

ORDINANCE NO. O21-76

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 99<sup>TH</sup> AVENUE AND NORTHERN AVENUE FROM C-2 TO PAD (PLANNED AREA DEVELOPMENT); 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 November 4, 2021, in zoning case ZON21-18 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue from C-2 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 Arizona Republic* on October 13, 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 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 99<sup>th</sup> Avenue and Northern Avenue and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from C-2 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 applicant's Project Narrative, dated October 20, 2021.
2. The required right-of-way on Northern Avenue will comply with the right-of-way defined in the Northern Avenue Parkway projects.
3. The developer will provide 55 feet of right-of-way (65 feet of right-of-way within 250 feet of the intersection) along 99<sup>th</sup> Avenue. If additional right-of-way is needed to accommodate sidewalks or other roadway features, the developer shall incorporate this into the final design of the offsite plans and the final plat for the project.

4. The developer will continue to work with staff at the Transportation Department to define the design requirements of the road that connects the frontage road with 99<sup>th</sup> Avenue. The roadway shall be designed in such a way that it functions more like a street than a shopping center driveway aisle.
5. The developer shall provide a 5-foot ADA compliant sidewalk of the north side of the roadway that connects the frontage road with 99<sup>th</sup> Avenue.
6. The developer will add a third northbound lane starting a minimum of 150 feet south of the development and terminating at the Northern Avenue section.

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.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 9th day of November, 2021.

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

ATTEST:

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

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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

## EXHIBIT A

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The Northwest quarter of the Northwest quarter of Section 4, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Except that portion which lies Easterly of the following described line:

Beginning at a point on the North line of said Section 4, which point bears North 88' 40' 39" East 382.92 feet from the Northwest corner of said Section 4;

Thence South 01° 19' 21" East 49.00 feet;

Thence South 87° 39' 38" East 250.51 feet;

Thence North 88° 40' 39" East 400 feet;

Thence South 74° 02' 25" East 250.88;

Thence South 32° 46' 17" West 158.24 feet;

Thence South 37° 47' 27" West 1297.85 feet;

Thence South 88° 29' 09" West 395.74 feet to the point of intersection of the South line of said Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) with the West line of Section 4, which point bears South 00° 03' 15" West 1279.26 feet from the Northwest corner of said Section 4;

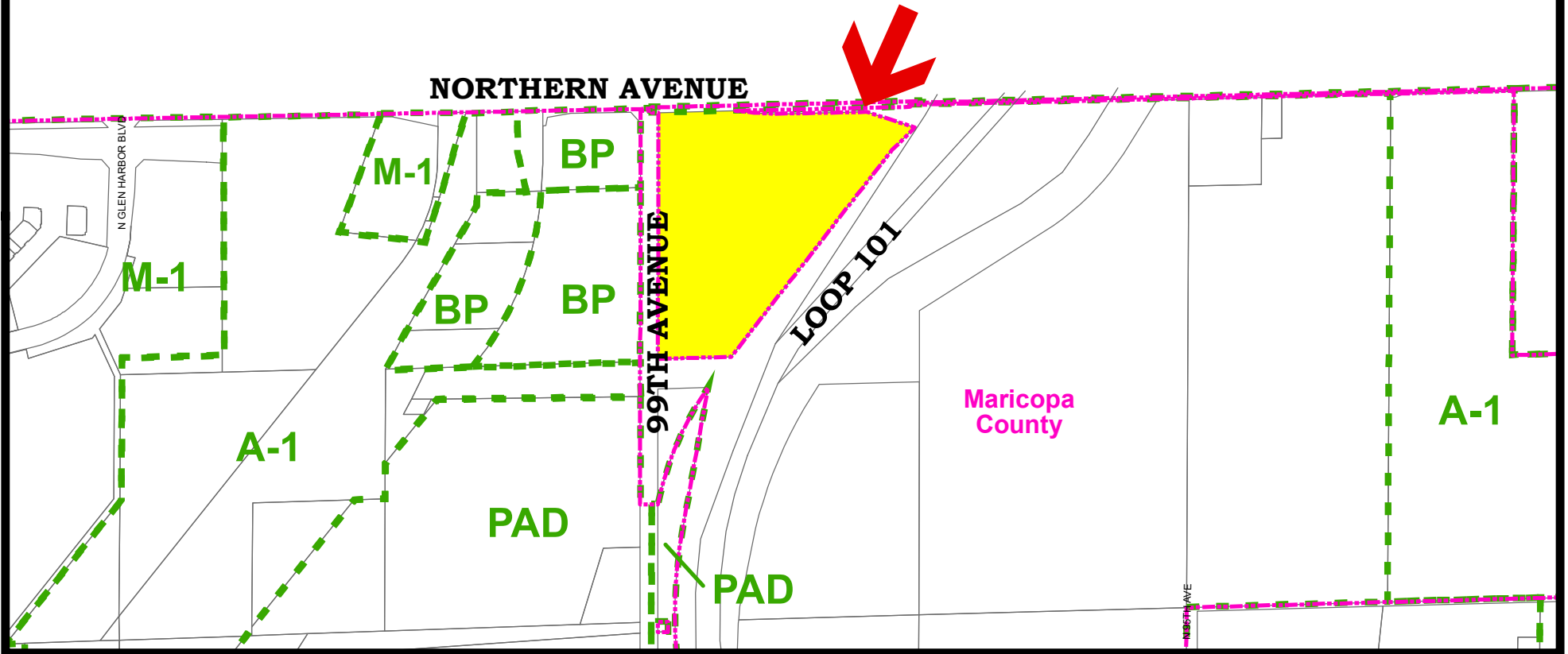
Thence South 00' 03' 15" West along the West line, a distance of 150.06 feet to the Point of Ending; and

Except the North 49.00 feet.

EXHIBIT B

CITY OF PEORIA

CITY OF PEORIA



THOMPSON THRIFT  
REZONING  
(ZON21-18)



**LOCATION**

SEC OF 99TH AVENUE & NORTHERN AVENUE

**REQUEST**

REZONE FROM C-2 (GENERAL COMMERCIAL)  
TO PAD (PLANNED AREA DEVELOPMENT)  
FOR A MIXED USE DEVELOPMENT.