

ORDINANCE NO. O25-04

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 72.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF SARIVAL AVENUE AND PEORIA AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "PEORIA & 303 PAD"; 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 November 20, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on December 12, 2024, in zoning case ZON24-05 in the manner prescribed by law for the purpose of rezoning property located at the southwest corner of Sarival Avenue and Peoria Avenue from 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 southwest corner of Sarival Avenue and Peoria Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from 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 Peoria & 303 PAD Narrative, date stamped November 5, 2024.
2. A 55-foot half street right-of-way will be required along the property frontage on Sarival Avenue. An additional 10-foot right-of-way (for a total of 65 half street right of way) will be required on the west side of Sarival Avenue between the Peoria Avenue intersection and Driveway B. (Refer to Traffic Impact Analysis map for location of Driveway B)

3. Both proposed driveways on Sarival Avenue will require 150 feet of storage and a 100-foot taper to meet City of Glendale guidelines.
4. The Developer may be required to provide additional right-of-way in advance of Driveway A along the right turn lane to ensure that the sidewalk is constructed within public right-of-way. (Refer to Traffic Impact Analysis map for location of Driveway A)
5. The Developer will be required to complete all off-site improvements which includes the construction of the half street roadway, turn lanes, sidewalk and landscaping along Sarival Avenue per City of Glendale regulations.
6. Dedication of right-of-way and all required off-site improvements along Peoria Avenue shall be reviewed and approved by the City of Surprise and/or Maricopa County.

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 following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 28th day of January, 2025.

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

DESCRIPTION FOR RE-ZONING A.P.N.'S 501-06-011D & 501-06-012B

A portion of Lot 1 and a portion of Lot 2, SOUTHEAST CORNER PEORIA AVENUE AND STATE ROUTE 303, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona in Book 1016 of Maps, Page 45, being situate in the Northeast quarter of Section 25, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the North quarter corner of said Section 25, being marked with a brass cap in a handhole, said point also being South 89 degrees 10 minutes 52 seconds West 2631.66 feet from the Northeast corner of said Section 25, being marked with a brass cap flush with the surface;

Thence, along the North line of the Northeast quarter of said Section 25, North 89 degrees 10 minutes 52 seconds East 1529.72 feet;

Thence South 00 degrees 43 minutes 43 seconds East 33.00 feet to a point on a line 33.00 feet South of, and parallel with, the North line of the Northeast quarter of said Section 25;

Thence, along said parallel line, North 89 degrees 10 minutes 52 seconds East 33.74 feet to the Northwest corner of said Lot 1, said point being the POINT OF BEGINNING;

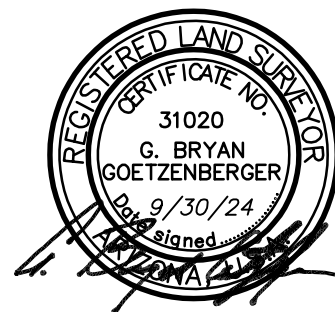
Thence, continuing along said parallel line, North 89 degrees 10 minutes 52 seconds East 1035.24 feet to a point on a line 33.00 feet West of, and parallel with, the East line of the Northeast quarter of said Section 25;

Thence, along said parallel line, South 00 degrees 48 minutes 30 seconds East 1286.22 feet to a point on the South line of said Lot 1;

Thence, along said South line, South 89 degrees 10 minutes 35 seconds West 1282.93 feet to an angle point in said line;

Thence, continuing along said South line, South 00 degrees 48 minutes 15 seconds East 1319.33 feet to a n angle point in said line;

(CONTINUED ON PAGE 2)



JOB NO.: 231139
SECTION: 25
TOWNSHIP: 3 NORTH
RANGE: 2 WEST
DATE: SEPTEMBER 30, 2024
SHEET 1 OF 4



ALLIANCE
LAND SURVEYING, LLC

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7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
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FAX (623) 972-1616

contactus@azals.com

EXHIBIT A

DESCRIPTION FOR RE-ZONING A.P.N.'S 501-06-011D & 501-06-012B

(CONTINUED FROM PAGE 1)

Thence, continuing along said South line, South 89 degrees 10 minutes 17 seconds West 1061.04 feet to a point on the East Right-of-Way line of State Route 303;

Thence, along said East Right-of-Way line, North 00 degrees 41 minutes 14 seconds West 885.70 feet;

Thence, continuing along said East Right-of-Way line, North 05 degrees 36 minutes 26 seconds East 772.17 feet;

Thence, continuing along said East Right of Way line, North 00 degrees 53 minutes 37 seconds West 9.31 feet to a point on the North line of the parcel of land described in that certain Special Warranty Deed recorded in the Office of the Recorder of Maricopa County, Arizona, as document number 2023-0577853;

Thence, along said North line, in part, and, in part, along the South line of the parcel of land described in that certain Special Warranty Deed recorded in the Office of the County Recorder of Maricopa County, Arizona, as document number 2023-0577861, North 89 degrees 10 minutes 52 seconds East 1222.00 feet to a point on the East line of said deed;

Thence, along said East line, North 00 degrees 53 minutes 18 seconds West 943.51 feet to the POINT OF BEGINNING.

Comprising 72.165 acres or 3,143,494 square feet, subject to all easements of record.



JOB NO.: 231139
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TOWNSHIP: 3 NORTH
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SHEET 2 OF 4



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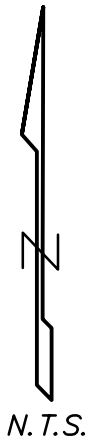
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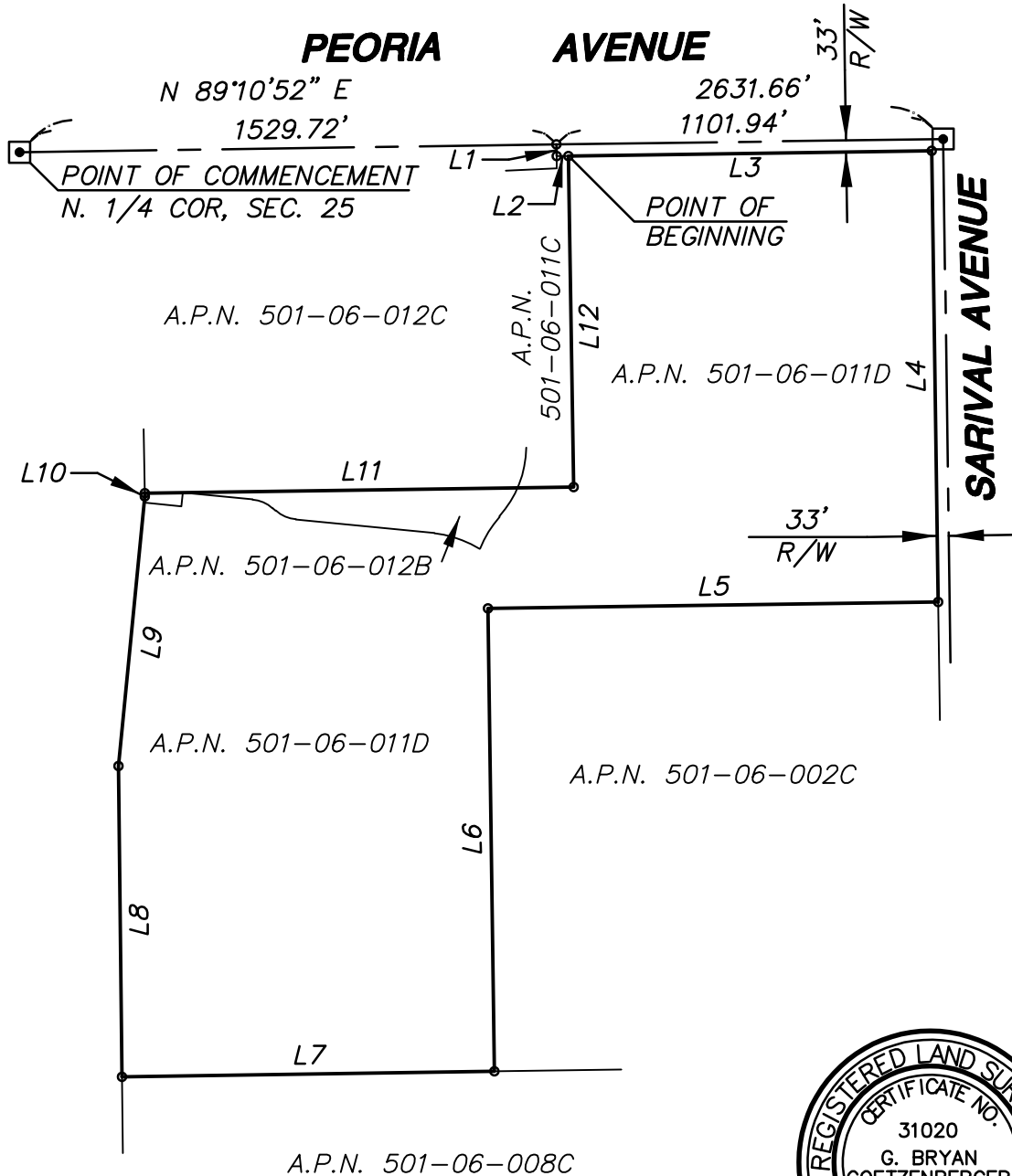
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EXHIBIT B

EXHIBIT FOR RE-ZONING
A.P.N.'S 501-06-011D & 501-06-012B



STATE ROUTE 303



JOB NO.: 231139
SECTION: 25
TOWNSHIP: 3 NORTH
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SHEET 3 OF 4



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EXHIBIT B

**EXHIBIT FOR RE-ZONING
A.P.N.'S 501-06-011D & 501-06-012B**

LINE	BEARING	DISTANCE
L1	S 00°43'43" E	33.00'
L2	N 89°10'52" E	33.74'
L3	N 89°10'52" E	1035.24'
L4	S 00°48'30" E	1286.22'
L5	S 89°10'35" W	1282.93'
L6	S 00°48'15" E	1319.33'
L7	S 89°10'17" W	1061.04'
L8	N 00°41'14" W	885.70'
L9	N 05°36'26" E	772.17'
L10	N 00°53'37" W	9.31'
L11	N 89°10'52" E	1222.00'
L12	N 00°53'18" W	943.51'



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