

ORDINANCE NO. O21-71

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 36 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTHERN AVENUE AND COTTON LANE FROM M-1 (LIGHT INDUSTRIAL) AND C-2 (GENERAL COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "COTTON NORTHERN MIXED USE PLANNED AREA DEVELOPMENT"; 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 October 7, 2021, in zoning case ZON21-14 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Northern Avenue and Cotton Lane from M-1 (Light Industrial) and 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 September 16, 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 Northern Avenue and Cotton Lane and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from M-1 (Light Industrial) and 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 PAD Booklet dated September 20, 2021.
2. Residential uses shall be limited to four (4) dwelling units per acre for the aggregate PAD site area to comply with the Luke Air Force Base GDC of a maximum of four (4) dwelling units per acre.
3. An FAA form 7460-1 shall be submitted, reviewed by the FAA prior to issuance of any building permits.

4. The developer shall provide a gate at the entrance to the access easement along the south-western property line. Access to said gate shall be provided to emergency services and utilities.
5. Access from Northern Avenue shall be coordinated with and approved with the Arizona Department of Transportation (ADOT) for compliance with ADOT transportation requirements. Written documentation from ADOT shall be required attesting to compliance prior to design review approvals.
6. Northern Avenue shall require 65-foot half street right-of-way improvements with curb, gutter, and a continuous six-foot-wide detached sidewalk.
7. An eastbound turn lane shall be required in advance of the access on Northern Avenue (150' Turn lane + Taper).
8. A westbound left turn lane shall be required in advance of the access on Northern Avenue (150' Turn lane + Taper). Written approval from ADOT attesting to compliance shall be required prior to design review approval.
9. Cotton Lane is controlled by Maricopa County Department of Transportation (MCDOT). MCDOT has indicated that a minimum of 65 feet of right-of-way will be required to be dedicated and the roadway will need to be improved to MCDOT standards. Prior to Design Review approval from the City, written approval from MCDOT shall be provided for both the access locations on Cotton Lane and the proposed right-of-way improvements.
10. If a single access road is proposed, either from Cotton Lane or Northern Avenue to the site, an automatic fire sprinkler system shall be required in all proposed residential structures.
11. The two existing billboards were approved through development agreement between the City of Glendale and Maricopa County on October 23, 2012. The existing billboards may remain and be utilized by the development. No other billboards shall be approved unless the City's sign ordinance changes in the future.

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 26th 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

Legal Description For Zoning Boundary Cotton & Northern

Located in the Northwest Quarter of Section 1, Township 2 North, Range 2 West, Gila and Salt River Meridian, Maricopa County, Arizona.

Commencing at the Northwest corner of said Section 1, from which the West Quarter corner of said Section 1 bears South 00°00'07" East, a distance of 2618.83 feet;

Thence South 00°00'07" East, along the West line of said Section 1, a distance of 1405.93 feet;

Thence departing said West line, South 89°42'55" East, a distance of 65.00 feet to the Point of Beginning;

Thence North 00°00'07" West, a distance of 436.26 feet;

Thence North 89°59'49" East, a distance of 568.72 feet;

Thence North 40°23'44" East, a distance of 563.03 feet;

Thence North 00°08'44" East, a distance of 538.63 feet to the North line of said Northwest Quarter;

Thence South 89°51'16" East, along said North line, a distance of 1221.87 feet;

Thence departing said North line, South 05°02'50" East, a distance of 405.84 feet;

Thence South 06°58'05" East, a distance of 407.78 feet;

Thence North 89°51'16" West, a distance of 1,033.39 feet;

Thence South 00°14'47" West, a distance of 600.19 feet;

Thence North 89°42'55" West, a distance of 1,206.04 feet to the Point of Beginning.

Excepting therefrom:

Commencing at the Northwest corner of said Section 1;

Thence South 00°03'05" East, along the West line of said Section 1, a distance of 1360.39 feet;

Thence South 89°39'39" East, departing said West line, a distance of 1182.37 feet to the Point of Beginning;

Thence South 89°45'08" East, a distance of 32.00 feet;

Thence South 00°14'52" West, a distance of 22.00 feet;

Thence North 89°43'08" West, a distance of 12.00 feet;

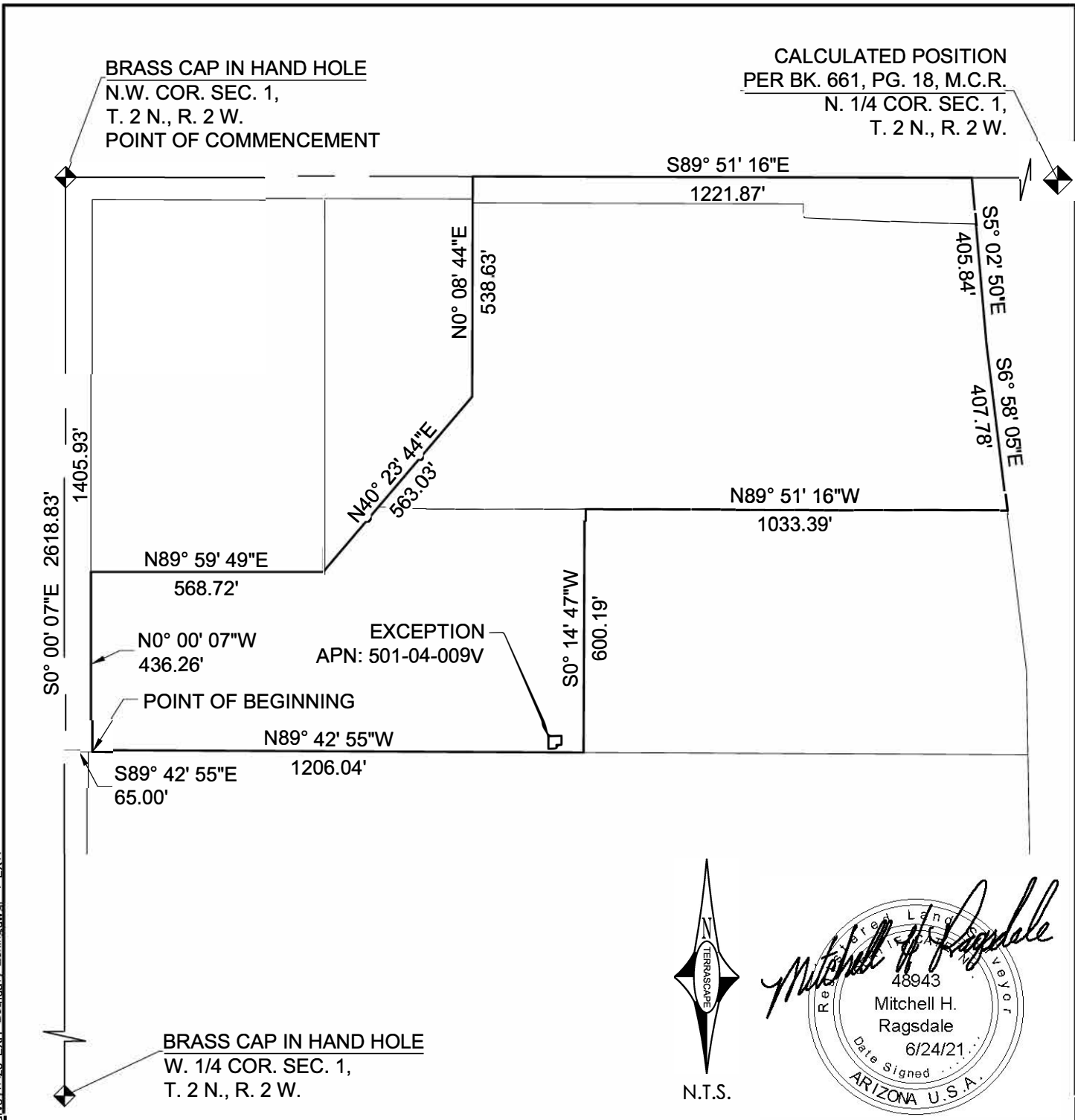
Thence South 00°14'52" West, a distance of 9.00 feet;

Thence North 89°45'08" West, a distance of 20.00 feet;

Thence North 00°14'52" East, a distance of 31.00 feet to the Point of Beginning.

Containing 1,671,701 square feet or 38.38 acres, more or less.





Plotted: 06/21/21 - 3:53 PM, By: mragdale
File: M:\1126 GTIS-Residences at Cotton Lane-Glendale\Survey\1126_EXH_Boundary_Zoning.dwg -> EXH



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

ZONING BOUNDARY
SEC COTTON LN. & NORTHERN AVE.
CITY OF GLENDALE

Project No. 1126
Sheet 1 of 1

Date : 06/24/21