOLE STAMPED #29891 ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST A DISTANCE OF 421.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 935.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 36 MINUTES 48 SECONDS, AN ARC LENGTH OF 923.86 FEET;

THENCE NORTH 56 DEGREES 52 MINUTES 33 SECONDS EAST A DISTANCE OF 619.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 935.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 37 MINUTES 15 SECONDS, AN ARC LENGTH OF 923.99 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST A DISTANCE OF 625.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 935.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 02 MINUTES 35 SECONDS, AN ARC LENGTH OF 978.83 FEET;

THENCE NORTH 59 DEGREES 47 MINUTES 17 SECONDS WEST A DISTANCE OF 409.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1068.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 03 MINUTES 26 SECONDS, AN ARC LENGTH OF 1119.47 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH ALONG SAID WEST LINE, 00 DEGREES 16 MINUTES 09 SECONDS EAST A DISTANCE OF 392.92 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, BY WARRANTY DEED RECORDED AS 2011-0098865 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31 MONUMENTED BY A BRASS CAP IN HANDHOLE BEARING SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 2632.27 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 31, MONUMENTED BY A BRASS CAP IN HANDHOLE;

THENCE NORTH 89 DEGREES 08 MINUTES 36 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 31, A DISTANCE OF 265.03 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 00 DEGREES 04 MINUTES 45 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 265.00 FEET WEST OF THE EAST LINE OF SECTION 31, A DISTANCE OF 93.05 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 241.21 FEET;

THENCE NORTH 85 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 550.00 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 650.00 FEET;

THENCE SOUTH 87 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 1475.00 FEET;

THENCE SOUTH 82 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 354.91 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 436.61 FEET;

THENCE SOUTH 83 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 530.84 FEET;

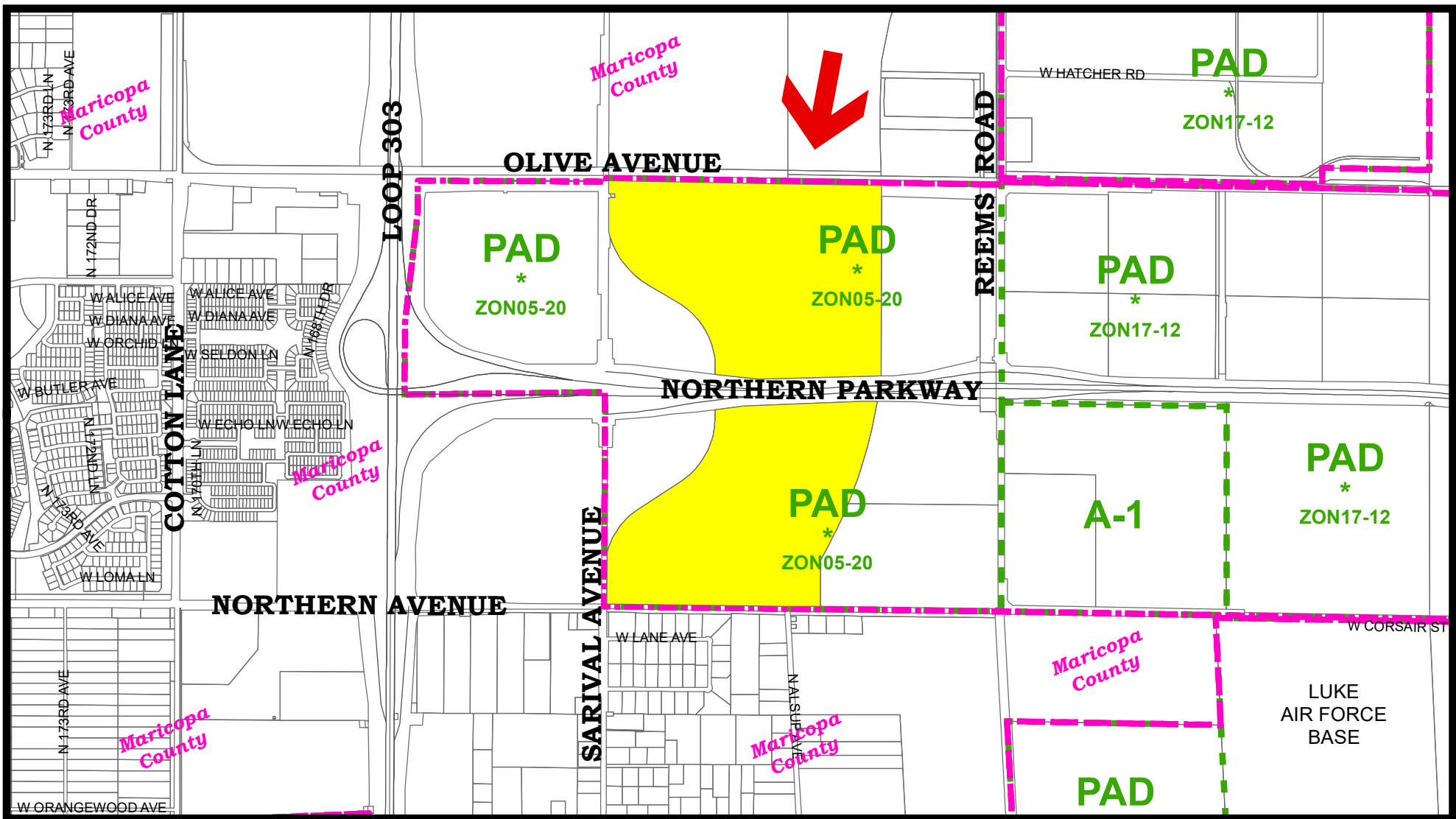
THENCE NORTH 88 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 1660.00 FEET;

THENCE NORTH 85 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 360.00 FEET;

THENCE NORTH 76 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 700.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 36.32 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 464.64 FEET TO THE POINT OF BEGINNING.



**WOOLF CROSSING
PAD AMENDMENT
(ZON21-11)**



REQUEST

PROPOSED AMENDMENT TO WOOLF CROSSING PAD (PLANNED AREA DEVELOPMENT).

LOCATION

**SEC OF OLIVE AVENUE & LOOP 303
(15551 W. OLIVE AVENUE)**