

ORDINANCE NO. O22-36

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 7.3 ACRES LOCATED AT THE SOUTHEAST CORNER OF GLENDALE AVENUE AND THE LOOP 101 FREEWAY FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “TANGER PAD”; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THE ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on April 28, 2022, in zoning case ZON22-03 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Glendale Avenue and the Loop 101 freeway from A-1(Agricultural) 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 April 6, 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 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 Glendale Avenue and the Loop 101 freeway and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) 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 entitled “Tanger PAD,” dated April 1, 2022.
2. The digital billboard shall conform to the Zoning Ordinance Section 7.110.

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 24th day of May, 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

Legal Description

That portion of existing right of way of State Route IOIL (AGUA FRIA FREEWAY) (formerly State Route 417 NORTHWEST OUTER LOOP) in the West half of the Northwest quarter ($W\frac{1}{2}NW\frac{1}{4}$) of Section 9, Township 2 North, Range I East, Gila and Salt River Meridian, Maricopa County, Arizona, described as the follows:

Commencing at a **MCHD** brass cap marking the West quarter corner of said Section 9, being North $00^{\circ}04'52''$ East 2596.65 feet from a **MCHD** brass cap marking the Southwest corner of said Section 9;

thence along the East - West mid section line of said Section 9, North $88^{\circ}13'07''$ East 1313.24 feet to the existing easterly right of way line of said State Route IO IL;

thence along said existing easterly right of way line of said State Route IOIL North $00^{\circ}17'48''$ East 82.87 feet to the POINT OF BEGINNING;

thence South $89^{\circ}59'01''$ West 112.23 feet to an existing 6 foot chain link fence, being the access control fence for said State Route IOIL;

thence along said access control fence North $03^{\circ}20'41''$ West 381.77 feet;

thence continuing along said access control fence North $00^{\circ}13'50''$ East 1929.83 feet;

thence South $89^{\circ}58'09''$ East 135.42 feet to said existing easterly right of way line of State Route IOIL;

thence along said existing easterly right of way line South $00^{\circ}01'51''$ West 2233.52 feet;

thence continuing along said existing easterly right of way line South $89^{\circ}51'21''$ West 7.08 feet;

thence continuing along said existing easterly right of way line South $00^{\circ}17'48''$ West 77.29 feet to the POINT OF BEGINNING.

317,156 square feet, more or less.

