

ORDINANCE NO. O24-46

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, AMENDING THE VAI RESORT, CENTERPOINT PLANNED AREA DEVELOPMENT AMENDMENT FOR 66.31 ACRES LOCATED AT THE SOUTHEAST CORNER OF CARDINALS WAY AND THE LOOP 101 FREEWAY; 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 October 2, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on October 24, 2024, in zoning case ZON23-03 in the manner prescribed by law for the purpose of amending the Centerpoint Planned Area Development, which was approved in zoning case ZON19-13, and which establishes the zoning for certain property located at the southeast corner of Cardinals Way and the Loop 101 Freeway; 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 amend the property described on Exhibit 1A and 2A 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 Cardinals Way and the Loop 101 Freeway and more accurately described in Exhibit 1B and 2B to this ordinance, is conditionally rezoned by amending the existing Centerpoint Planned Area Amendment.

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

1. Development shall be in substantial conformance with the VAI Resort (Centerpoint PAD Amendment) Narrative, final date stamped October 4, 2024.
2. The resort is requesting to flush the filters for the swimming pools and water features directly into the sewer system. During flushing the flow rate will be four thousand gallons per minute for one, five-minute backwash event per day. To insure there is no

conflict with flows, the owner will only flush during agreed upon hours between 3am and 5am. To further reduce any conflicts, the owner will contact the Glendale Water Services Department control room at 623-930-4100 a minimum of twenty-four hours in advance if flushing is expected to occur outside of the agreed upon hours or frequency. It is understood that Glendale Water Services continually monitors area sewer flows. If future sewer flows are observed out of compliance, the owner shall provide a sewer flow attenuation plan which could include a storage tank for metering flow to sewer.

3. Lighting which might exceed dark sky ordinance, proposed to be located atop of the MATTEL attraction and Aerobar, shall require FAA review and determination prior to issuance of a building permit by the City.
4. Auxiliary Right turn lanes will be provided in advance of the following driveways:
 - a. All driveways on southbound 95th Avenue
 - b. Garage entrance off Montebello
 - c. Garage entrance off 91st Avenue
 - d. If any of the turn lane improvements are located outside of existing right-of-way, then additional right-of-way will be required
5. The garage entrance off 91st Avenue will be designed as a “right in - right out” driveway. The design of the driveway will include a pork chop median. The design shall be submitted to the City for review and approval during the design phase of the project.
6. All through lanes on northbound and southbound 95th Avenue shall not lead into a “lane drop” condition in the area between the Cardinals Way intersection and the development’s south property line. The design of the lane drop taper shall be reviewed and approved by the City.
7. Southbound 95th Avenue in advance of Cardinals Way will be modified to accommodate one right turn lane, two southbound lanes and one left turn lane as is recommended in the Traffic study.
8. The marked crosswalk along 95th Avenue shall be signalized (HAWK). This is in accordance with the City’s crosswalk policy.
9. The queue length of all turn lanes studied in the Traffic Impact Analysis (TIA) will be designed (where applicable) to meet the projected turn traffic demand.
10. The design of the transition area associated with the merge lane, on southbound 95th Avenue south of Montebello, needs to be updated to meet current America Association of State Highway and Transportation Officials (AASHTO) design standards.
11. A signing plan that includes the use of static, overhead lane control signs, and overhead dynamic message signs will be submitted to the City for review and approval. The

developer will be responsible for all costs associated with the design, and the implementation of the plan.

12. The developer shall develop a traffic control plan that outlines the traffic requirements during major events at VAI. The plan shall be reviewed and approved by the City's Transportation Department.
13. The roadway design associated with all the offsite improvements shall meet all the America Association of State Highway and Transportation Officials (AASHTO) and Manual on Uniform Traffic Control Devices (MUTCD) requirements.

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 1B and 2B.

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 26th day of November, 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 1A

PAD LEGAL DESCRIPTION

A PORTION THAT REAL PROPERTY DESCRIBED IN DOCUMENT 2021-0741888 MARICOPA COUNTY RECORDS BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION ON 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16 WHICH BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST FROM THE FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 2655.12 FEET;

THENCE NORTH 88 DEGREES 14 MINUTES 18 SECONDS EAST 1206.76 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 45 MINUTES 27 SECONDS EAST 575.27 FEET;

THENCE NORTH 03 DEGREES 26 MINUTES 37 SECONDS EAST 431.66 FEET;

THENCE NORTH 03 DEGREES 26 MINUTES 58 SECONDS EAST 987.81 FEET;

THENCE NORTH 03 DEGREES 27 MINUTES 27 SECONDS EAST 354.97 FEET;

THENCE NORTH 03 DEGREES 28 MINUTES 34 SECONDS EAST 80.41 FEET;

THENCE NORTH 03 DEGREES 53 MINUTES 34 SECONDS EAST 142.03 FEET;

THENCE NORTH 86 DEGREES 00 MINUTES 20 SECONDS EAST 230.27 FEET;

THENCE NORTH 86 DEGREES 04 MINUTES 51 SECONDS EAST 208.26 FEET;

THENCE NORTH 86 DEGREES 44 MINUTES 23 SECONDS EAST 326.14 FEET;

THENCE NORTH 87 DEGREES 20 MINUTES 23 SECONDS EAST 476.98 FEET;

THENCE SOUTH 89 DEGREES 06 MINUTES 23 SECONDS EAST 109.71 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 712.80 FEET;

TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY A RADIUS OF 500.00 FEET A CENTRAL ANGLE OF 34 DEGREES 17 MINUTES 00 SECONDS A DISTANCE OF 299.18 FEET;

THENCE SOUTH 34 DEGREES 57 MINUTES 24 SECONDS WEST 100.85 FEET;

THENCE SOUTH 55 DEGREES 04 MINUTES 10 SECONDS EAST 109.17 FEET;

TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 51 SECONDS A DISTANCE OF 55.61 FEET;

THENCE SOUTH 18 DEGREES 59 MINUTES 59 SECONDS WEST 51.69 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 1,381.31 FEET;

THENCE SOUTH 56 DEGREES 22 MINUTES 22 SECONDS WEST 100.81 FEET;

THENCE NORTH 33 DEGREES 37 MINUTES 38 SECONDS WEST 120.65 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY WITH A RADIUS OF 500.00 FEET, WHOSE CHORD BEARS NORTH 16 DEGREES 28 MINUTES 37 SECONDS WEST 294.88 FEET. THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 18 MINUTES 03 SECONDS 299.33 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 310.53 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 55.00 FEET;

THENCE SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 1,012.79 FEET;

THENCE SOUTH 00 DEGREES 47 MINUTES 02 SECONDS WEST 647.67 FEET;

THENCE SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 120.81 FEET;

AREA = 2,888,3440 SF OR 66.31 ACRES MORE OR LESS



EXP 3-31-25

EXHIBIT 2A

PROPERTY LEGAL DESCRIPTION

THAT PORTION OF EXISTING RIGHT-OF-WAY OF STATE ROUTE 101 (AGUA FRIA FREEWAY) (FORMERLY STATE ROUTE 417 NORTHWEST OUTER LOOP) IN THE WEST HALF (W1/2 W1/2) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) 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 NORTHWEST CORNER OF SAID SECTION 16, BEING A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16, BEING A FOUND CITY OF GLENDALE BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF 2637.60 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH 86 DEGREES 41 MINUTES 02 SECONDS EAST 1303.32 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 03 DEGREES 53 MINUTES 34 SECONDS WEST, 185.46 FEET TO A FOUND REBAR WITH CAP MARKED RLS 54404 ALSO BEING A COMMON CORNER OF THE WEST LINE OF SAID PROPERTY AND ARIZONA DEPARTMENT OF TRANSPORTATION STATE ROUTE 101 RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID COMMON PROPERTY AND RIGHT-OF-WAY LINE SOUTH 03 DEGREES 53 MINUTES 34 SECONDS WEST 63.97 FEET TO AN ANGLE POINT ALONG SAID PROPERTY LINE AND RIGHT-OF-WAY LINE;

THENCE SOUTH 03 DEGREES 28 MINUTES 34 SECONDS WEST 80.41 FEET TO AN ANGLE POINT ALONG SAID PROPERTY LINE AND RIGHT-OF-WAY LINE;

THENCE SOUTH 03 DEGREES 27 MINUTES 27 SECONDS WEST, 9.61 FEET **THE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 03 DEGREES 27 MINUTES 27 SECONDS WEST 345.36 FEET;

THENCE SOUTH 03 DEGREES 26 MINUTES 58 SECONDS WEST 987.81 FEET;

THENCE SOUTH 03 DEGREES 26 MINUTES 37 SECONDS WEST 431.66 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST 575.27 FEET;

THENCE SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 2.00 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 27 SECONDS EAST 308.36 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 58 SECONDS WEST 3.67 FEET;

THENCE NORTH 00 DEGREES 47 MINUTES 02 SECONDS EAST 621.73 FEET;

THENCE NORTH 03 DEGREES 26 MINUTES 37 SECONDS EAST 77.56 FEET;

THENCE NORTH 03 DEGREES 26 MINUTES 58 SECONDS EAST 987.81 FEET;

THENCE NORTH 03 DEGREES 27 MINUTES 27 SECONDS EAST 204.44 FEET;

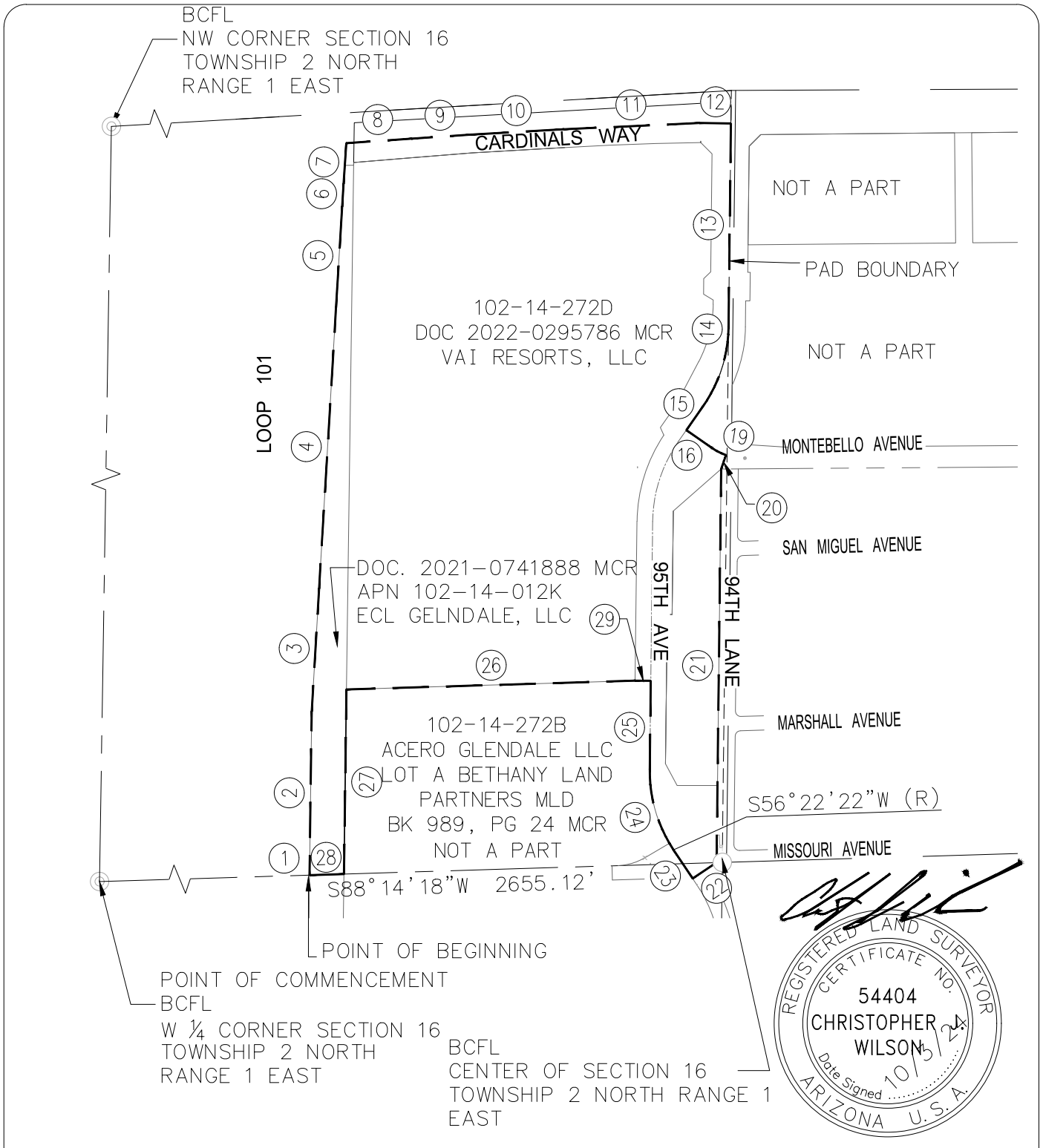
THENCE NORTH 12 DEGREES 19 MINUTES 51 SECONDS EAST 142.63 FEET TO **POINT OF BEGINNING.**

SAID AREA CONTAINS 36,478 SF OR 0.84 ACRE MORE OR LESS



EXP 3-31-25

EXHIBIT 1B



Christopher Wilson
 REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 54404
 CHRISTOPHER WILSON
 Date Signed 10/5/24
 ARIZONA U.S.A.

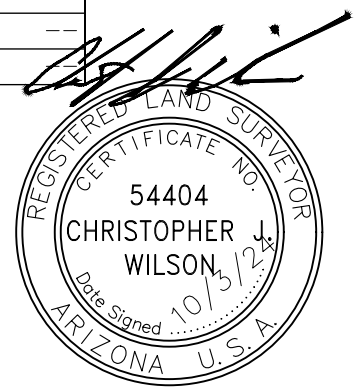


EXP 3-31-25

3655 W Anthem Way PMB BOX 104 ANTHEM, AZ 85086

<p>PAD EXHIBIT</p>	JOB NO: 23-002	DATE: 9/25/24
	SCALE: HORZ. NTS	1 OF 2

DATA TABLE				
(NO)	BEARING/DELTA	RADIUS	LENGTH	RADIAL BEARING
1	N 88° 14' 18" E	--	1206.76'	--
2	N 00° 45' 27" E	--	575.27'	--
3	N 03° 26' 37" E	--	431.66'	--
4	N 03° 26' 58" E	--	987.81'	--
5	N 03° 27' 27" E	--	354.97'	--
6	N 03° 28' 34" E	--	80.41'	--
7	N 03° 53' 34" E	--	142.03'	--
8	N 86° 00' 20" E	--	230.27'	--
9	N 86° 04' 51" E	--	208.26'	--
10	N 86° 44' 23" E	--	326.14'	--
11	N 87° 20' 23" E	--	476.98'	--
12	S 89° 06' 23" E	--	109.71'	--
13	S 00° 40' 24" W	--	712.80'	--
14	Δ=34° 17' 00"	500.00'	299.18'	--
15	S 34° 57' 24" W	--	100.85'	--
16	S 55° 04' 10" E	--	109.17'	--
17	NOT USED	--	--	--
18	NOT USED	--	--	--
19	Δ=15° 55' 51"	200.00'	55.61'	--
20	S 18° 59' 59" W	--	51.69'	--
21	S 00° 40' 24" W	--	1381.31'	--
22	S 56° 22' 22" W	--	100.81'	--
23	N 33° 37' 38" W	--	120.65'	--
24	Δ=34° 18' 03"	500.00'	299.33'	S 56° 22' 22" W
25	N 00° 40' 24" E	--	310.53'	--
26	S 88° 14' 18" W	--	1012.79'	--
27	S 00° 47' 02" W	--	647.67'	--
28	S 88° 14' 18" W	--	120.81'	--
29	N 89° 19' 36" W	--	55.00'	--



EXP 3-31-25



3655 W Anthem Way PMB BOX 104 ANTHEM, AZ 85086

**PAD
EXHIBIT**

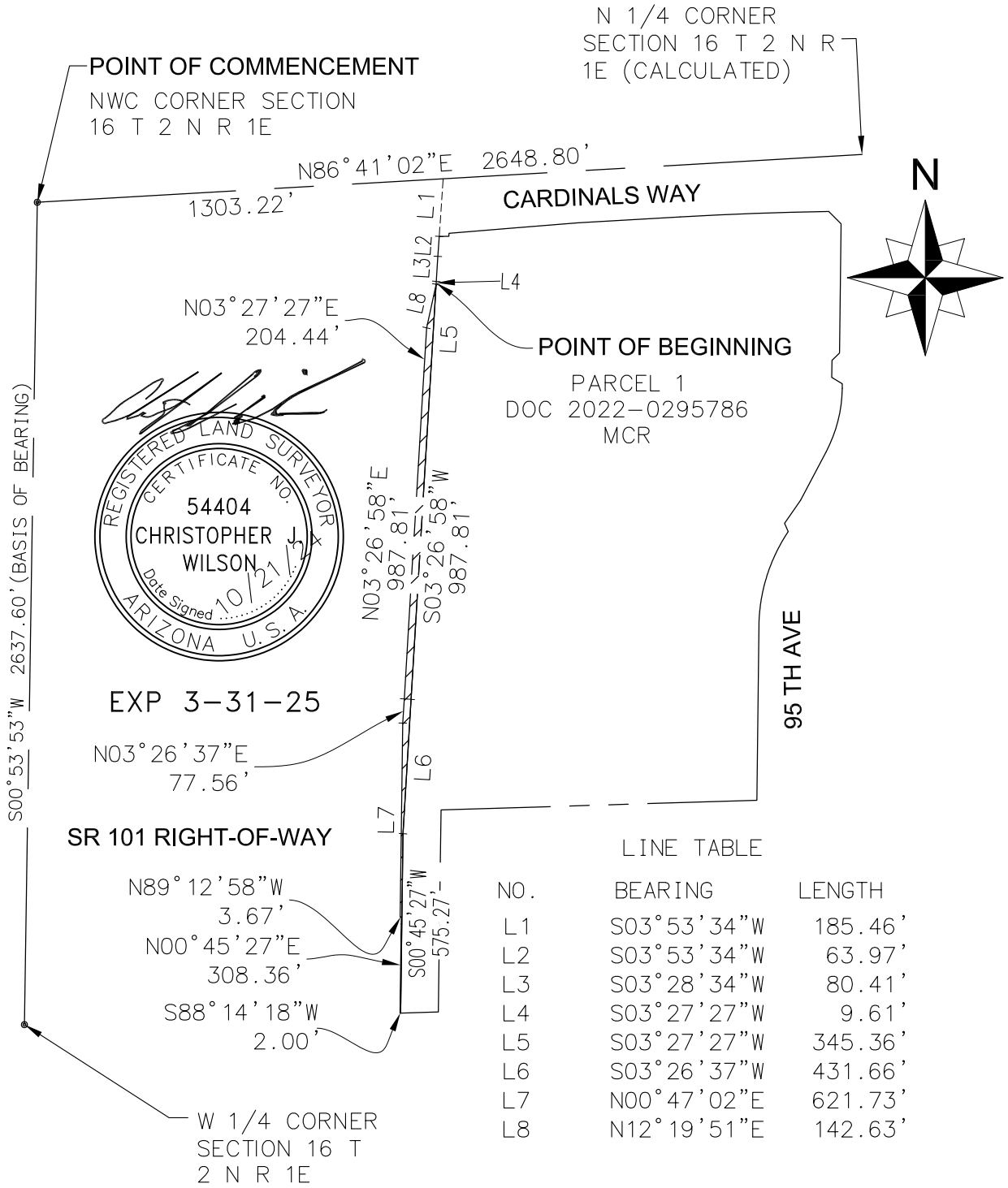
JOB NO: 23-002

DATE: 9/25/24

SCALE: HORZ. NTS

2 OF 2

EXHIBIT 2B



**SR 101 PROPERTY
LEGAL DESCRIPTION
EXHIBIT**

JOB NO: 23-002

DATE: 10/21/2024

SCALE: HORZ. NTS

SHEET 3 OF 3