

ORDINANCE NO. O21-57

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 6.96 ACRES LOCATED AT THE SOUTHEAST CORNER OF 75TH AVENUE AND GLENDALE AVENUE FROM C-2 (GENERAL COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “75TH & GLENDALE RETAIL CENTER”; 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 August 5, 2021, in zoning case ZON21-06 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of 75th Avenue and Glendale Avenue from C-2 (General Commercial) 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 July 15, 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 approve such recommendation to 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 75th Avenue and Glendale Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from C-2 (General Commercial) 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 Master Site Plan outlined in the PAD Booklet and the PAD Booklet entitled “75th & Glendale Retail Center,” dated July 19, 2021.
2. 75 percent of the trees proposed to be installed along the south and east property line shall be a minimum of 24-inch box.

3. The Developer shall dedicate an additional 10 feet on Glendale Avenue for a total of 65 feet half street right-of-way (measured from centerline) for the length of the development.
4. Developer shall dedicate an additional 10 feet along 75th Avenue for a 65 feet half street of right-of-way (measured from centerline) within 250 feet south of 75th Avenue and Glendale Avenue intersection.
5. A right turn deceleration lane will be required at the two points of access on 75th Avenue and at the single point of access on Glendale Avenue.
6. A left turn deceleration lane will be required at the median on Glendale Avenue leading to the north project access.
7. A minimum 6-foot sidewalk will be required on Glendale Avenue and 75th Avenue, along the property frontage.
8. A minimum 5-foot sidewalk will be required on all sidewalk paths within the development.
9. A minimum 5-foot ADA compliant path will be required leading from each building to the public right-of-way.
10. As part of the master development, the developer shall complete all perimeter improvements before or as part of the first development.

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 as shown in Exhibit B.

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.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 14th day of September, 2021.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

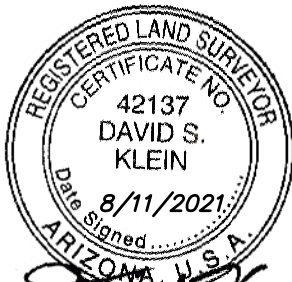
Kevin R. Phelps, City Manager

EXHIBIT "A"

DESCRIPTION OF PROPOSED PAD ZONE PROPERTY
OVER A PORTION OF A.P.N. 144-01-001A
GLENDALE, AZ 85303

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4-INCH MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A 4-INCH MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 2,651.64 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 663.37 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE EAST LINE OF THE WEST 663.00 FEET OF SAID NORTHWEST QUARTER;
THENCE SOUTH 01 DEGREE 48 MINUTES 39 SECONDS WEST 65.04 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01 DEGREE 48 MINUTES 39 SECONDS WEST 598.33 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 663.00 FEET OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS WEST 608.34 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID NORTHWEST QUARTER;
THENCE NORTH 01 DEGREE 48 MINUTES 39 SECONDS EAST 308.67 FEET ALONG SAID EAST LINE;
THENCE SOUTH 88 DEGREES 11 MINUTES 21 SECONDS EAST 10.00 FEET TO THE EAST LINE OF THE WEST 65.00 FEET OF SAID NORTHWEST QUARTER;
THENCE NORTH 01 DEGREE 48 MINUTES 39 SECONDS EAST 55.10 FEET ALONG SAID EAST LINE;
THENCE SOUTH 88 DEGREES 22 MINUTES 34 SECONDS EAST 26.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 237.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 30 MINUTES 36 SECONDS EAST 52.85 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 26 SECONDS AN ARC LENGTH OF 52.96 FEET;



SHEET 1 OF 2



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www.superiorsurveying.com
info@superiorsurveying.com

DATE: 8/11/2021

JOB NO.: 202008056

EXHIBIT "A"

DESCRIPTION OF PROPOSED PAD ZONE PROPERTY
OVER A PORTION OF A.P.N. 144-01-001A
GLENDALE, AZ 85303

LEGAL DESCRIPTION (CONTINUED):

THENCE NORTH 79 DEGREES 03 MINUTES 38 SECONDS EAST 64.12 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 01 SECOND AN ARC LENGTH OF 32.27 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 21 SECONDS EAST 87.80 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 19 SECONDS WEST 217.17 FEET TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 344.13 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 6.966 ACRES OR 303,428 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.



David S. Klein

SHEET 2 OF 2


SUPERIOR
SURVEYING SERVICES, INC.

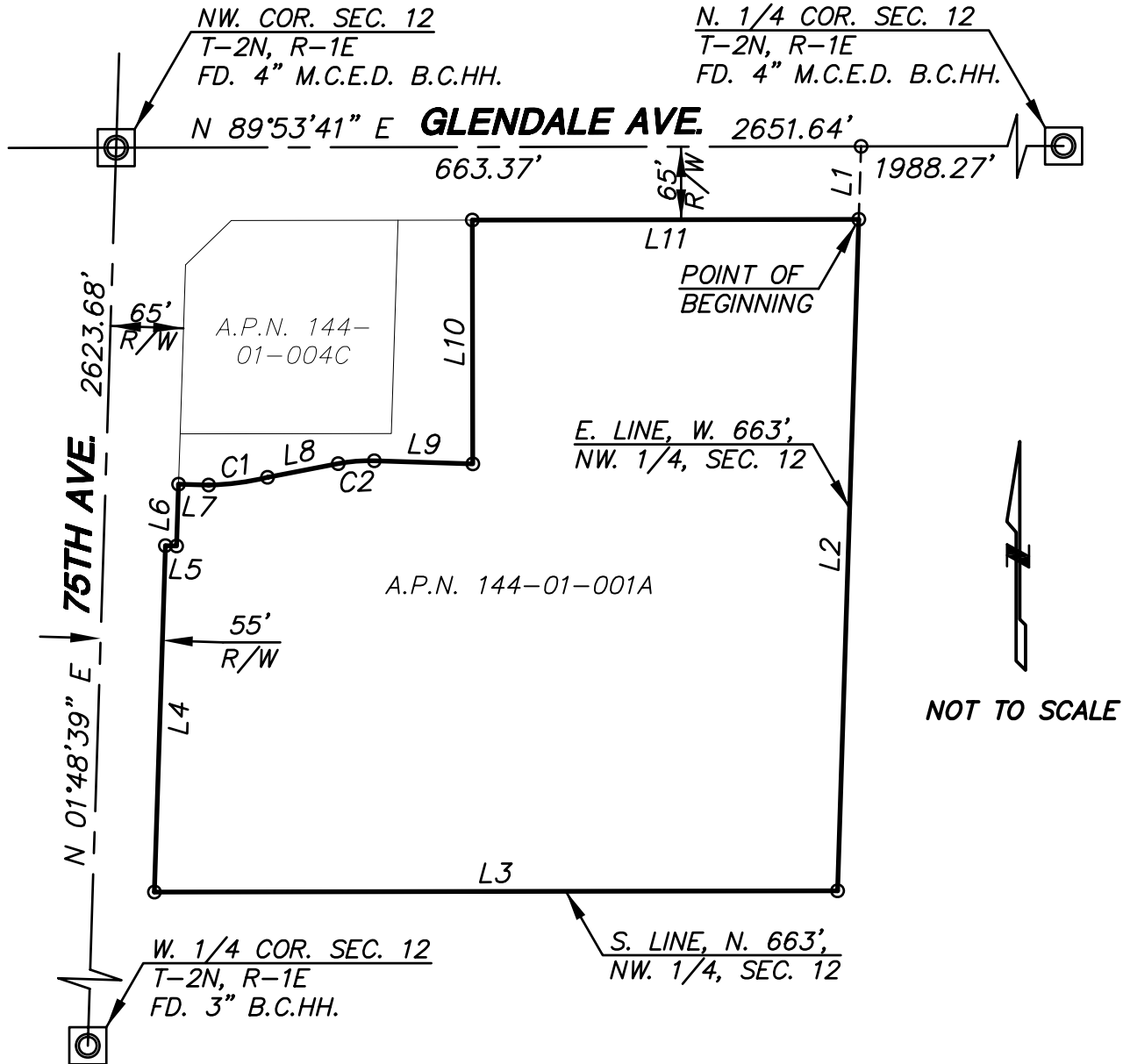
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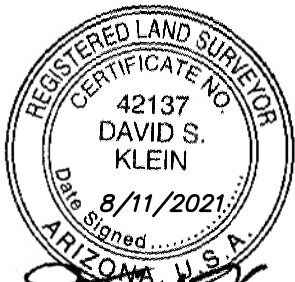
JOB NO.: 202008056

EXHIBIT "B"

DEPICTION OF PROPOSED PAD ZONE PROPERTY
OVER A PORTION OF A.P.N. 144-01-001A
GLENDALE, AZ 85303



NOT TO SCALE



David S. Klein

SHEET 1 OF 2

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EXHIBIT "B"

DEPICTION OF PROPOSED PAD ZONE PROPERTY
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LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 01°48'39" W	65.04'
L2	S 01°48'39" W	598.33'
L3	S 89°53'41" W	608.34'
L4	N 01°48'39" E	308.67'
L5	S 88°11'21" E	10.00'
L6	N 01°48'39" E	55.10'
L7	S 88°22'34" E	26.82'
L8	N 79°03'38" E	64.12'
L9	S 88°11'21" E	87.80'
L10	N 00°06'19" W	217.17'
L11	N 89°53'41" E	344.13'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	237.86'	12°45'26"	52.96'	N82°30'36"E	52.85'
C2	145.00'	12°45'01"	32.27'	N85°26'08"E	32.20'



SHEET 2 OF 2

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