

ORDINANCE NO. O22-16

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, AMENDING THE WOOLF CROSSING PAD PLANNED AREA DEVELOPMENT FOR 166.4 ACRES LOCATED EAST OF THE SOUTHEAST CORNER OF OLIVE AVENUE AND LOOP 303; 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 February 24, 2022, in zoning case ZON21-29 in the manner prescribed by law for the purpose of amending the Woolf Crossing PAD (Planned Area Development, ZON05-20) rezoned property located east of the southeast corner of Olive Avenue and Loop 303;

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 February 2, 2022; 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 to amend the existing PAD zoning of the property as described above and the mayor and the council desire to approve such recommendation to amend the existing PAD zoning to the property described on Exhibit A 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 east of the southeast corner of Olive Avenue and Loop 303 and more accurately described in Exhibit A to this ordinance, is conditionally amends the existing Woolf Crossing 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 entitled “Woolf Crossing PAD Amendment Narrative,” date stamped December 22, 2021.
2. Prior to issuance of a permit for vertical construction or other improvements, the developer shall submit FAA Form 7460 to the FAA Regional Office.
3. Dedication of additional right-of-way for Northern Avenue to provide for a total half width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Except for the area between Sarival Avenue and

Loop 303, the half street right-of-way in this area shall be 65 feet and increase to 75 feet within 250 feet of a major intersection. Such dedication shall be made at the time of development of adjacent parcel.

4. Dedication of additional right-of-way for Sarival Avenue to provide for a total half-street width of 65 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 75 feet. Such dedication shall be made at the time of development of adjacent parcel.
5. Dedication of additional right-of-way for Reems Road, south of Northern Parkway, to provide for a total half-width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Such dedication shall be made at the time of development of adjacent parcel.
6. Dedication of additional right-of-way for all collector streets to provide for a total width of 70 feet (90 feet with medians). Such dedication shall be made at the time of development of adjacent parcel.
7. Dedication of additional right-of-way for all local streets to provide for a total width of 50 feet shall be made before issuing any building permits for any part of the project.
8. No parallel utilities will be located in the Northern Parkway right-of-way.
9. All half-street improvements on Northern Avenue, Reems Road, and Sarival Avenue, which are adjacent to the parcel to be developed, shall be completed prior to Certificate of Occupancy for said development. Required improvement standards are determined by the City of Glendale Engineering Design Construction Standards.
10. Maricopa County Department of Transportation (MCDOT) operates and controls Olive Avenue adjacent to the development. The developer shall coordinate with MCDOT on the right-of-way and roadway section requirements as well as the timing and required half-street improvements for Olive Avenue. Also, the developer shall be required to coordinate with MCDOT all items related to access to and from the proposed development(s) onto Olive Avenue.
11. All irrigation ditches located on the property shall be tiled or abandoned.

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 22<sup>nd</sup> day of March, 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

**WOOLF LOGISTICS**  
**APN 501-48-004K, 501-48-006 & 501-48-003C**  
**LEGAL DESCRIPTION**

Those portions of land being situated within the East half of Section 31, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**PORTION 1:**

**COMMENCING** at a found 3 inch MCHD brass cap in hand hole accepted as the East quarter corner of said Section 31 from which a found 3 inch MCHD brass cap in hand hole accepted as the Northeast corner thereof bears North 00°00'57" East, 2632.14 feet;

Thence North 00°00'57" East, 519.02 feet along the east line of the Northeast quarter of said Section 31;

Thence leaving said east line, North 89°59'03" West, 265.01 feet to the **POINT OF BEGINNING**;

Thence along the northerly Right of Way line of Northern Parkway the following 5 courses:

Thence North 89°59'12" West, 36.31 feet;

Thence South 00°00'48" West, 50.52 feet;

Thence South 76°45'23" West, 699.89 feet;

Thence South 85°09'23" West, 360.00 feet;

Thence South 88°38'50" West, 137.15 feet;

Thence leaving said northerly Right of Way line, North 00°00'28" West, 2216.30 feet to the southerly Right of Way line of Olive Avenue;

Thence along said southerly Right of Way line, South 89°02'25" East, 0.50 feet;

Thence continuing along said southerly Right of Way line, South 87°54'29" East, 1214.57 feet to the west line of the property as described in the Amended Final Order of Condemnation as recorded in Document No. 2007-0797434, Records of Maricopa County, Arizona;

Thence along said west line, South 00°00'57" West, 1927.47 feet to the **POINT OF BEGINNING**.

**PORTION 2:**

**COMMENCING** at a found 3 inch MCHD brass cap in hand hole accepted as the East quarter corner of said Section 31 from which a found 3 inch MCHD brass cap in hand hole accepted as the Southeast corner thereof bears South 00°04'50" West, 2629.98 feet;

Thence South 00°04'50" West, 166.70 feet along the east line of the Southeast quarter of said Section 31;

Thence leaving said east line, North 89°55'10" West, 100.01 feet to the **POINT OF BEGINNING**;

Thence South 00°04'50" West, 39.95 feet along a line that is parallel with and 100.00 feet west of said east line;

Thence South 88°55'45" East, 20.01 feet;

Thence South 00°04'50" West, 319.55 feet along a line that is parallel with and 80.00 feet west of said east line;

Thence South 89°55'10" East, 20.00 feet;

Thence North 00°04'50" East, 20.00 feet along a line that is parallel with and 60.00 feet West of said East line;

Thence South 89°55'20" East, 20.00 feet to a line that is parallel with and 40.00 feet west of the east line of said Southeast quarter;

Thence along said parallel line, South 00°04'50" West, 2089.98 feet to a line that is parallel with and 33.00 feet North of the South line of said Southeast quarter;

Thence along said parallel line, North 89°16'41" West, 2188.99 feet;

Thence leaving said parallel line, North 00°00'00" East, 573.84 feet to a non-tangent curve, concave westerly, having a radius of 5868.89 feet, the center of which bears North 59°54'32" West;

Thence northerly along said curve, through a central angle of 20°25'52" an arc length of 2092.79 feet to a non-tangent line, said line being the southerly Right of Way line of Northern Parkway;

Thence along said southerly Right of Way line the following 3 courses;

Thence South 89°23'37" East, 470.48 feet;

Thence South 85°11'03" East, 550.00 feet;

Thence South 89°51'15" East, 241.09 feet to the west line of the property as described in the Special Warranty Deed as recorded in Document No. 2010-0398426, Records of Maricopa County, Arizona;

Thence along said west line, South 00°04'50" West, 74.70 feet to the southwest corner thereof;

Thence along the south line of said Special Warranty Deed, South 89°02'25" East, 165.01 feet to the **POINT OF BEGINNING**.

The above described parcels contain a combined computed area of 7,251,222 sq. ft. (166.4651 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1033  
Date: December 2021

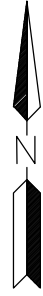


NORTH QUARTER CORNER  
SECTION 31, T3N, R1W  
FOUND 2" MC ALUMINUM CAP  
FLUSH, RLS #36563, 2003

NORTHEAST CORNER  
SECTION 31, T3N, R1W  
FOUND 3" MCHD BRASS CAP  
IN HAND HOLE

N89°02'25"W 2635.71'

**OLIVE AVENUE**



S87°54'29"E  
1214.57'

S89°02'25"E  
0.50'

WEST LINE  
OF 2007-  
0797434,  
M.C.R.

PORTION  
1

S00°00'57"W  
1927.47'

N00°00'28"W 2216.30'

N00°00'57"E 2632.14'  
**REEMS ROAD**

POINT OF  
BEGINNING  
PORTION 1

L2

L3

L4

L1

L6

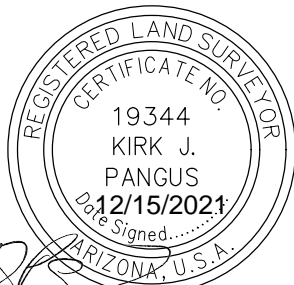
L5

519.02'

**NORTHERN PARKWAY**

**SEE SHEET 2**

EAST QUARTER CORNER  
SECTION 31, T3N, R1W  
FOUND 3" MCHD BRASS CAP  
IN HAND HOLE  
POINT OF COMMENCEMENT



SEE SHEET 3  
FOR LINE TABLE

SHEET 1 OF 3

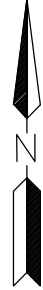
PROJ.NO.:	1033
DATE:	DEC 2021
SCALE:	N.T.S.
DRAWN BY:	JDL
CHECKED BY:	KJP

<b>WOOLF LOGISTICS</b>
APN 501-48-004K, 501-48-006 & 501-48-003C GLENDALE, ARIZONA
<b>EXHIBIT</b>

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436

EAST QUARTER CORNER  
SECTION 31, T3N, R1W  
FOUND 3" MCHD BRASS CAP  
IN HAND HOLE  
POINT OF COMMENCEMENT

**SEE SHEET 1**  
**NORTHERN PARKWAY**



L15 L16 L17 L18  
POINT OF BEGINNING  
PORTION 2  
SEE DETAIL SHEET 3

$R=5868.89'$   
 $D=20^{\circ}25'52''$   
 $L=2092.79'$

N59°54'32"W  
RADIAL

N00°00'00"E  
573.84'

N89°16'41"W  
2188.99'

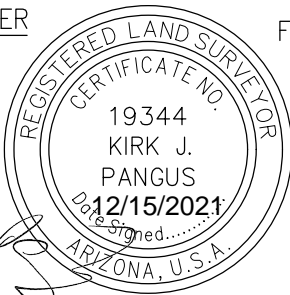
40'  
S00°04'50"W  
2089.98'  
S00°04'50"W 2629.98'  
**REEMS ROAD**

N89°16'41"W 2639.86'

**NORTHERN AVENUE**

SOUTHEAST CORNER  
SECTION 31, T3N, R1W  
FOUND 3" MARICOPA COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP IN HAND HOLE  
DOWN 1.0'±

SOUTH QUARTER CORNER  
SECTION 31, T3N, R1W  
FOUND ALUMINUM CAP



SEE SHEET 3  
FOR LINE TABLE

SHEET 2 OF 3

PROJ.NO.:	1033
DATE:	DEC 2021
SCALE:	N.T.S.
DRAWN BY:	JDL
CHECKED BY:	KJP

**WOOLF LOGISTICS**  
APN 501-48-004K, 501-48-006 & 501-48-003C  
GLENDALE, ARIZONA

**EXHIBIT**

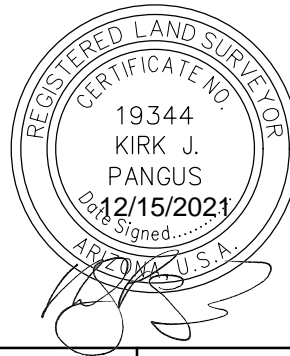
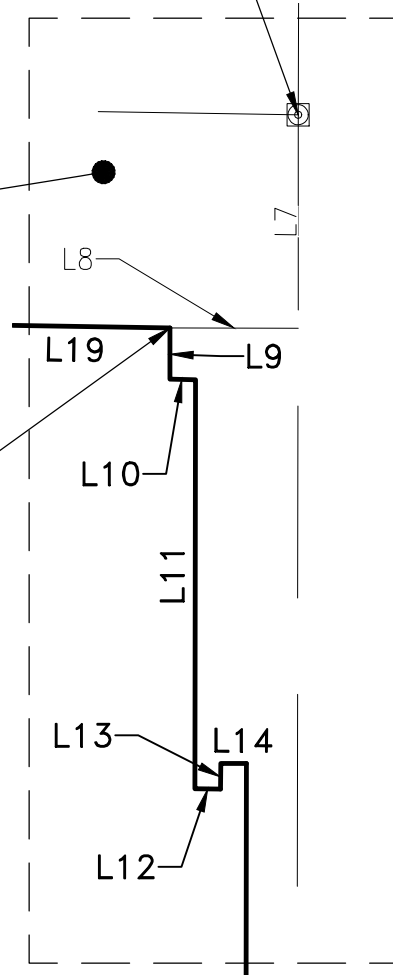
**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
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EAST QUARTER CORNER  
SECTION 31, T3N, R1W  
FOUND 3" MCHD BRASS CAP  
IN HAND HOLE  
POINT OF COMMENCEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°59'03"W	265.01'
L2	N89°59'12"W	36.31'
L3	S00°00'48"W	50.52'
L4	S76°45'23"W	699.89'
L5	S85°09'23"W	360.00'
L6	S88°38'50"W	137.15'
L7	S00°04'50"W	166.70'
L8	N89°55'10"W	100.01'
L9	S00°04'50"W	39.95'
L10	S88°55'45"E	20.01'
L11	S00°04'50"W	319.55'
L12	S89°55'10"E	20.00'
L13	N00°04'50"E	20.00'
L14	S89°55'20"E	20.00'
L15	S89°23'37"E	470.48'
L16	S85°11'03"E	550.00'
L17	S89°51'15"E	241.09'
L18	S00°04'50"W	74.70'
L19	S89°02'25"E	165.01'

2010-  
0398426,  
M.C.R.

POINT OF  
BEGINNING  
PORTION 2



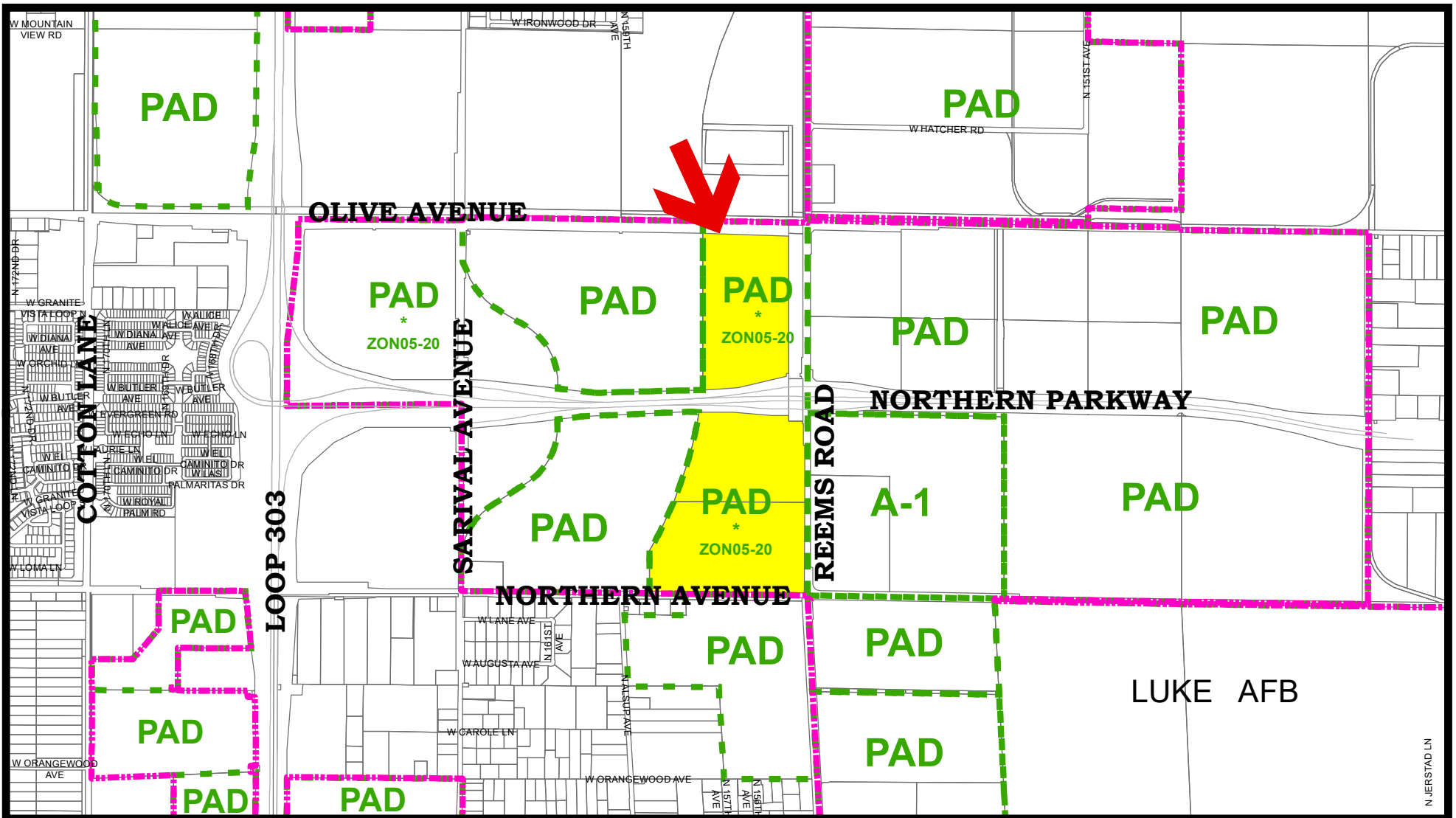
SHEET 3 OF 3

PROJ.NO.:	1033
DATE:	DEC 2021
SCALE:	N.T.S.
DRAWN BY:	JDL
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**WOOLF LOGISTICS**  
APN 501-48-004K, 501-48-006 & 501-48-003C  
GLENDALE, ARIZONA

**EXHIBIT**

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**WOOLF CROSSING PAD  
REZONING  
(ZON21-29)**



**REQUEST**  
**AMEND THE EXISTING DEVELOPMENTS  
STANDARDS FOR PARCEL J, K AND M.**

**LOCATION**  
**NWC OF REEMS ROAD & NORTHERN AVENUE**