

ORDINANCE NO. O26-07

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 39 ACRES LOCATED SOUTH OF THE SOUTHWEST CORNER OF PEORIA AVENUE AND SARIVAL AVENUE FROM RR-45 (RURAL RESIDENCE-45) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "SARIVAL LOGISTICS"; 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 January 1, 2026; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on January 22, 2026, in zoning case ZON25-06 in the manner prescribed by law for the purpose of rezoning property located south of the southwest corner of Peoria Avenue and Sarival Avenue from RR-45 (Rural Residence-45) 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 Peoria Avenue and Sarival Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from RR-45 (Rural Residence-45) 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 Sarival Logistics PAD Narrative, final date stamped November 21, 2025.
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 where turn lanes are proposed.

3. All proposed driveways along Sarival Avenue will require 150 feet of storage and a 100-foot taper to meet City of Glendale guidelines.
4. The Developer will be required to complete all off-site improvements, which includes the construction of the half street roadway, turn lanes, sidewalks, street lighting, and landscaping.

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 24th day of February, 2026.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Patrick S. Banger, City Manager

EXHIBIT "A"
ANNEXATION/ZONING BOUNDARY DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 25, BEING MARKED BY A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST, 2638.48 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1315.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.28 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 44 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1315.90 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE, 1319.17 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,735,989 SQUARE FEET OR 39.8528 ACRES, MORE OR LESS.



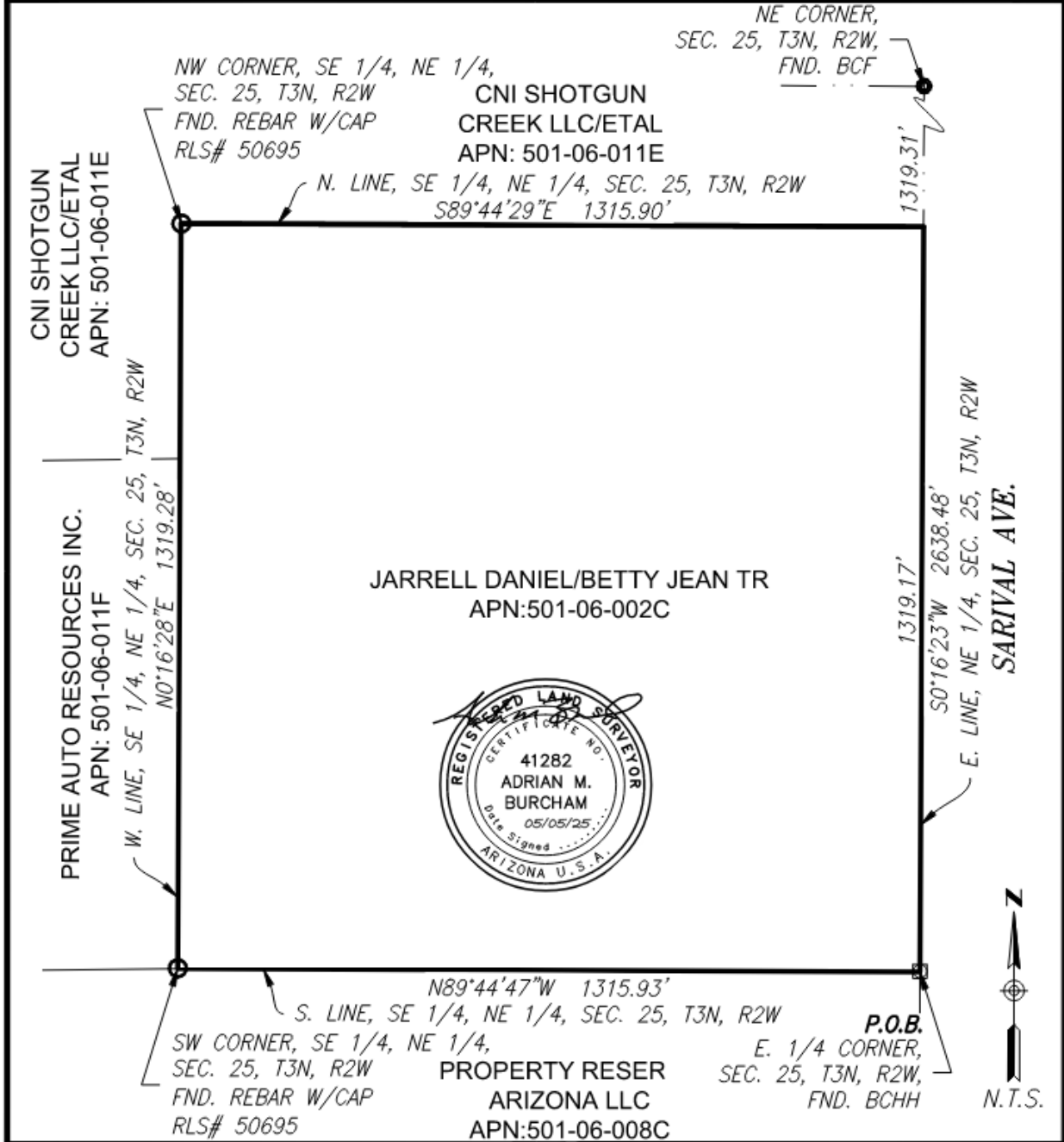
EXHIBIT "B"



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SARIVAL LOGISTICS
ANNEXATION/ZONING BOUNDARY
EXHIBIT "A"
Maricopa County, Arizona

Project No. 24159	Date 05/05/25	Sht: 1 of 1
Project Manager ADRIAN BURCHAM	Project Eng.	