

ORDINANCE NO. O22-45

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 60.7 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHANY HOME ROAD AND LITCHFIELD ROAD FROM A-1 (AGRICULTURAL) AND M-1 (LIGHT INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “THE BASE INDUSTRIAL PARK SOUTH 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 ZON22-06 in the manner prescribed by law for the purpose of rezoning property located AT THE Southwest corner of the West Bethany Home Road and North Litchfield Road intersection from a-1 (Agricultural) and 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 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 Southwest corner of West Bethany Home Road and North Litchfield Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) and 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, per City standards.
4. Review and approval of traffic study by Maricopa County Department of Transportation prior to Design Review approvals.
5. Developer to provide 50% of the cost of the signal design and construction at the Bethany Home and Litchfield Road intersection.

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, 2021.

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

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, 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 16 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00°05'09" WEST, A DISTANCE OF 2593.53 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, NORTH 00°05'09" EAST, A DISTANCE OF 1297.53 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, NORTH 89°54'51" 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 89°00'30" WEST, A DISTANCE OF 2049.94 FEET;

THENCE NORTH 00°04'10" EAST, A DISTANCE OF 1667.37 FEET;

THENCE NORTH 89°55'50" WEST, A DISTANCE OF 229.06 FEET;

THENCE NORTH 00°12'21" EAST, A DISTANCE OF 426.70 FEET;

THENCE SOUTH 89°05'20" EAST, A DISTANCE OF 715.79 FEET;

THENCE SOUTH 00°04'31" WEST, A DISTANCE OF 788.06 FEET;

THENCE SOUTH 88°47'08" EAST, A DISTANCE OF 1562.78 FEET TO SAID WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;



CHAD W. HUBER
 RLS 35316
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH. 602-837-5511
 chad.huber@kimley-horn.com

Kimley»Horn					
7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020			Tel. No. (602) 837-5511		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CWH	CWH	03/15/2022	191002010	1 OF 4

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°55'47" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, SOUTH 00°00'09" WEST, A DISTANCE OF 33.02 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°54'51" WEST, A DISTANCE OF 55.00 FEET TO SAID WEST RIGHT OF WAY LINE;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 88°47'08" WEST, A DISTANCE OF 495.00 FEET;

THENCE SOUTH 00°05'21" WEST, A DISTANCE OF 352.00 FEET;

THENCE SOUTH 88°47'08" EAST, A DISTANCE OF 495.02 FEET TO SAID WEST RIGHT OF WAY LINE;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°54'51" EAST, A DISTANCE OF 55.00 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE ALONG SAID EAST LINE, SOUTH 00°05'09" WEST, A DISTANCE OF 385.61 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°54'39" WEST, A DISTANCE OF 645.04 FEET;

THENCE SOUTH 35°46'14" WEST, A DISTANCE OF 390.67 FEET;



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/15/2022	191002010	2 OF 4

THENCE SOUTH 43°00'02" EAST, A DISTANCE OF 64.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 46°59'58" EAST, A DISTANCE OF 373.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°03'51", FOR AN ARC LENGTH OF 156.66 FEET;

THENCE SOUTH 67°03'52" EAST, A DISTANCE OF 44.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY WHOSE RADIUS BEARS NORTH 22°56'08" EAST, A DISTANCE OF 373.00 FEET;

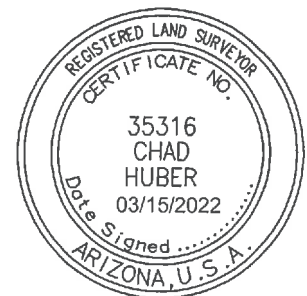
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°02'50", FOR AN ARC LENGTH OF 143.53 FEET;

THENCE SOUTH 89°05'48" EAST, A DISTANCE OF 465.70 FEET TO SAID WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°54'51" EAST, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 16;

THENCE ALONG SAID EAST LINE, SOUTH 00°05'09" WEST, A DISTANCE OF 19.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,644,083 SQUARE FEET OR 60.70 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn					
7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020			Tel. No. (602) 837-5511		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	03/15/2022	191002010	3 OF 4



LEGEND

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

E 1/4 CORNER
 SEC. 9, T2N, R1W

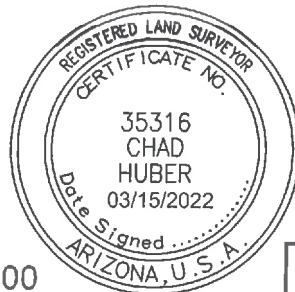
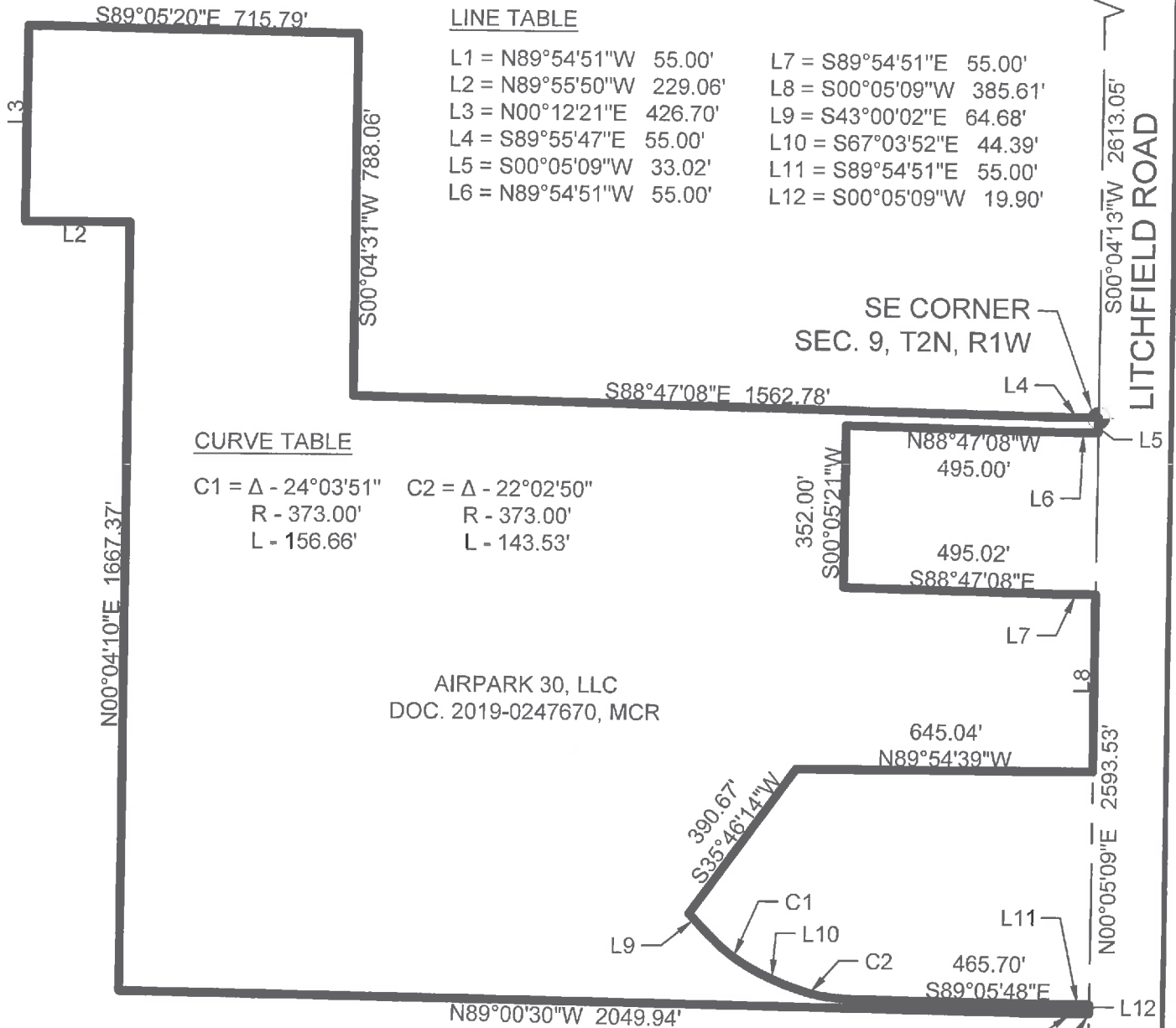
LINE TABLE

L1 = N89°54'51"W 55.00'	L7 = S89°54'51"E 55.00'
L2 = N89°55'50"W 229.06'	L8 = S00°05'09"W 385.61'
L3 = N00°12'21"E 426.70'	L9 = S43°00'02"E 64.68'
L4 = S89°55'47"E 55.00'	L10 = S67°03'52"E 44.39'
L5 = S00°05'09"W 33.02'	L11 = S89°54'51"E 55.00'
L6 = N89°54'51"W 55.00'	L12 = S00°05'09"W 19.90'

CURVE TABLE

C1 = Δ - 24°03'51"	C2 = Δ - 22°02'50"
R - 373.00'	R - 373.00'
L - 156.66'	L - 143.53'

AIRPARK 30, LLC
 DOC. 2019-0247670, MCR



CHAD W. HUBER
 RLS 35316
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH. 602-837-5511
 chad.huber@kimley-horn.com

E 1/4 CORNER
 SEC. 16, T2N, R1W
 POC

Kimley»Horn
 7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020 Tel. No. (602) 837-5511

Scale N.T.S.	Drawn by CWH	Checked by CWH	Date 03/15/2022	Project No. 191002010	Sheet No. 4 OF 4
-----------------	-----------------	-------------------	--------------------	--------------------------	---------------------