

Recorded by:
City Clerk
City of Glendale
5850 West Glendale Avenue
Glendale, AZ 85301-2599


CERTIFICATION



STATE OF ARIZONA
County of Maricopa
City of Glendale

I, Julie K. Bower, being the appointed and duly qualified City Clerk of the City of Glendale, Maricopa County, Arizona, certify that the following is a true and correct copy of Ordinance No. O20-42, that remain on file with the Office of the Glendale City Clerk.

Given under my hand and seal this 1ST day of July 2020.



Julie K. Bower, MMC
City Clerk

ORDINANCE NO. O20-42

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER AND SOUTHEAST CORNER OF GLENDALE AVENUE AND STATE ROUTE 303 AND NORTHEAST CORNER OF BETHANY HOME ROAD AND STATE ROUTE 303 FROM RU-43 (RURAL-43) AND M-1 (LIGHT INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "PARK 303," AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on June 4, 2020, in zoning case ZON20-09 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Glendale Avenue and State Route 303 and northeast corner of Bethany Home Road and State Route 303 from RU-43 (Rural-43) and M-1 (Light Industrial) 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 Glendale Star* on May 14, 2020; 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 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 southeast corner of Glendale Avenue and State Route 303 and the northeast corner of Bethany Home Road and State Route 303 and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from RU-43 (Rural-43) and M-1 (Light Industrial) to PAD (Planned Area Development).

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

1. All Development shall be in conformance with the Park 303 PAD development narrative dated June 1, 2020.

2. Developer shall provide 55' of Right-of-Way along Glendale Avenue, Bethany Home Road, and on Sarival Road and shall be in compliance with Section A-1 in City of Glendale Standard Detail G-300 and G-302. Developer shall also construct half street improvements.
3. Developer proposal to build the Myrtle extension, Ocotillo extension, Maryland extension, and Claremont extension as private roadways shall be built to meet all City standards.
4. All private roadways shall provide cross access easements to properties on the north and south of the said private road.
5. FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) may be required at Design Review due to the proximity to the Luke Air Force Base.
6. Billboards and Digital Billboards as proposed in the PAD are expressly not permitted per current zoning ordinance regulations which cannot be amended through a PAD, except that billboards and digital billboards shall be permitted if ordinances are amended at a future dated that would allow them as proposed in the PAD.
7. Design Review approval is required for all site development.

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.

SECTION 4. That the provisions of this ordinance will become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 June, 2010.



Mayor Jerry P. Weiers

ATTEST:



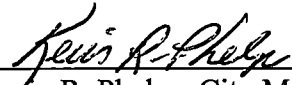
Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:



Michael D. Bailey, City Attorney

REVIEWED BY:



Kevin R. Phelps, City Manager

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1, MARKED BY AN ALUMINUM CAP FLUSH STAMPED "MARICOPA COUNTY" WITH SECTION LABELS, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1, MARKED BY A BRASS CAP FLUSH STAMPED "A.Z.D.O.T. 2014 SE. 1/2 BEARS NORTH 89°44'27" WEST, FOR A MEASURED DISTANCE OF 2639.22 FEET;

THENCE NORTH 89°44'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1573.70 FEET

THENCE NORTH 00°15'33" EAST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 81°06'24" WEST, A DISTANCE OF 479.87 FEET;

THENCE NORTH 84°02'36" WEST, A DISTANCE OF 260.10 FEET;

THENCE NORTH 12°25'20" WEST, A DISTANCE OF 99.47 FEET;

THENCE NORTH 03°07'01" WEST, A DISTANCE OF 172.38 FEET;

THENCE NORTH 03°42'55" WEST, A DISTANCE OF 1582.79 FEET;

THENCE NORTH 00°17'04" EAST, A DISTANCE OF 673.29 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89°31'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2446.40 FEET TO AN ALUMINUM CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE CONTINUING SOUTH 89°31'50" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00°12'59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2643.16 FEET; THENCE NORTH 89°44'27" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12, MARKED BY AN ALUMINUM CAP FLUSH STAMPED "MARICOPA COUNTY" WITH SECTION LABELS, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH STAMPED "A.Z.D.O.T. 2014 SE. 1/2 BEARS NORTH 89°44'27" WEST, FOR A MEASURED DISTANCE OF 2639.22 FEET;

THENCE SOUTH 89°44'27" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00°11'39" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1302.46 FEET;

THENCE NORTH 89°55'06" WEST, A DISTANCE OF 66.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET WEST THE OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 00°11'39" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 650.00 FEET;

THENCE NORTH 89°44'43" WEST, A DISTANCE OF 737.16 FEET;

THENCE SOUTH 00°11'37" WEST, A DISTANCE OF 650.00 FEET;

THENCE NORTH 89°44'43" WEST, A DISTANCE OF 1627.82 FEET;

THENCE NORTH 03°57'13" EAST, A DISTANCE OF 904.72 FEET;

THENCE NORTH 00°43'09" EAST, A DISTANCE OF 124.28 FEET;

THENCE NORTH 88°29'52" EAST, A DISTANCE OF 173.87 FEET;

THENCE NORTH 11°08'19" EAST, A DISTANCE OF 153.73 FEET;

THENCE NORTH 88°29'52" EAST, A DISTANCE OF 88.13 FEET;

THENCE NORTH 84°10'21" EAST, A DISTANCE OF 789.43 FEET; THENCE NORTH 00°15'33" EAST, A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°44'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1261.33 FEET TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT ANY PART OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 20160476167 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH BEARS NORTH 89°30'22" WEST, A DISTANCE OF 2632.91 FEET;

THENCE NORTH 89°30'22" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1634.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING, NORTH 89°30'22" WEST, A DISTANCE OF 385.68 FEET;

THENCE NORTH 00°29'38" EAST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 69°14'33" WEST, A DISTANCE OF 170.35 FEET;

THENCE NORTH 86°14'14" WEST, A DISTANCE OF 271.84 FEET;

THENCE NORTH 12°14'06" WEST, A DISTANCE OF 150.07 FEET;

THENCE NORTH 00°06'44" EAST, A DISTANCE OF 146.11 FEET;

THENCE NORTH 02°02'20" WEST, A DISTANCE OF 1009.92 FEET;

THENCE NORTH 03°59'56" EAST, A DISTANCE OF 866.01 FEET;

THENCE NORTH 00°58'42" EAST, A DISTANCE OF 350.52 FEET;

THENCE SOUTH 89°04'03" EAST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 01°03'14" EAST, A DISTANCE OF 38.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°44'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 990.74 FEET;

THENCE SOUTH 00°08'27" WEST, A DISTANCE OF 1332.93 FEET;

THENCE SOUTH 89°37'44" EAST, A DISTANCE OF 1317.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 89°57'28" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET EAST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00°10'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 248.00 FEET;

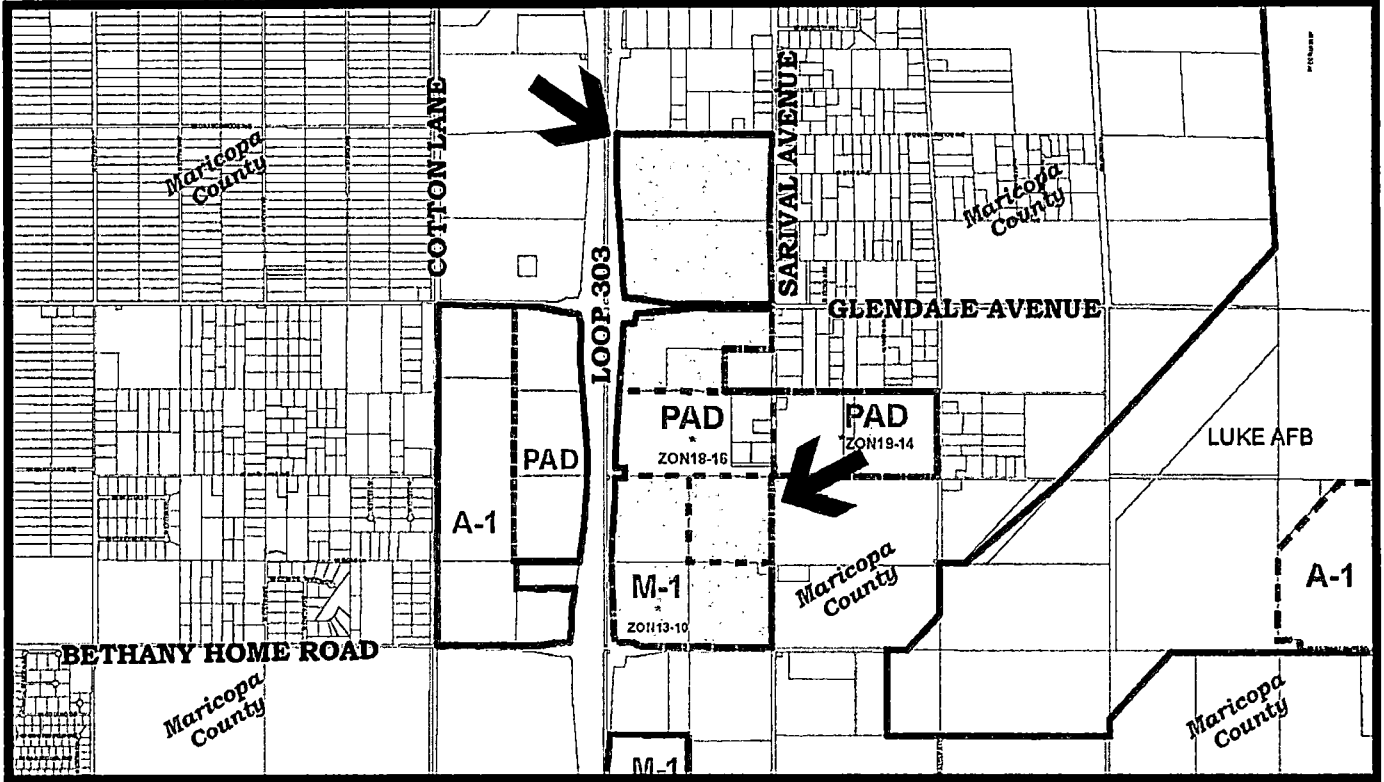
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 32.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;



THENCE SOUTH 00°10'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1120.95 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET SOUTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 89°30'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1667.79 FEET;

THENCE NORTH 0°29'38" EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A



	<p>PARK 303 REZONING (ZON20-09)</p> 	<p>REQUEST REZONE FROM MARICOPA COUNTY RU-43 (RURAL) & GLENDALE M-1 (LIGHT INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT).</p>
<p>LOCATION NEC & SEC OF GLENDALE AVENUE & LOOP 303</p>		