

ORDINANCE NO. O21-69

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED ON THE SOUTHWEST CORNER OF NORTHERN AVENUE AND REEMS ROAD FROM RR-45 TO PAD FOR PROJECT KNOWN AS "HOPEWELL;" AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 2, 2021, in zoning case ZON21-16 in the manner prescribed by law for the purpose of rezoning property located on the southwest corner of Northern Avenue and Reems Road from RR-45 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 August 12, 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 City Council desires to rezone the property described on Exhibit A to PAD (Planned Area Development).

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 on the southwest corner of Northern Avenue and Reems Road and more specifically described in Exhibit A of this Ordinance, is conditionally rezoned from RR-45 to PAD (Planned Area Development).

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

1. Development shall be in conformance with the Hopewell PAD development narrative dated July 21, 2021. The Conceptual Site Plan and Conceptual Open Space Plan included with the PAD Application may be modified to accommodate the users on the Property but shall be in conformance with required development standards and regulations outlined in the PAD development narrative dated July 21, 2021.
2. The developer shall provide half-street right of way dedication of 55 feet for Northern Avenue (65' within 250' of the Reems Road intersection) with improvements to include, but not limited to, roadway widening, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.
3. The developer shall provide half-street right of way dedication of 55 feet for Reems Road with improvements to include but not limited to, roadway widening, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.

4. The developer shall place overhead power lines located on the frontages of Alsup Avenue and Northern Avenue underground.
5. All proposed access points on Reems Road shall align with the planned access points to the proposed Cubes at Glendale development as per the information available to the City on August 20, 2021.
6. All truck access points on Reems Road and Northern Avenue shall include a right turn deceleration lane.
7. A right turn lane shall be required on eastbound Northern Avenue in advance of the Reems Road intersection.
8. The applicant/developer shall coordinate with Maricopa County regarding the roadway requirements for Alsup Avenue as well as the access requirements (width, location, number, type, etc.) onto Alsup Avenue.
9. Adaman Irrigation has land rights in the future right-of-way of both Northern Avenue and Reems Road. The developer will be required to work with Adaman Irrigation to relocate facilities and the associated land rights in order to complete the required roadway improvements and make the associated right-of-way dedications.
10. The developer shall provide half-street right of way dedication of 40-feet for Orangewood Avenue with improvements to include, but not limited to, 24-feet of paving, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.
11. The developer shall provide onsite retention for the 100-year, 2-hour storm event for the site and adjacent roadways.
12. The developer shall adhere to the Maricopa County Department of Transportation's (MCDOT) requirements for spacing of driveways located on Alsup Avenue.
13. For the three (3) access driveways on Alsup Avenue, the northern and southern driveways shall be for truck traffic only and the center driveway shall be for vehicular/employee access and no truck access.
14. The developer shall install left-turn lanes for southbound traffic on Alsup Avenue at each driveway ingress to reduce traffic congestion on Alsup Avenue. The developer shall work with MCDOT on the ultimate design for future roadway improvements associated with these left turn lanes.
15. The developer shall require truck access to the property from Alsup Avenue be limited to left turn in and right turn out only.
16. The developer shall work with MCDOT to restrict truck traffic from traveling south on Alsup Avenue beyond the limits of the property.
17. Truck access shall not be allowed to and from Orangewood Avenue.

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. 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 26<sup>th</sup> day of October, 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

*A portion of Northeast quarter of Section 6, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;*

*BEGINNING at the Northeast corner of said Section 6, monumented with a brass cap in handhole;*

*Thence along the East line of the Northeast quarter of said Section 6, South 02 degrees 55 minutes 51 seconds East 2596.73 feet to the East quarter corner of said Section 6, monumented with a brass cap in handhole;*

*Thence along the South line of the Northeast quarter of said Section 6, North 89 degrees 49 minutes 02 seconds West 1318.65 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 6;*

*Thence along the West line of the Southeast quarter of the Northeast quarter of said Section 6, North 02 degrees 56 minutes 10 seconds West 1301.80 feet to the Northwest corner of the Southeast quarter of the Northeast quarter of said Section 6;*

*Thence along the South line of G.L.O. Lot 2 of said Section 6, North 89 degrees 24 minutes 52 seconds West 1279.46 feet to a point on a line 40.00 feet East of and parallel with the West line of the Northeast quarter of said Section 6;*

*Thence along said parallel line, North 02 degrees 56 minutes 51 seconds West 1007.06 feet;*

*Thence South 89 degrees 49 minutes 56 seconds East 874.58 feet;*

*Thence North 03 degrees 16 minutes 15 seconds West 298.96 feet to a point on the North line of the Northeast quarter of said Section 6;*

*Thence along said North line, South 89 degrees 08 minutes 52 seconds East 1726.41 feet to the POINT OF BEGINNING.*

*Comprising 111.151 acres or 4,841,718 square feet, subject to all easements of record.*



EXHIBIT B

