

ORDINANCE NO. 022-84

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 64.09 ACRES LOCATED AT THE NORTHEAST CORNER OF 173<sup>RD</sup> AVENUE AND OLIVE AVENUE FROM RU-43 (RURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “COTTON 303 INDUSTRIAL”; 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 November 10, 2022, in zoning case ZON22-12 in the manner prescribed by law for the purpose of rezoning property located at the Northeast corner of 173<sup>rd</sup> Avenue and Olive Avenue from RU-43 (Rural / 43,000 square foot lot minimum) 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 October 19, 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 Northeast corner of 173<sup>rd</sup> Avenue and Olive Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from RU-43 (Rural / 43,000 square foot lot minimum) 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 project narrative entitled, Cotton 303 Industrial, dated September 1, 2022.
2. All adjacent roadways are controlled by MCDOT. The development will be required to provide right-of-way and roadway improvements in accordance with Maricopa County Department of Transportation (MCDOT) requirements.

3. Dedication of 30 feet of public right-of-way along 173<sup>rd</sup> Avenue and along Mountain View Road; and all associated half street improvements.
4. Any additional right-of-way required by the Maricopa County Department of Transportation during the permit process.
5. Right turn lanes at both the 173rd Ave and the West Olive access shall be installed with 160' of storage and adequate taper.
6. Developer to provide the warranted traffic signal at 173rd Avenue and Olive Avenue.
7. North 173rd Access shall be striped as a Left out only. No right turns. A "bulb" or other curb shall be installed to eliminate the truck movement to the north of this access point.
8. Half-street improvements along the Site frontage shall be as per MCDOT RDM Figure 5.14 meeting industrial/commercial roadway cross-section (or) as per the direction from MCDOT permits department during offsite permit plan review process.
9. The Developer shall provide a minimum setback of 320 feet along the North property line, 155 feet along the West, and 200 feet along the South property line of the subject property. Also, the Developer shall provide a total minimum 50-foot-wide landscape buffer/retention at the west, south, and north ends of the property. These landscaping buffers shall be located between parking lots and each corresponding property line and shall include a minimum double row of trees with variety of types including 24" and 26" box.
10. Site pole and wall lighting heights shall be limited to maximum 15' (except for emergency lighting) at the western portion of the site along the area of the buildings facing 173rd Ave. This does not apply to pole lights for standard parking space areas.
11. There shall be a minimum 8' (h) wall located on the west property line.

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 22<sup>nd</sup> day of November, 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

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HANDHOLE STAMPED M.C.D.O.T. MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN A HANDHOLE STAMPED M.C.D.O.T. MARKING THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 00°16'39" WEST, A DISTANCE OF 2636.69 FEET;

THENCE SOUTH 89°59'59" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 00°16'39" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°16'39" WEST, ALONG A LINE PARALLEL WITH AND 83.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 606.61 FEET;

THENCE NORTH 89°57'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°16'39" WEST, ALONG A LINE PARALLEL WITH AND 233.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1930.02 FEET;

THENCE NORTH 89°57'37" WEST, ALONG A LINE PARALLEL WITH AND 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, BEING THE MONUMENT LINE OF OLIVE AVENUE, A DISTANCE OF 1036.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°18'55" AN ARC LENGTH OF 47.29 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET EAST OF THE THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE NORTH 00°21'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2505.64 FEET;

THENCE NORTH 89°59'59" EAST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1213.34 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 64.09 ACRES±.



PAGE 1 OF 2

TITLE: XB01  
DATE: 7/21/22  
DESC: ANNEXATION

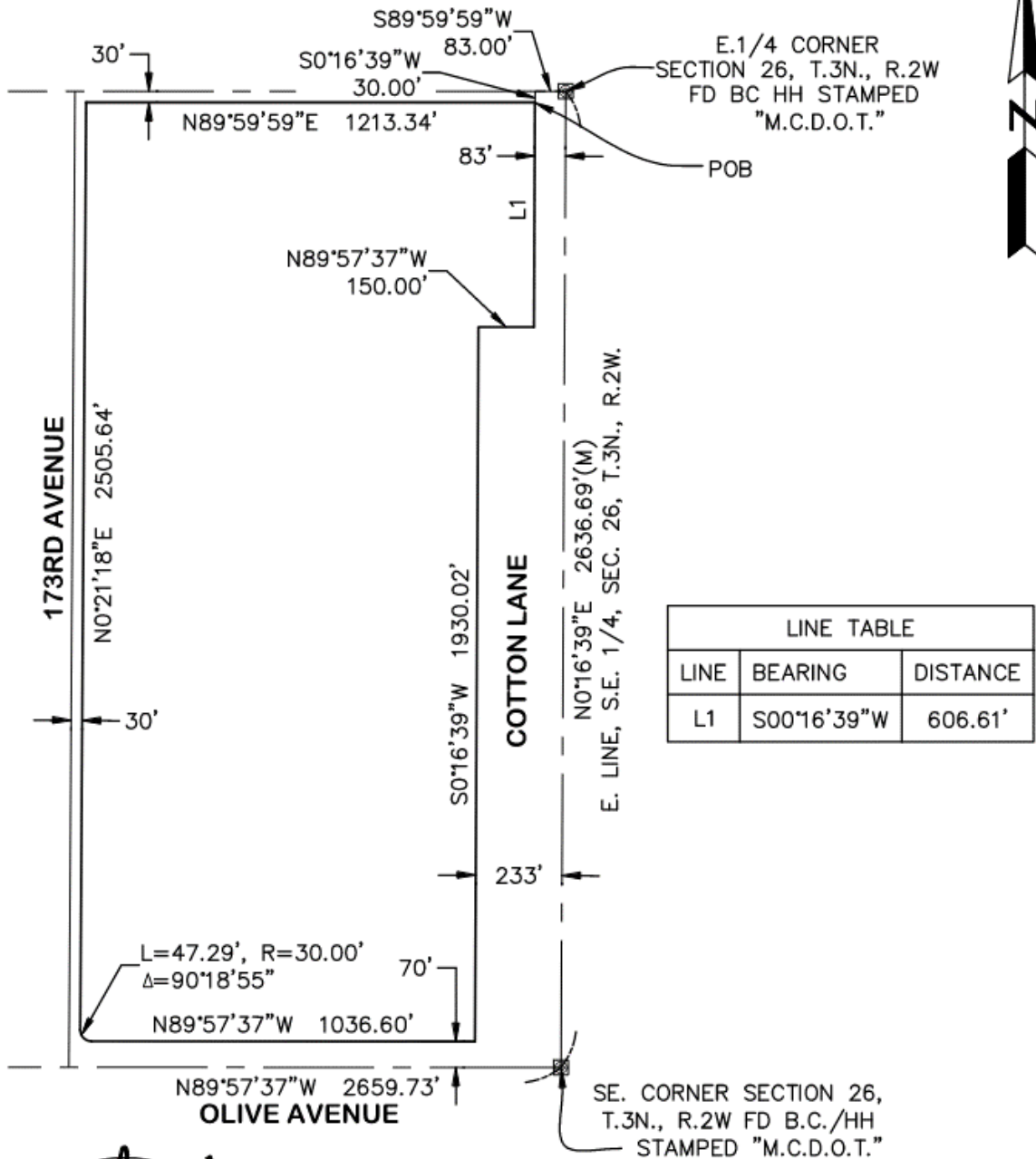
**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY

DWG. NO. XB01  
PROJ.NO.EISN005

# EXHIBIT B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°16'39"W	606.61'



PAGE 2 OF 2

TITLE: XB01  
 SCALE: 1"=400'  
 DATE: 7/21/22  
 DESC: ANNEXATION

<b>HUNTER</b>	
ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	
DWG. NO. XB01 PROJ.NO.EISN005	