

ORDINANCE NO. 017-29

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD FROM STONEHAVEN SHD-5 PAD, SHD-7 PAD, AND SHD-8 PAD TO STONEHAVEN ZONING CLASSIFICATIONS SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD AND SHD-7 PAD; AMENDING THE STONEHAVEN PAD 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 18, 2017, in zoning case ZON17-01 in the manner prescribed by law for the purpose of rezoning property located at 9050 West Camelback Road from SHD-5 PAD, SHD-7 PAD, and SHD-8 PAD to PAD zoning classifications SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD and SHD-7 PAD; and

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 27, 2017; 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 denial for rezoning of property as described above and the mayor and the council desire to reject such recommendation and rezone the property described on Exhibit A as SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD AND SHD-7 PAD of the STONEHAVEN PLANNED AREA DEVELOPMENT.

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 9050 West Camelback Road and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from SHD-5 PAD, SHD-7 PAD, and SHD-8 PAD to PAD zoning classifications SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD and SHD-7 PAD.

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

1. Development will be in substantial conformance with the Amended PAD document, date stamped April 19, 2017. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.

2. All stipulations, agreements and conditions of approval accompanying the original General Plan and PAD approvals (April 26, 2016) remain in effect unless otherwise noted.
 - a. Right-of-way dedications and off-street improvements will be completed in conjunction with Final Plat and Design Review approval.
 - b. There will be a 30-foot landscaped triangle provided on the corner of Camelback Road and 91st Avenue and on the corner of Bethany Home Road and 91st Avenue.
 - c. Sidewalk improvements adjacent to and vehicular access to 91st Avenue along the existing SRP well site will be provided by the applicant.
 - d. Construction of Camelback Road roadway improvements to the Planned Commercial roadway will be designed so that the 69kV power poles do not split the westbound through lanes from the right turn lane, and that the relocated 69kV poles shall be relocated at the ultimate buildout location.
3. Adequate landscape buffering and screening will be provided to buffer the existing Missouri Ranch residences.
4. Traffic calming on 87th Avenue at Windsor Boulevard will be designed and constructed by the applicant in conjunction with Preliminary Plat approval of the adjacent parcel.
5. Planning Parcels 2A, 2B, 17A, and 17B as amended will be limited to a gross density of 5.0 DU/AC.
6. Planning Parcels 3 thru 16, 18, 19, and 20 will be limited to gross densities of 3.5 DU/AC. Twenty-seven (27) lots shall be eliminated to provide a density that does not exceed 3.5 DU/AC.
7. Lot coverage on all residential development parcels will not exceed 55%.

SECTION 3. The City of Glendale StoneHaven PAD Zoning Map is amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. That the provisions of this ordinance become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 27th day of June, 2017.

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

March 14, 2016

Job No. 000403

Exhibit "A"
Legal Description
For
PAD & GPA Parcels

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of Section 15, thence North 00 degrees 00 minutes 41 seconds West, along the West line of the Southwest quarter of Section 15 a distance of 885.01 feet to the **Point of Beginning**;

Thence continuing North 00 degrees 00 minutes 41 seconds West, along said West line of the Southwest quarter of Section 15, a distance of 1503.34 feet;

Thence North 89 degrees 47 minutes 02 seconds East, 241.88 feet;

Thence North 00 degrees 00 minutes 26 seconds West, 208.70 feet;

Thence South 89 degrees 47 minutes 02 seconds West, 241.89 feet to a point on the West line of said Southwest quarter of Section 15;

Thence North 00 degrees 00 minutes 41 seconds West, along said West line of the Southwest quarter of Section 15, a distance of 45.00 feet to the Northwest corner of said Southwest quarter (West quarter corner of Section 15);

Thence North 00 degrees 00 minutes 06 seconds West, along the West line of the Northwest quarter, a distance of 1420.82 feet;

Thence North 89 degrees 59 minutes 54 seconds East a distance of 70.00 feet;

Thence South 45 degrees 00 minutes 06 seconds East a distance of 28.28 feet;

Thence North 89 degrees 59 minutes 54 seconds East a distance of 300.00 feet;

Thence North 00 degrees 00 minutes 06 seconds West a distance of 1114.33 feet;

Thence South 89 degrees 47 minutes 39 seconds West a distance of 173.25 feet to the beginning of a tangent curve whose center bears North 02 degrees 36 minutes 07 seconds West a distance of 550.00 feet;

Thence Westerly along the arc of said curve through a central angle of 02 degrees 23 minutes 46 seconds and an arc length of 23.00 feet;

Thence South 89 degrees 47 minutes 39 seconds West a distance of 83.94 feet;

Thence South 44 degrees 53 minutes 40 seconds West a distance of 56.67 feet;

Thence South 89 degrees 59 minutes 54 seconds West a distance of 70.00 feet;

Thence North 00 degrees 00 minutes 06 seconds West a distance of 174.92 feet to the Northwest corner of said Section 15;

Thence North 89 degrees 47 minutes 25 seconds East, along the North line of said Northwest quarter, 2023.32 feet to a point, from which the North quarter corner of Section 15 bears North 89 degrees 47 minutes 25 seconds East a distance of 625.70 feet;

Thence South 00 degrees 12 minutes 35 seconds East, perpendicular to said North line of the Northwest quarter of Section 15 a distance of 34.03 feet;

Thence South 34 degrees 19 minutes 12 seconds East a distance of 585.60 feet;

Thence North 89 degrees 44 minutes 46 seconds East a distance of 296.12 feet to a point on the North-South mid-section line, from which the center of Section 15 bears South 00 degrees 04 minutes 45 seconds East a distance of 2122.09 feet;
Thence continuing North 89 degrees 44 minutes 46 seconds East a distance of 513.89 feet;

Thence North 51 degrees 50 minutes 10 seconds East a distance of 406.89 feet;

Thence North 89 degrees 44 minutes 46 seconds East a distance of 1814.65 feet to a point on the East line of the Northeast quarter of Section 15, from which the Northeast corner of Section 15, bears North 00 degrees 02 minutes 00 seconds West a distance of 266.60 feet;

Thence South 00 degrees 02 minutes 00 seconds East, along said East line of the Northeast quarter a distance of 1053.68 feet to the Northeast corner of Missouri Ranch, a subdivision, recorded in Book 582 of Maps, Page 33 of Official Records;

Thence South 89 degrees 47 minutes 18 seconds West, along the North line of said subdivision, a distance of 1324.07 feet to the Northwest corner thereof;

Thence South 00 degrees 03 minutes 10 seconds East, along the West line of said subdivision, a distance of 710.25 feet to the Northeast corner of that certain parcel described in Special Warranty Deed recorded as Document No. 02-0992583;

Thence South 89 degrees 47 minutes 12 seconds West a distance of 1407.41 feet to a point on the arc of a non-tangent curve concave Easterly, whose radius point bears South 82 degrees 32 minutes 31 seconds East, 500.00 feet;

Thence Southerly along the arc of said curve, through a central angle of 07 degrees 32 minutes 14 seconds and an arc length of 65.77 feet;

Thence South 00 degrees 04 minutes 45 seconds East, parallel to said North-South mid-section line, a distance of 420.71 feet to the beginning of a curve to the left, having a radius of 500.00 feet;

Thence Southerly along the arc of said curve to the left, through a central angle of 11 degrees 49 minutes 05 seconds and an arc length of 103.13 feet;

Thence South 11 degrees 53 minutes 50 seconds East a distance of 378.62 feet to a point on the North-South mid-section line and a point on the periphery of Camelback Park, a subdivision, recorded in Book 313 of Maps, Page 41 of Official Records;

Thence continuing along the periphery of said subdivision the following seven courses,

South 11 degrees 53 minutes 50 seconds East, 371.59 feet to the beginning of a curve to the right having a radius of 802.49 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 45 minutes 33 seconds and an arc length of 416.81 feet;

Thence South 17 degrees 51 minutes 43 seconds West a distance of 355.71 feet to the beginning of a curve to the left having a radius of 768.15 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 11 minutes 16 seconds and an arc length of 391.31 feet;

Thence South 11 degrees 19 minutes 33 seconds East a distance of 300.00 feet to the beginning of a curve to the right, having a radius of 1015.43 feet;

Thence Southerly along the arc of last said curve through a central angle of 11 degrees 14 minutes 56 seconds and an arc length of 199.36 feet to a point on the North-South mid-section line;

Thence South 00 degrees 04 minutes 37 seconds East, along said North-South mid-section line, a distance of 300.00 feet (Record), 299.76 feet (measured) to the South quarter corner of Section 15;

Thence South 89 degrees 46 minutes 18 seconds West, along the South line of said Southwest quarter, a distance of 1575.62 feet

Thence North 00 degrees 00 minutes 41 seconds West a distance of 885.01 feet;

Thence South 89 degrees 46 minutes 18 seconds West, 1080.01 feet to the **Point of Beginning**

Together with GPA Parcel 1, more particularly described as follows:

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 15;

Thence North 00 degrees 00 minutes 06 seconds West, along the West line of the Northwest quarter of Section 15, a distance of 1420.82 feet to the **Point of Beginning**;

Thence continuing North 00 degrees 00 minutes 06 seconds West, along the West line of the Northwest quarter of Section 15, a distance of 1045.47 feet;

Thence North 89 degrees 59 minutes 54 seconds East a distance of 70.00 feet;

Thence North 44 degrees 53 minutes 40 seconds East a distance of 56.67 feet;

Thence North 89 degrees 47 minutes 25 seconds East a distance of 83.94 feet to the beginning of a tangent curve whose center bears North 00 degrees 12 minutes 21 seconds West a distance of 550.00 feet;

Thence Easterly along the arc of said curve through a central angle of 02 degrees 23 minutes 46 seconds and an arc length of 23.00 feet;

Thence North 87 degrees 23 minutes 53 seconds East a distance of 173.25 feet;

Thence South 00 degrees 00 minutes 06 seconds East, a distance of 1114.33 feet;

Thence South 89 degrees 59 minutes 54 seconds West a distance of 300.00 feet;

Thence North 45 degrees 00 minutes 06 seconds West a distance of 28.28 feet;

Thence South 89 degrees 59 minutes 54 seconds West a distance of 70.00 feet to the **Point of Beginning**.

Together with GPA Parcel 12, more particularly described as follows:

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said Section 15;

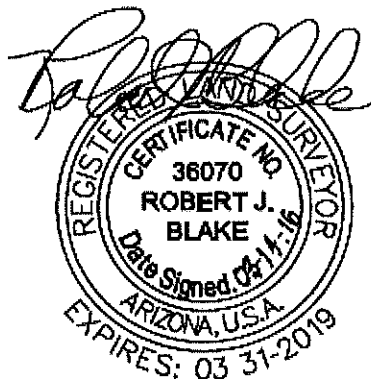
Thence North 00 degrees 00 minutes 41 seconds West, along the West line of the Southwest quarter of Section 15, a distance of 885.01 feet;

Thence North 89 degrees 46 minutes 18 seconds East a distance of 1080.01 feet;

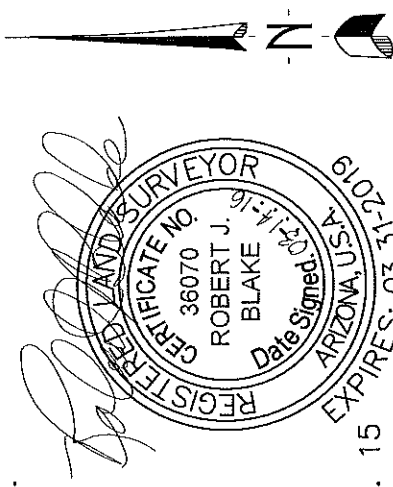
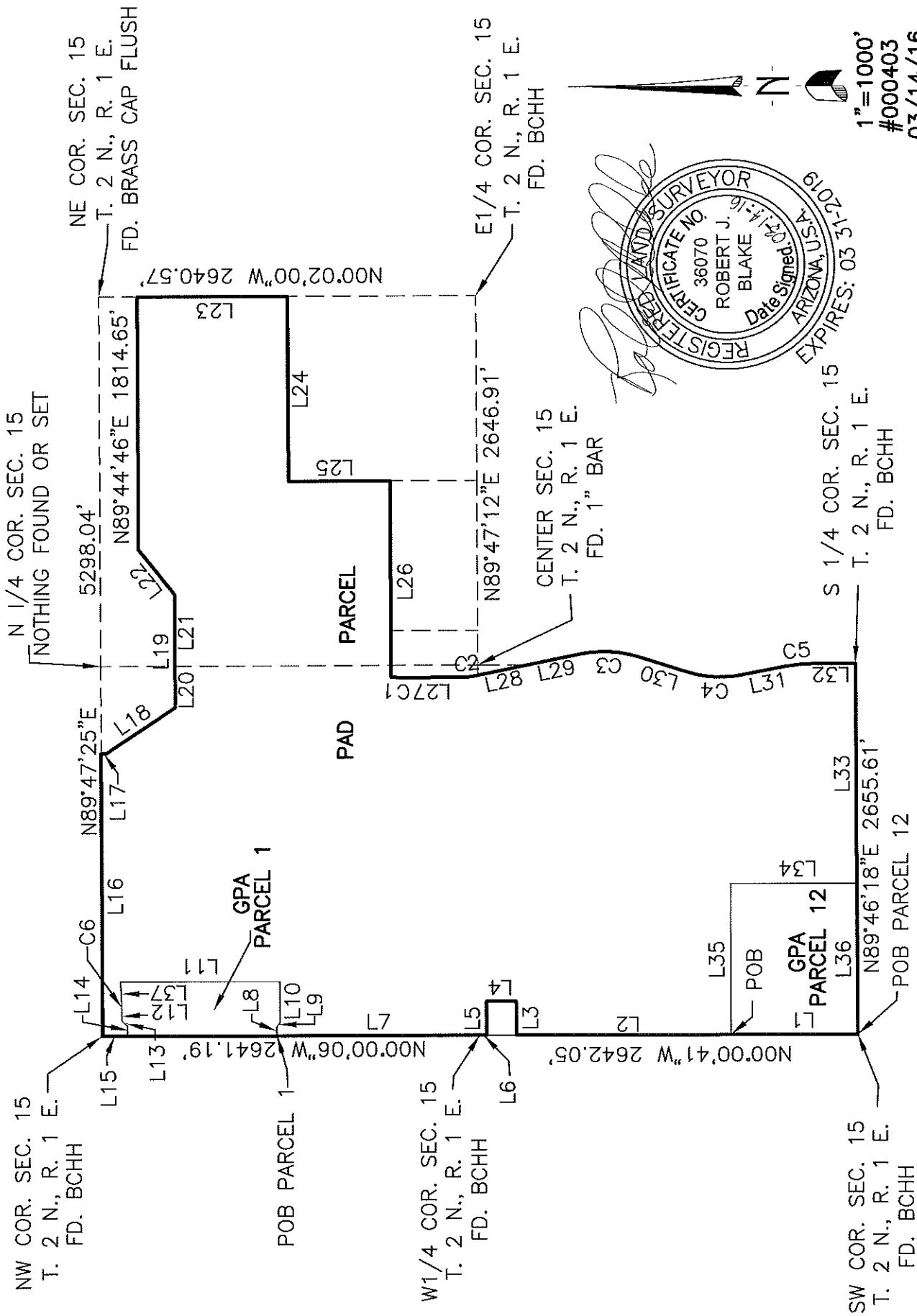
Thence South 00 degrees 00 minutes 41 seconds East a distance of 885.01 feet to a point on the South line of said Southwest quarter of Section 15;

Thence South 89 degrees 46 minutes 18 seconds West, along said South line of the Southwest quarter, a distance of 1080.01 feet to the **Point of Beginning**.

Note: The above described parcels contain 17,211,030 square feet or 395.1108 acres, more or less.



EXHIBIT



1"=1000'
#000403
03/14/16

Clouse Engineering, Inc.

ENGINEERS & SURVEYORS

1642 E. Orangewood Ave. Phoenix, Arizona 85020

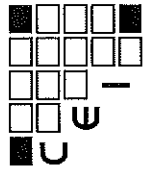
Tel 602-395-9300 Fax 602-395-9310

EXHIBIT _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	885.01	N00°00'41"W
L2	1503.34	N00°00'41"W
L3	241.88	N89°47'02"E
L4	208.70	N00°00'26"W
L5	241.89	S89°47'02"W
L6	45.00	N00°00'41"W
L7	1420.82	N00°00'06"W
L8	70.00	N89°59'54"E
L9	28.28	S45°00'06"E
L10	300.00	N89°59'54"E
L11	1114.33	N00°00'06"W
L12	83.94	S89°47'39"W
L13	56.67	S44°53'40"W
L14	70.00	S89°59'54"W
L15	174.92	N00°00'06"W
L16	2023.32	N89°47'25"E
L17	34.03	S00°12'35"E
L18	585.60	S34°19'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L19	810.01	N89°44'46"E
L20	296.12	N89°44'46"E
L21	513.89	N89°44'46"E
L22	406.89	N51°50'10"E
L23	1053.68	S00°02'00"E
L24	1324.07	S89°47'18"W
L25	710.25	S00°03'10"E
L26	1407.41	S89°47'12"W
L27	420.71	S00°04'45"E
L28	378.62	S11°53'50"E
L29	371.59	S11°53'50"E
L30	355.72	S17°51'43"W
L31	300.00	S11°19'33"E
L32	299.76	S00°04'37"E
L33	1575.62	S89°46'18"W
L34	885.01	N00°00'41"W
L35	1080.01	S89°46'18"W
L36	1080.01	N89°46'18"E
L37	173.25	S89°47'39"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	65.77	500.00	7°32'14"
C2	103.13	500.00	11°49'05"
C3	416.81	802.49	29°45'33"
C4	391.31	768.15	29°11'16"
C5	199.36	1015.43	11°14'56"
C6	23.00	500.00	2°23'46"



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