

ORDINANCE NO. O25-18

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 39 ACRES LOCATED SOUTH OF THE SOUTHWEST CORNER OF 99TH AVENUE AND BALLPARK BOULEVARD FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “ENVISION ENCORE”; 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 March 5, 2025; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 27, 2025, in zoning case ZON24-02 in the manner prescribed by law for the purpose of rezoning property located south of the southwest corner of 99th Avenue and Ballpark Boulevard from A-1 (Agricultural) 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 south of the southwest corner of 99th Avenue and Ballpark Boulevard and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) 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 Envision Encore PAD Narrative, date stamped March 14, 2025.
2. Dedication of right-of-way and half street improvements, including sidewalk and landscaped areas within the right-of-way, will be determined through the design review process.

3. The development shall buy into lift station improvements being constructed by the adjacent developer. The fee shall be in accordance with the agreement on file with the City of Glendale.

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 22nd day of April, 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, Interim City Manager

EXHIBIT A

PARCEL NO. 3 (APN: 102-60-013D)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF LYING SOUTH AND WEST OF THE LATERAL CANAL, RUNNING NORTH AND SOUTH OF THE WEST SIDE OF SAID QUARTER SECTION; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO ROOSEVELT IRRIGATION DISTRICT, BY DOCUMENT RECORDED JANUARY 25, 1928 AS BOOK 218 OF DEEDS, PAGE 93;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO ROOSEVELT IRRIGATION BY DOCUMENT RECORDED FEBRUARY 16, 1929 AS BOOK 230 OF DEEDS, PAGE 363;

AND EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO MARICOPA COUNTY BY DOCUMENT RECORDED MAY 10, 1920 AS BOOK 145 OF DEEDS, PAGE 181;

AND EXCEPT ALL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

AND EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, 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 EAST QUARTER CORNER OF SAID SECTION 8;

THENCE, SOUTH 89 DEGREES 20 MINUTES 50 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE WHICH IS PARALLEL TO AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 8, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 48 MINUTES 27 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 973.88 FEET;

THENCE, SOUTH 89 DEGREES 03 MINUTES 12 SECONDS WEST, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1308.39 FEET;

THENCE, NORTH 00 DEGREES 28 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 980.60 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 50 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 1302.70 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4 (APN: 102-60-015D)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION THEREOF CONVEYED TO SALT RIVER VALLEY WATER USERS' ASSOCIATION BY DOCUMENT RECORDED OCTOBER 31, 1936 AS BOOK 301 OF DEEDS, PAGE 528;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A CORPORATION, BY DOCUMENT RECORDED JANUARY 29, 1943 AS BOOK 378 OF DEEDS, PAGE 355;

AND EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO MARICOPA COUNTY, BY DOCUMENT RECORDED MAY 10, 1920 AS BOOK 145 OF DEEDS, PAGE 181.

AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED AS 2000-0339659 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 8;

THENCE NORTH 0°04'52" EAST 181.69 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4);

THENCE NORTH 89°55'08" WEST 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°04'52" EAST 190.04 FEET ALONG THE WEST EXISTING RIGHT OF WAY LINE OF 99TH AVENUE;

THENCE SOUTH 43°35'27" WEST 47.91 FEET;

THENCE SOUTH 87°02'52" WEST 1278.09 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SAID SOUTHEAST QUARTER (SE1/4SE1/4);

THENCE ALONG SAID WEST LINE SOUTH 0°25'47" WEST 150.27 FEET;

THENCE ALONG THE NORTH LINE OF THE GRAND CANAL RECORDED IN BOOK 378, PAGE 355 OF MARICOPA COUNTY RECORDER NORTH 87°20'43" EAST 1311.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

