

ORDINANCE NO. O24-40

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 158.6 ACRES LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO ROAD AND ALSUP AVENUE FROM RR-45 (RURAL RESIDENCE-45) AND PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "CROW 303 AZ"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

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 September 4, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 26, 2024, in zoning case ZON24-03 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Ocotillo Road and Alsup Avenue from RR-45 (Rural Residence-45) and PAD (Planned Area Development) to PAD (Planned Area Development); 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 southeast corner of Ocotillo Road and Alsup Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from RR-45 (Rural Residence-45) and PAD (Planned Area Development) 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 CROW 303 PAD Amendment Narrative, date stamped August 14, 2024.
2. Off-site improvements along Alsup Avenue shall be coordinated with Maricopa County and Maricopa County Department of Transportation (MCDOT).

3. Due to the proximity to the Luke Air Force Base, FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) will be required prior to approval of any building permit.
4. The developer shall place overhead powerlines on Glendale Avenue underground.
5. The developer will need to coordinate with The Cubes at Glendale on possible shared access of the private drive that will be constructed in the Reems Road alignment, south of Glendale Avenue.
6. Access along Glendale Avenue shall be aligned with the Bickman Industrial access points.
7. The developer will be required to work with the appropriate water company to extend a water distribution main in Alsup Avenue from Glendale Avenue to the south end of the project. The main should be able to supply fire hydrants along Alsup Avenue with the required flow per the Fire Code. The line should also be sized to provide domestic and fire flow requirements to Crow 303 in addition to future developments south of Crow 303.
8. Access shall continue to be provided to the State and Federal Government (Luke Air Force Base) through the easement located along the East property boundaries adjacent to Luke Air Force Base as recorded in Maricopa County Recorder Docket 3643 page 267.
9. The design of the intersection of Reems Road and Glendale Avenue shall be coordinated with the Bickman Industrial project to the north and The Cubes at Glendale project to the east.
10. Digital Billboards or signs with electronic displays shall not be allowed.
11. Any development standards not mentioned in the PAD shall conform to the City of Glendale Unified Development Code for the M-1 zoning district.

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.

[Signatures on the following page]

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of October, 2024.

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" LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, BEING A BRASS CAP IN HANDHOLE STAMPED S6 S5 S7 S8 RLS 36563 2003, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING AN ALUMINUM CAP IN HANDHOLE BEARS SOUTH 89°41'27" WEST, A DISTANCE OF 2641.47 FEET;

THENCE SOUTH 00°11'09" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°11'09" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1854.61 FEET;

THENCE SOUTH 42°30'11" WEST, A DISTANCE OF 2818.91 FEET;

THENCE NORTH 89°59'43" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 685.65 FEET;

THENCE NORTH 00°15'08" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1328.04 FEET;

THENCE SOUTH 89°50'43" EAST, ALONG THE SOUTH LINE OF A 30.00 FOOT EASEMENT FOR HIGHWAY PURPOSES AS DEFINED IN DOCKET 8588, PAGE 963, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1279.26 FEET;

THENCE NORTH 00°13'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 987.78 FEET;

THENCE SOUTH 89°58'50" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1039.80 FEET;

THENCE NORTH 00°15'07" WEST, A DISTANCE OF 182.00 FEET;

THENCE SOUTH 89°58'50" WEST, A DISTANCE OF 240.00 FEET;

TITLE: **XB15**

DATE: 8/19/24

DESC: PARCEL

HUNTER

ENGINEERING

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

PAGE 1 OF 3

CIVIL AND SURVEY

PROJ.NO.CROW001-S



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THENCE NORTH 00°15'06" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1424.82 FEET;

THENCE NORTH 89°41'27" EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2601.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 158.69 ACRES±.

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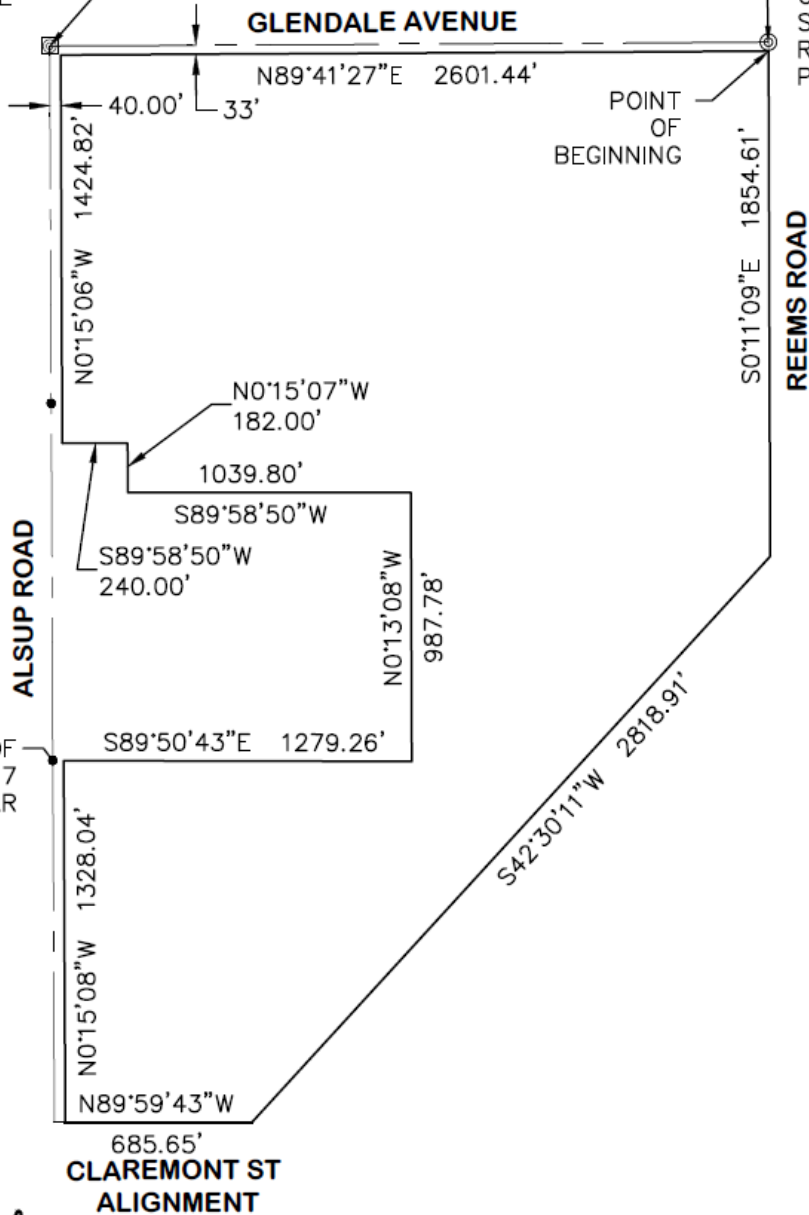
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EXHIBIT "B"

NORTH QUARTER
CORNER OF SECTION 7
FOUND ALUM CAP
IN HANDHOLE
POC

N.E.COR. SEC. 7
FND M.C. BRASS
CAP FLUSH STAMPED
S6 S5 S7 S8
RLS 36563 2003
POC



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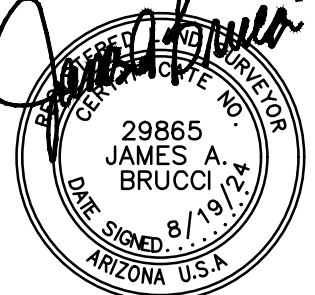


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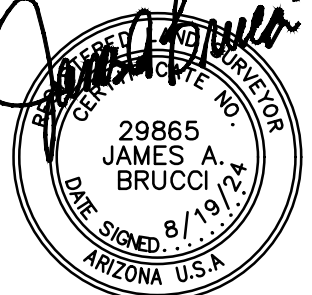
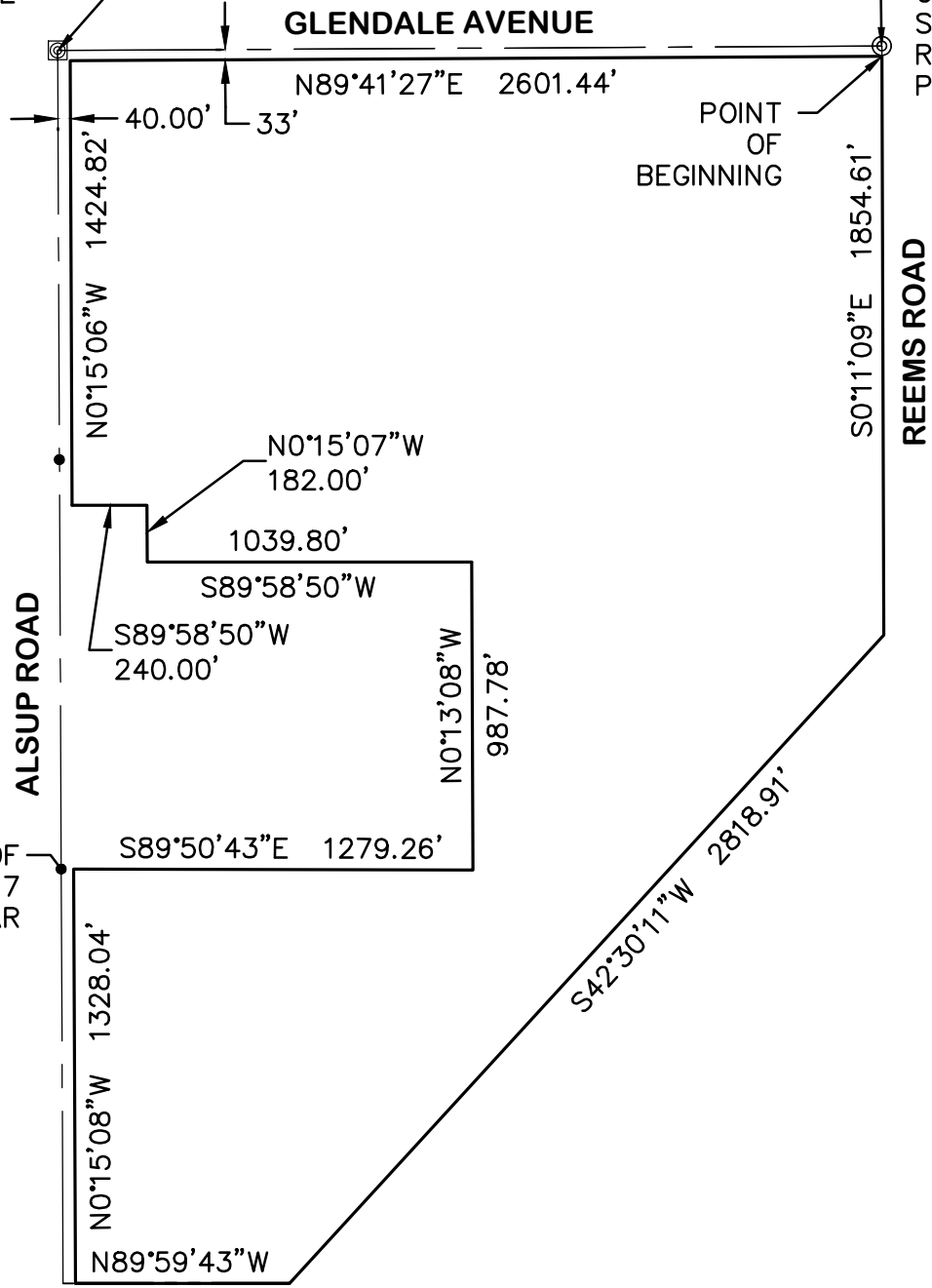


EXHIBIT "B"

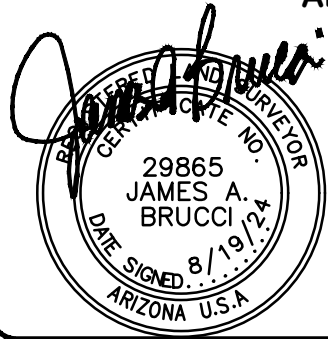
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CENTER OF
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FD IRON BAR

685.65'
**CLAREMONT ST
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