

ORDINANCE NO. O22-58

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 134 ACRES LOCATED AT THE SOUTHWEST CORNER OF NORTHERN PARKWAY AND DYSART ROAD FROM RR-45 (RURAL RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "NORTHERN PARKWAY COMMERCE CENTER"; 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 August 25, 2022, in zoning case ZON22-13 in the manner prescribed by law for the purpose of rezoning property located at the southwest corner of Northern Parkway and Dysart Road from RR-45(Rural Residential) to PAD (Planned Area Development); and

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 August 3, 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 southwest corner of Northern Parkway and Dysart Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from RR-45 (Rural Residential) 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 Planned Area Development project narrative titled, " Northern Parkway Commerce Center" date stamped July 26, 2022.
2. An FAA form 7460-1 shall be submitted, reviewed, and approved by the FAA prior

to issuance of any building permits.

3. Access from Northern Ave shall be coordinated with the Maricopa County Department of Transportation (MCDOT) for compliance with MCDOT requirements. Written documentation from MCDOT shall be required attesting to compliance prior to building permit issuance.
4. Developer shall provide 65 feet half street right-of-way improvements to include curb, gutter and sidewalks along Dysart Road.
5. Developer shall provide 75 feet of right-of-way improvements for a distance of at least 500 feet from arterial intersections to be in accordance with Glendale Engineering Standard Detail G-323.
6. All sidewalks on public roadways shall be placed within public right-of-way. If additional right of way is required to accommodate sidewalk within turn lanes, it will need to be dedicated as public right of way.
7. Right turn deceleration lanes shall be required in advance of all driveways along Dysart Road.
8. A left turn lanes will be required at all driveways on Dysart Road.
9. Signal foundations and structures shall be in place and ready for operation upon ultimate build-out of the development and signal warrants are met.

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 27th day of September, 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"

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EASTQUARTER CORNER OF SAID SECTION 3, MONUMENTED BY A FOUND BRASS CAP FLUSH, WITH NO I.D, FROM WHICH POINT THE CENTER QUARTER CORNER OF SAID SECTION 3, MONUMENTED BY A FOUND U.S DEPARTMENT OF INTERIOR BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 01 MINUTE 36 SECONDS WEST, 2621.76 FEET;

THENCE ALONG THE EAST-WEST MIDSECTION LINE THEREOF, NORTH 89 DEGREES 01 MINUTE 36 SECONDS WEST, 96.18 FEET;

THENCE DEPARTING SAID MIDSECTION LINE, NORTH 00 DEGREES 58 MINUTES 24 SECONDS EAST, 20.00 FEET TO A FOUND BRASS CAP FLUSH AND **THE POINT OF BEGINNING**;

THENCE ALONG A LINE THAT IS 20.00 FEET NORTH OF AND PARALLEL WITH SAID EAST-WEST MIDSECTION LINE, NORTH 89 DEGREES 01 MINUTE 36 SECONDS WEST, 2272.95 FEET TO A FOUND BRASS CAP FLUSH, WITH NO I.D.;

THENCE NORTH 01 DEGREE 56 MINUTES 38 SECONDS WEST, 150.15 FEET TO A FOUND REBAR WITH CAP, MARKED "GOETZ 31020";

THENCE NORTH 47 DEGREES 08 MINUTES 38 SECONDS WEST, 210.05 FEET TO A FOUND REBAR WITH CAP, MARKED "GOETZ 31020", SAID POINT BEING 105.00 FEET EAST OF THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION;

THENCE ALONG A LINE THAT IS 105.00 FEET EAST OF AND PARALLEL WITH SAID NORTH-SOUTH MIDSECTION LINE, NORTH 02 DEGREES 04 MINUTES 48 SECONDS WEST, 2105.84 FEET TO A FOUND REBAR WITH CAP, MARKED "GOETZ 31020";

THENCE NORTH 44 DEGREES 19 MINUTES 06 SECONDS EAST, 137.92 FEET TO A FOUND BRASS CAP WITH NO I.D., SAID POINT BEING 105.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG A LINE THAT IS 105.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, SOUTH 89 DEGREES 16 MINUTES 59 SECONDS EAST, 296.27 FEET;

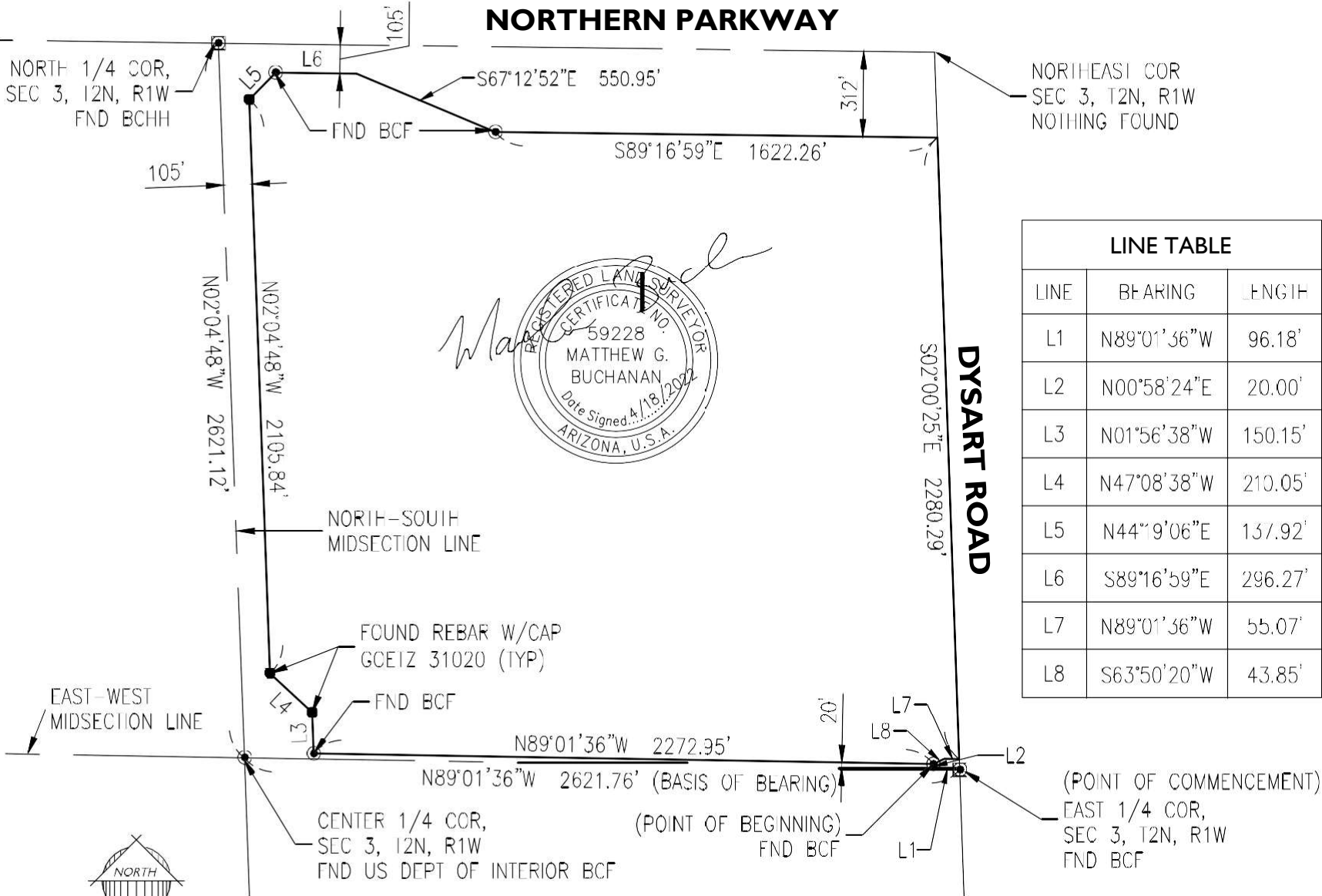
THENCE SOUTH 67 DEGREES 12 MINUTES 52 SECONDS EAST, 550.95 FEET TO A FOUND BRASS CAP FLUSH, WITH NO I.D., SAID POINT BEING 312.00 FEET SOUTH OF SAID NORTH LINE;

THENCE ALONG A LINE THAT IS 312.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, SOUTH 89 DEGREES 16 MINUTES 59 SECONDS EAST, 1622.26 FEET TO THE EAST LINE OF SAID SECTION;
THENCE ALONG SAID EAST LINE, SOUTH 02 DEGREES 00 MINUTES 25 SECONDS EAST, 2280.29 FEET;
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 01 MINUTE 36 SECONDS WEST, 55.07 FEET;
THENCE SOUTH 63 DEGREES 50 MINUTES 20 SECONDS WEST, 43.85 FEET TO THE **POINT OF BEGINNING.**

SAID PORTION OF LAND CONTAINING 5,864,998 SQUARE FEET, OR 134.6418 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°01'36"W	96.18'
L2	N00°58'24"E	20.00'
L3	N01°56'38"W	150.15'
L4	N47°08'38"W	210.05'
L5	N44°19'06"E	137.92'
L6	S89°16'59"E	296.27'
L7	N89°01'36"W	55.07'
L8	S63°50'20"W	43.85'



21-1329

ZONING LEGAL DESCRIPTION

EXHIBIT B

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