

ORDINANCE NO. O22-44

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 84.59 ACRES LOCATED NORTH AND WEST OF THE INTERSECTION OF WEST BETHANY HOME ROAD AND NORTH LITCHFIELD ROAD FROM M-1 (LIGHT INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT FOR A DEVELOPMENT PLAN ENTITLED “THE BASE INDUSTRIAL PARK NORTH 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 May 26, 2022, in zoning case ZON22-05 in the manner prescribed by law for the purpose of rezoning property located north and west of the northwest corner of West Bethany Home Road and North Litchfield Road intersection from M-1 (Light Industrial) 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 May 4, 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 north and west of the northwest corner of West Bethany Home Road and North Litchfield Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from M-1 (Light Industrial) 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 May 2, 2022, subject also to Design Review.

2. Dedication of an additional 10' of right-of way along Litchfield Road; and installation of related half street improvements.
3. Construction of right turn, deceleration lanes on Litchfield adjacent to the Stella and Claremont intersections.
4. Review and approval of traffic study by Maricopa County Department of Transportation prior to Design Review approvals.

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 28th day of June, 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

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS SOUTH 00°04'10" WEST, A DISTANCE OF 2613.16 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SOUTH 00°04'10" WEST, A DISTANCE OF 208.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°04'10" WEST, A DISTANCE OF 1616.01 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°55'50" WEST, A DISTANCE OF 55.00 FEET TO THE WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 88°47'14" WEST, A DISTANCE OF 1562.62 FEET;

THENCE NORTH 89°05'20" WEST, A DISTANCE OF 715.79 FEET;

THENCE NORTH 00°12'21" EAST, A DISTANCE OF 520.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 51°00'04" EAST, A DISTANCE OF 6500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°02'36", FOR AN ARC LENGTH OF 118.36 FEET;

THENCE NORTH 00°12'21" EAST, A DISTANCE OF 1002.32 FEET;



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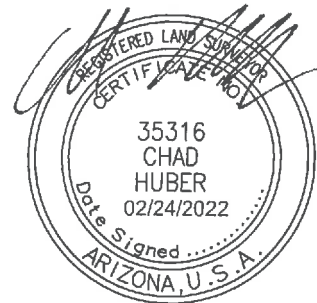
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N/A	CWH	CWH	02/24/2022	191002009	1 OF 3

THENCE SOUTH 88°53'38" EAST, A DISTANCE OF 2199.55 FEET;

THENCE SOUTH 89°55'50" EAST, A DISTANCE OF 55.00 FEET TO SAID WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,684,987 SQUARE FEET OR 84.59 ACRES MORE OR LESS.



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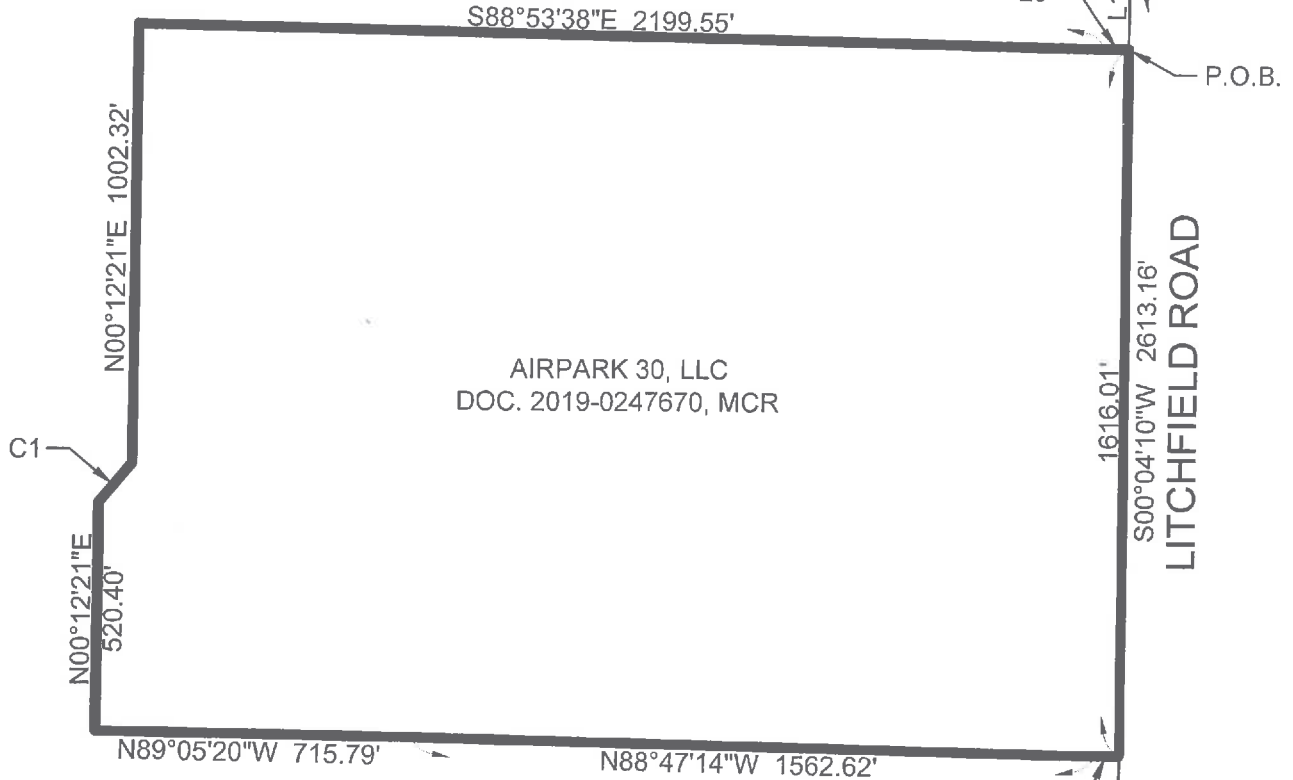
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CURVE TABLE

C1 = Δ - 1°02'36"
 R - 6500.00'
 L - 118.36'

E 1/4 CORNER
 SEC. 9, T2N, R1W
 P.O.C.



AIRPARK 30, LLC
 DOC. 2019-0247670, MCR

LITCHFIELD ROAD

LINE TABLE

L1 = S00°04'10"W 208.03'
 L2 = N89°55'50"W 55.00'
 L3 = S89°55'50"E 55.00'

SE CORNER
 SEC. 9, T2N, R1W



LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING

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