

ORDINANCE NO. O22-59

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 4.96 ACRES LOCATED AT THE NORTHWEST CORNER OF NORTH 91ST AVENUE AND WEST CAMELBACK ROAD FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “NWC 91ST AVENUE AND CAMELBACK ROAD”; 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 ZON22-09 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of North 91st Avenue and West Camelback Road from A-1 (Agricultural) 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 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 northwest corner of North 91st Avenue and West Camelback Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) to PAD (Planned Area Development).

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

1. Development in substantial conformance with the site plan and PAD narrative titled, NWC 91st Avenue and Camelback Road; and dated July 20, 2022.
2. Construction of a westbound right-turn lane with 150 feet of storage at the Camelback Road/Driveway B intersection.

3. Stripe an eastbound left-turn lane with 150 feet of storage into the existing center turn lane at the Camelback Road/Driveway B 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 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

NWC 91st and Camelback PAD

Legal Description

Exhibit A

That portion of the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 16;

Thence North 89 degrees 58 minutes 56 seconds West, along the south line of said Section 16, a distance of 629.49 feet;

Thence North 02 degrees 08 minutes 27 seconds East a distance of 33.02 feet to the north line of the south 33.00 feet of said Section 16 and the POINT OF BEGINNING;

Thence North 02 degrees 08 minutes 27 seconds East, parallel with the east line of said Section 16, a distance of 242.14 feet;

Thence South 89 degrees 58 minutes 56 seconds East, parallel with the south line of said Section 16, a distance of 224.41 feet;

Thence North 02 degrees 08 minutes 27 seconds East, parallel with the east line of said Section 16, a distance of 193.47 feet;

Thence South 89 degrees 58 minutes 56 seconds East, parallel with the south line of said Section 16, a distance of 372.06 feet to the west line of the east 33.00 feet of said Section 16;

Thence South 02 degrees 08 minutes 27 seconds West, along said west line, a distance of 435.61 feet to the north line of the south 33.00 feet of said Section 16;

Thence North 89 degrees 58 minutes 56 seconds West, along said north line, a distance of 596.47 feet to the POINT OF BEGINNING.



NWC 91st and Camelback PAD

Legal Description

Exhibit B

