

ORDINANCE NO. O22-60

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAMELBACK ROAD AND 99TH AVENUE FROM PAD TO PAD (PLANNED AREA DEVELOPMENT); 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 ZON22-10 in the manner prescribed by law for the purpose of rezoning property located at the northeast corner of Camelback Road and 99th Avenue from PAD to a revised 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 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 accept such recommendation and 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 northeast corner of Camelback Road and 99th Avenue and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from PAD to a revised PAD (Planned Area Development).

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

1. Development shall be in conformance with the revised PAD booklet entitled "Cornerstone at Camelback," dated July 28, 2022.
2. The north driveway along 99th Avenue shall be a right in right out driveway with a turn restricting median.

3. Any proposed land uses and development changes not governed by this second PAD amendment shall comply with the previously approved zoning cases ZON05-04 and ZON18-13 including the 19 stipulations approved by City Council on June 14, 2005.

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

Parcel No. 102-14-648

THAT PORTION OF LOT 1 OF MINOR LAND DIVISION LOT SPLIT FOR GREENFIELD, LLC FOR CORNERSTONE AT CAMELBACK, ACCORDING TO BOOK 859 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST QUARTER CORNER OF SAID SECTION 16 FROM WHICH A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST 2,639.98 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST 800.57 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 87 DEGREES 24 MINUTES 11 SECONDS EAST 85.00 FEET ALONG SAID WESTERLY PROLONGATION TO THE EAST LINE OF THE WEST 85.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST 242.29 FEET ALONG SAID EAST LINE;

THENCE SOUTH 87 DEGREES 24 MINUTES 09 SECONDS EAST 1.00 FEET TO THE EAST LINE OF THE WEST 86.00 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST 25.66 FEET ALONG SAID EAST LINE;

THENCE SOUTH 87 DEGREES 24 MINUTES 33 SECONDS EAST 486.03 FEET;

THENCE NORTH 02 DEGREES 32 MINUTES 45 SECONDS EAST 332.70 FEET TO THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 09 MINUTES 52 SECONDS EAST 270.61 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 08 DEGREES 10 MINUTES 12 SECONDS WEST 133.93 FEET ALONG THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 05 DEGREES 18 MINUTES 08 SECONDS WEST 476.24 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 87 DEGREES 24 MINUTES 11 SECONDS WEST 721.74 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 1 OF MINOR LAND DIVISION LOT SPLIT FOR MGCP, LLC ACCORDING TO BOOK 1455 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

Parcel No. 102-14-279

THAT PORTION OF LOT 3A, MINOR LAND DIVISION LOT SPLIT FOR GREENFIELD, LLC FOR CORNERSTONE AT CAMELBACK LOT 3, AS RECORDED IN BOOK 859 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF 99TH AVENUE ABANDONMENT AS RECORDED IN DOCUMENT 2007- 1037667, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 292.04 FEET;

THENCE SOUTH 87 DEGREES 24 MINUTES 09 SECONDS EAST A DISTANCE OF 91.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 99TH AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 982 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 87 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 242.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3A, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST A DISTANCE OF 207.41 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 09 SECONDS WEST A DISTANCE OF 248.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 99TH AVENUE AS SHOWN ON RECORD OF SURVERY RECORDED IN BOOK 982 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 99TH AVENUE THE FOLLOWING FIVE COURSES:

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST A DISTANCE OF 129.96 FEET;

THENCE SOUTH 87 DEGREES 24 MINUTES 09 SECONDS EAST A DISTANCE OF 1.00 FEET;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST A DISTANCE OF 61.00 FEET;

THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST A DISTANCE OF 110.13 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 3A;

THENCE SOUTH 87 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3A AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 432.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;

THENCE SOUTH 02 DEGREES 35 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 508.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3A;

THENCE NORTH 97 DEGREES 24 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3A, A DISTANCE OF 183.53 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

