

ORDINANCE NO. O19-55

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 59TH AVENUE AND GREENWAY ROAD FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD FOR A DEVELOPMENT PLAN ENTITLED "ARIZONA CHRISTIAN UNIVERSITY," AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on May 16, 2019, in zoning case ZON19-01 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of 59th Avenue and Greenway Road from PAD (Planned Area Development) to PAD (Planned Area Development);

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 Glendale Star* on April 25, 2019; 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 accept such recommendation and 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 59th Avenue and Greenway Road 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 PAD entitled "Arizona Christian University," date stamped as received April 30, 2019.
2. The cost of the traffic signal installation and deceleration lane at the intersection of 57th Avenue and Greenway Road shall be split one third each among the City of Glendale, the property owners identified in the Arizona Christian University PAD,

Case Number ZON19-01, and the then current property owner of Parcel 3 in the Village at Thunderbird PAD, Case Number ZON19-02. The traffic signal and deceleration lane shall be installed upon the earlier of (a) a certificate of occupancy being issued for the 150th single family home within Parcel 3 of Case No. ZON19-02, or (b) additional vehicle trip generation of 3,400 Average Daily Trips from new development within the ACU PAD Site, excluding renovation of existing buildings and development of new athletic fields. In the event the City determines the traffic signal and deceleration lane are warranted sooner than either trigger points (a) and (b) stated above, the City will install the traffic signal and deceleration lane and the property owners of the subject zoning cases as referenced above shall reimburse the City its actual cost when the trigger points (a) or (b) identified above are met for each respective property owner.

3. If future traffic volume generated by new development within the ACU Site exceeds the maximum levels stated in the Traffic Report dated March 2019, ACU shall provide an updated Traffic Study prior to any additional development occurring on the ACU Site that would exceed the maximum level of traffic volume stated in the approved Traffic Report.
4. All future Greenway Road driveways on to the ACU or Multi-family residential parcels other than the 57th Avenue and Greenway Road intersection shall be Right In- Right out only and shall include right turn deceleration lanes.
5. Any future access proposed on to the ACU campus between Greenway Road and Country Gables along 59th Avenue shall be evaluated as part of a future traffic analysis and may include an appropriate countermeasure to address pedestrian safety, subject to City review and approval.

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.

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 11th day of June, 2019.

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

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

October 15, 2018
WP# 184814
Page 1 of 4
See Exhibit "A"

PARCEL DESCRIPTION
Proposed Campus Boundary

A portion of Parcel No. 1 and a portion of Parcel No. 2, Thunderbird School of Global Management, recorded in Book 1160, page 14, Maricopa County Records, (M.C.R.), and Affidavit of Correction, recorded in Document No. 2014-0513760, M.C.R., lying within the northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 8, a stone in handhole, from which the west quarter corner of said section, a 3-inch City of Glendale brass cap flush, bears South 00°35'20" West (basis of bearing), a distance of 2625.40 feet;
THENCE along the north line of said northwest quarter, South 89°45'17" East, a distance of 1509.48 feet;
THENCE leaving said north line, South 00°14'43" West, a distance of 55.00 feet, to the north line of said Parcel No. 1 and the **POINT OF BEGINNING**;
THENCE South 44°59'07" East, a distance of 42.58 feet;
THENCE South 00°07'48" West, a distance of 120.25 feet;
THENCE South 02°01'27" East, a distance of 33.65 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the left, having a radius of 332.26 feet, concave northeasterly, through a central angle of 45°01'25", a distance of 261.09 feet, to a point of intersection with a non-tangent line;
THENCE South 49°44'53" East, a distance of 100.27 feet, to the beginning of a curve;
THENCE southerly along said curve to the right, having a radius of 332.39 feet, concave southwesterly, through a central angle of 46°29'47", a distance of 269.74 feet, to a point of intersection with a non-tangent line;
THENCE South 00°31'01" West, a distance of 138.87 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said non-tangent curve to the left, having a radius of 61.00 feet, concave northeasterly, whose radius bears South 89°32'59" East, through a central angle of 98°26'10", a distance of 104.80 feet, to a point of intersection with a non-tangent line;
THENCE South 00°29'57" West, a distance of 658.10 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the right, having a radius of 278.00 feet, concave northwesterly, through a central angle of 89°29'10", a distance of 434.19 feet, to the curves end;
THENCE South 89°59'07" West, a distance of 463.47 feet, to the beginning of a curve;
THENCE westerly along said curve to the right, having a radius of 738.00 feet, concave northerly, through a central angle of 03°50'29", a distance of 49.48 feet, to a point of intersection with a non-tangent curve;
THENCE northwesterly along said non-tangent curve to the left, having a radius of 60.99 feet, concave southwesterly, whose radius bears North 75°19'51" West, through a central angle of 95°55'51", a distance of 102.12 feet, to a point of intersection with a non-tangent curve;

**Parcel Description
Proposed Campus Boundary**

October 15, 2018
WP# 184814
Page 2 of 4
See Exhibit "A"

THENCE westerly along said non-tangent curve to the right, having a radius of 668.00 feet, concave northerly, whose radius bears North 08°31'20" East, through a central angle of 14°13'52", a distance of 165.92 feet, to the curves end;

THENCE North 67°14'49" West, a distance of 411.61 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 738.00 feet, concave southerly, through a central angle of 17°56'37", a distance of 231.12 feet, to a point of intersection with a non-tangent line;

THENCE North 00°18'25" East, a distance of 7.28 feet;

THENCE North 89°41'35" West, a distance of 220.07 feet;

THENCE North 44°33'08" West, a distance of 42.32 feet, to the west line of said Parcel No. 1;

THENCE along said west line, North 00°35'20" East, a distance of 1440.23 feet;

THENCE leaving said west line, along the northwest line of said Parcel No. 1, North 45°25'01" East, a distance of 56.74 feet, to said north line;

THENCE leaving said northwest line, along said north line, South 89°45'17" East, a distance of 1404.81 feet, to the **POINT OF BEGINNING**.

Containing 2,958,303 square feet or 67.9133 acres, more or less.

Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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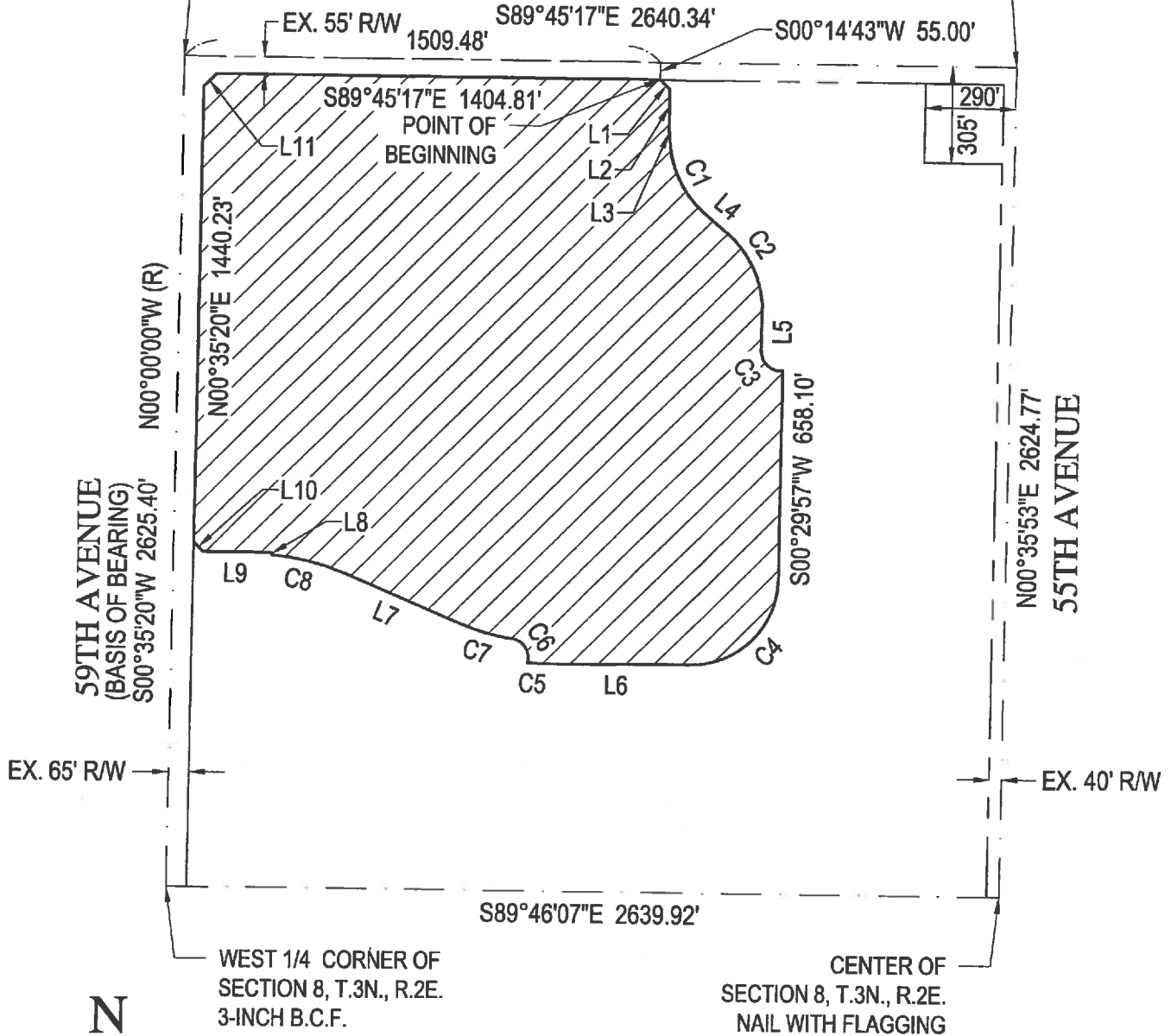


EXPIRES 09-30-20

NORTHWEST CORNER OF
SECTION 8, T.3N., R.2E.
STONE IN H.H.
POINT OF COMMENCEMENT

NORTH 1/4 CORNER OF
SECTION 8, T.3N., R.2E.
3-INCH B.C.H.H.

GREENWAY ROAD



WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
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EXPIRES 09-30-20

EXHIBIT "A"
PROPOSED CAMPUS BOUNDARY
10/15/2018
WP#184814
PAGE 3 OF 4
NOT TO SCALE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°59'07"E	42.58'
L2	S00°07'48"W	120.25'
L3	S02°01'27"E	33.65'
L4	S49°44'53"E	100.27'
L5	S00°31'01"W	138.87'
L6	S89°59'07"W	463.47'
L7	N67°14'49"W	411.61'
L8	N00°18'25"E	7.28'
L9	N89°41'35"W	220.07'
L10	N44°33'08"W	42.32'
L11	N45°25'01"E	56.74'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	45°01'25"	332.26'	261.09'
C2	46°29'47"	332.39'	269.74'
C3	98°26'10"	61.00'	104.80'
C4	89°29'10"	278.00'	434.19'
C5	3°50'29"	738.00'	49.48'
C6	95°55'51"	60.99'	102.12'
C7	14°13'52"	668.00'	165.92'
C8	17°56'37"	738.00'	231.12'



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EXPIRES 09-30-20

EXHIBIT "A"
 PROPOSED CAMPUS BOUNDARY
 10/15/2018
 WP#184814
 PAGE 4 OF 4
 NOT TO SCALE

Z:\2018\184814\Survey\Legal\4814-L09.dwg