

ORDINANCE NO. O22-46

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 188 ACRES LOCATED SOUTH OF GLENDALE AVENUE AND WEST OF THE LOOP 101 FROM A-1, BP, AND PAD (AGRICULTURAL, BUSINESS PARK, AND PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "VISION 2"; 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 ZON22-02 in the manner prescribed by law for the purpose of rezoning property located south of Glendale Avenue and west of the Loop 101 from A-1 (Agricultural), BP (Business Park), and PAD (Planned Area Development) 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 11, 2022; and

WHEREAS, the City of Glendale 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 south of Glendale Avenue, west of the Loop 101 and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1(Agricultural), BP (Business Park), and PAD (Planned Area Development) to PAD (Planned Area Development).

SECTION 2. That the rezoning provided for is conditioned and subject to the following:

1. Development will be in substantial conformance with the Vision 2 PAD Booklet dated May 16, 2022, and as modified on July 25, 2022.
2. Unless otherwise expressly modified within the Vision 2 PAD, all City standards apply to the Rezoning Application. City standards will be analyzed and applied during the Design Review application submittal, review, and approval process.

3. Unless otherwise approved in writing by the City, all developments located west of 99th Avenue, South of Glendale Avenue and North of Ballpark Boulevard are required to connect to the designated lift station and enter into a cost sharing agreement to pay for and utilize a proportionate share of the capacity of the lift station. Such agreement must be executed prior to the city issuance of any permits.
4. Prior to issuance of any building permit, the applicant shall submit Form 7460 to the Federal Aviation Administration (FAA), and any comparable form to any applicable state agency, and shall submit to the City the determination, findings, rulings, responses, or the like of these agencies. Applicant will furnish to the City a copy of Applicant's Form 7460 as well as any comparable forms submitted to any other agency. Applicant will install any obstruction marking or lighting required by the agencies. Applicant must also modify the development design in order to avoid the impact of the development on airport operations.
5. The following Transportation related requirements should be completed and constructed by the master developer:
 1. A Master TIA for the entire site based on the land use assumptions within the Planned Area Development.
 2. A landscaped median on Glendale Avenue along the property frontage. Median openings will be determined by the City's Transportation Department.
 3. Completion of Glendale Avenue, 99th Avenue, and Ball Park Boulevard to include curb, gutter, sidewalk, streetlights, and landscaping. Five-foot bike lanes will be required as part of the roadway improvements on site and off site.
 4. Turn lanes will be required in advance of all intersections and driveways along Glendale Avenue and 99th Avenue. Turn lanes will be a minimum of 150 feet in length plus the taper.
 5. Design, installation and modifications to all traffic signals required for the project. Please note the following related to traffic signals:
 1. There will be only one signal allowed on Glendale Avenue and on 99th Avenue along the property frontage (west and south of the 99th Avenue and Glendale Avenue Intersection).
 2. There will be no signal within 1/4 mile of any existing arterial intersections/existing signalized intersection.
6. In the event that there is no master developer for the Vision 2 site, the above listed requirements will be evaluated by the Transportation Department, in conjunction with the appropriate Traffic Impact Analysis, to determine how the improvements will be implemented over various phases of development.
7. A 65-foot right-of-way dedication will be required on Glendale Avenue, with a 75-foot dedication being required within 250 feet of the intersection of 99th Avenue and Glendale Avenue. A 40-foot by 40-foot right-of-way triangle will also be required at this intersection. The right-of-way for 99th Avenue and Ballpark Boulevard is existing; however, additional right-of-way may be required to accommodate turn lanes, bike lanes and sidewalks. A 30-foot by 30-foot right-of-way triangle will also be required at 99th Avenue and Ballpark Boulevard intersection and any other major intersections along Ballpark Boulevard.

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 23rd day of August, 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