ORDINANCE NO. O22-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLENDALE AVENUE AND ALSUP AVENUE FROM RR-45 TO PAD (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 January 13, 2022, in zoning case ZON21-26 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Glendale Avenue and Alsup Avenue from RR-45 (Rural Residential) 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 December 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 accept such recommendation and 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 at the southeast corner of Glendale Avenue and Alsup Avenue and more specifically described in Exhibit A to PAD.

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 November 11, 2021.

2. The developer shall place overhead powerlines on Glendale Avenue underground.

3. The developer will need to coordinate with The Cubes at Glendale on possible shared access of the private drive that will be constructed in the Reems Road alignment, south of Glendale Avenue.

4. Access along Glendale Avenue shall be aligned with the Bickman Industrial access points.

5. The developer will be required to work with the appropriate water company to extend a water distribution main in Alsup Avenue from Glendale Avenue to the south end of the project. The main should be able to supply fire hydrants along Alsup Avenue with the required flow per the Fire Code. The line should also be sized to provide domestic and fire flow requirements to Crow 303 in addition to future developments south of Crow 303.

6. Access shall continue to be provided to the State and Federal Government (Luke Air Force Base) through the easement located along the East property boundaries adjacent to Luke Air Force Base as recorded as Docket 3643 page 267.

7. The design of the intersection of Reems Road and Glendale Avenue shall be coordinated with the Bickman Industrial project to the north and The Cubes at Glendale project to the east.

8. Digital Billboards or signs with electronic displays shall not be allowed.

9. Any development standards not mentioned in this PAD shall conform to the City of Glendale Zoning Ordinance for the M-1 zoning district.

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.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 25th day of January, 2022.

_____
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"

THAT PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, BEING A BRASS CAP IN HANDHOLE STAMPED S6 S5 S7 S8 RLS 36563 2003, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING AN ALUMINUM CAP IN HANDHOLE BEARS SOUTH 89°41'27" WEST, A DISTANCE OF 2641.47 FEET;

THENCE SOUTH 00°11'09" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°11'09" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1854.61 FEET;

THENCE SOUTH 42°30'11" WEST, A DISTANCE OF 2818.91 FEET;

THENCE NORTH 89°59'43" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 685.65 FEET;

THENCE NORTH 00°15'08" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1328.04 FEET;

THENCE SOUTH 89°50'43" EAST, ALONG THE SOUTH LINE OF A 30.00 FOOT EASEMENT FOR HIGHWAY PURPOSES AS DEFINED IN DOCKET 8588, PAGE 963, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1279.26 FEET;

THENCE NORTH 00°13'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1317.04 FEET, TO A POINT ON THE NORTH LINE OF A 30.00 FOOT EASEMENT FOR HIGHWAY PURPOSES AS DEFINED IN DOCKET 8588, PAGE 963, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°55'22" WEST, ALONG THE NORTH LINE OF SAID 30 FOOT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 1279.99 FEET;

THENCE NORTH 00°15'06" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1278.86 FEET;

THENCE NORTH 89°41'27" EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2601.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 150.04 ACRES±.

TITLE: XB01

DATE: 11/04/21

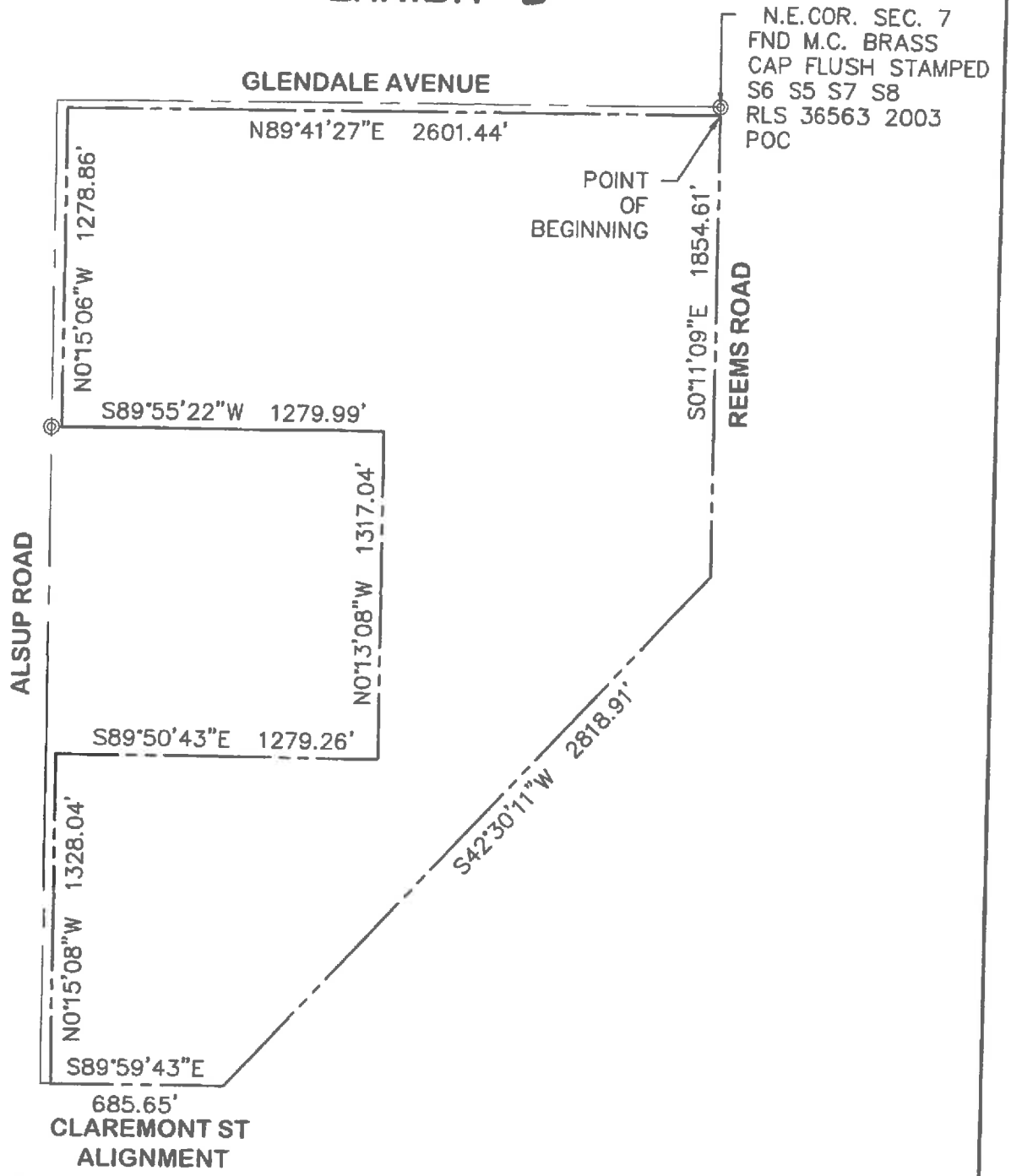
DESC: ANNEXATION

HUNTER
ENGINEERING | CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PROJ.NO.CROW001—S

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A.
BRUCCI
DATE SIGNED 11/12/21
ARIZONA U.S.A

EXHIBIT "B"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A.
BRUCCI
DATE SIGNED 11/12/21
ARIZONA U.S.A

PAGE 2 OF 2

TITLE:	XB01
SCALE:	1"=600'
DATE:	11/12/21
DESC:	ANNEXATION

HUNTER
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