



July 2, 2020

SENT VIA E-MAIL ONLY

Mr. William Lally
Tiffany & Bosco
2525 East Camelback Road
Phoenix, AZ 85016-9240
wel@tblaw.com

RE: Approval of Rezoning Application ZON17-15 – Cotton Properties for the property located at the northwest corner of Loop 303 & Bethany Home Road, Glendale, Arizona

Dear Mr. Lally:

At its regularly scheduled meeting of June 23, 2020, the Glendale City Council voted in favor of your Rezoning Application which was approved by Ordinance O20-44.

The zoning approval was subject to the following stipulations:

1. Development shall be in substantial conformance with the project narrative, dated revised June 8, 2020 subject to design review approval by the Development Services Department.
2. Dedication of additional right-of-way on Glendale Avenue and Bethany Home Road to provide a total half-width of 65 feet shall be made before building permits are issued for any development on the property.
3. All half-street improvements including street lighting and sidewalks on Cotton Lane, Glendale Avenue and Bethany Home Road adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
4. Traffic Impact Study is required at the time of Design Review to determine the need for a deceleration right lane and a left turn lane.
5. A truck stop use will be permitted in the Cotton Properties PAD with the following conditions:

- a. Only one Truck Stop Use shall be allowed on the Cotton Properties PAD revised June 8, 2020, consisting of 161 acres.
- b. If a Truck Stop use is developed within the Cotton Properties development, it shall be located within the 22.53-acre parcel immediately adjacent to the Loop 303 on Bethany Home Road identified as “commercial” on the “character plan” submitted as part of the PAD.
- c. Signage prohibiting truck traffic west of Cotton Lane shall be installed in accordance with City of Glendale Transportation Department regulations.
- d. All lighting shall be in accordance with codes and ordinances with additional security lighting to be provided in accordance with best practices as determined by the Glendale Police Department at the time of Site Plan approval.
- e. Video surveillance cameras, with access available to Glendale Police Department, shall be installed to provide visual access to the entire site.
- f. If a truck stop is constructed prior to the development on the adjoining parcel to the west, an 8-foot screen wall shall be constructed during the first phases of the truck stop site development.
- g. A “signed” office space within the truck stop shall be made available to Glendale Police Department, Maricopa County Sheriff’s Office, Department of Public Safety and Good year Police Department.
- h. On-site security officers shall be provided by the Truck Stop if determined necessary by the Glendale Police Chief.

This approval is effective 30 days after the Council’s adoption

Please contact Lisa Collins, Interim Development Services Director, at 623.930.2585 if you have any questions or comments regarding the City Council’s approval.

Sincerely,



Diana Figueroa
Management Assistant
Planning Division

ec: Lisa Collins, Interim Development Services Director
Stacy Laborin, Development Services Supervisor
Jessica Eastman, Planning Technician

ORDINANCE NO. 020-44

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE NORTHWEST CORNER OF BETHANY HOME ROAD AND THE LOOP 303 FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "COTTON PROPERTIES," 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 June 4, 2020, in zoning case ZON17-15 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of Bethany Home Road and the Loop 303 from A-1 (Agricultural) 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 February 19, 2020; 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 Northwest Corner of Bethany Home Road and the Loop 303 from A-1 (Agricultural) to PAD (Planned Area Development); 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 project narrative, dated revised June 8, 2020 subject to design review approval by the Development Services Department.
2. Dedication of additional right-of-way on Glendale Avenue and Bethany Home Road to provide a total half-width of 65 feet shall be made before building permits are issued for any development on the property.

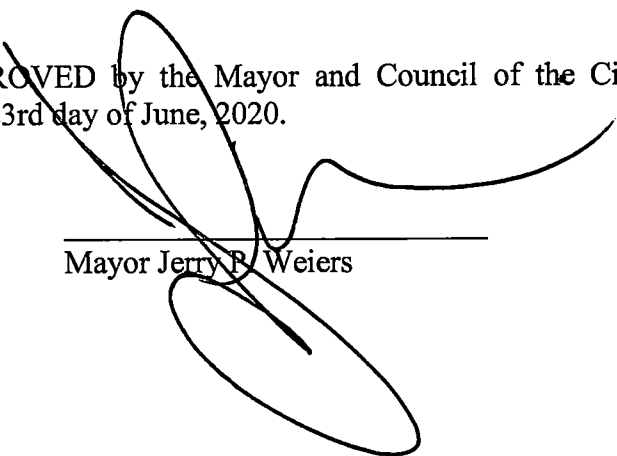
3. All half-street improvements including street lighting and sidewalks on Cotton Lane, Glendale Avenue and Bethany Home Road adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
4. Traffic Impact Study is required at the time of Design Review to determine the need for a deceleration right lane and a left turn lane.
5. A truck stop use will be permitted in the Cotton Properties PAD with the following conditions:
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 - d. All lighting shall be in accordance with codes and ordinances with additional security lighting to be provided in accordance with best practices as determined by the Glendale Police Department at the time of Site Plan approval.
 - e. Video surveillance cameras, with access available to Glendale Police Department, shall be installed to provide visual access to the entire site.
 - f. If a truck stop is constructed prior to the development on the adjoining parcel to the west, an 8 foot screen wall shall be constructed during the first phases of the truck stop site development.
 - g. A “signed” office space within the truck stop shall be made available to Glendale Police Department, Maricopa County Sheriff’s Office, Department of Public Safety and Good year Police Department.
 - h. On-site security officers shall be provided by the Truck Stop if determined necessary by the Glendale Police Chief.

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.

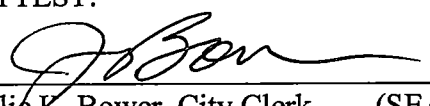
SECTION 5. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder’s Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 23rd day of June, 2020.



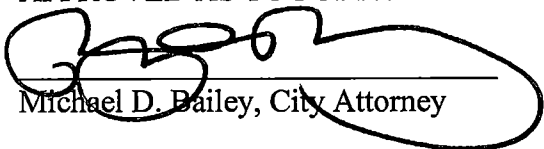
Mayor Jerry P. Weiers

ATTEST:



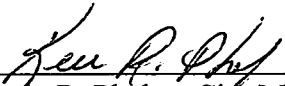
Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:



Michael D. Bailey, City Attorney

REVIEWED BY:



Kevin R. Phelps, City Manager

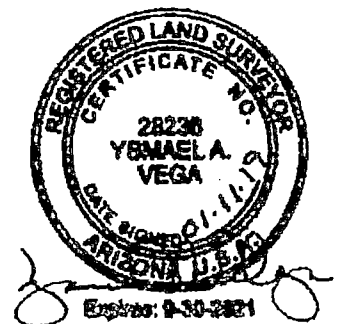
EXHIBIT A

January 10, 2019
Rick No. 5061
MEC

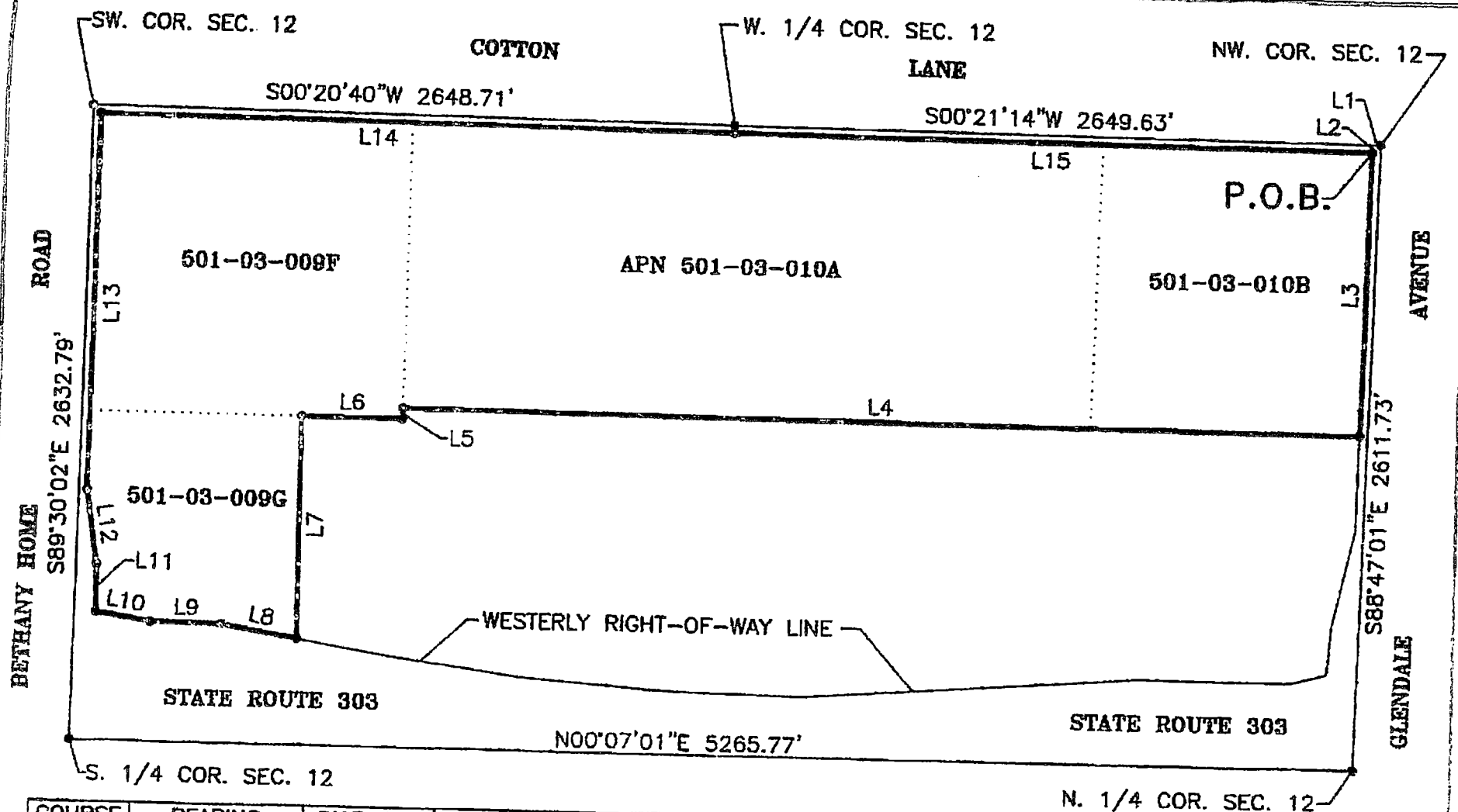
LEGAL DESCRIPTION CONSOLIDATION OF PARCELS 501-03-010A, 501-03-010B, 501-03-009F & 501-03-009G

A portion of the West half of Section 12, Township 2 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a Brass Cap (in Hand Hole) found marking the Northwest Corner of said Section 12, from which a Brass Cap (in Hand Hole) found marking the West quarter corner of said Section bears, South 00 degrees 21 minutes 14 seconds West, 2649.63;
THENCE South 00 degrees 21 minutes 14 seconds West, along the west line of the Northwest quarter of said Section 12, a distance of 33.00 feet;
THENCE South 88 degrees 47 minutes 03 seconds East, parallel with and 33.00 feet south of the north line of said Northwest quarter of said Section 12, to the POINT OF BEGINNING;
THENCE continuing South 88 degrees 47 minutes 03 seconds East, parallel with and 33.00 feet south of said north line, 1185.53 feet;
THENCE South 00 degrees 20 minutes 56 seconds West, 3923.12 feet to the north line of the south half of the Southwest quarter of said Section 12;
THENCE South 89 degrees 37 minutes 28 seconds East, along said north line, 45.24 feet;
THENCE South 00 degrees 13 minutes 53 seconds West, 415.84 feet;
THENCE North 89 degrees 37 minutes 22 seconds East, 918.08 feet to the westerly right-of-way line of State Route 303;
THENCE along said westerly right-of-way line, the following courses and distances;
South 09 degrees 47 minutes 15 seconds West, 317.39 feet to a found Arizona Department of Transportation(ADOT) Aluminum Cap;
THENCE South 00 degrees 32 minutes 24 seconds West, 295.19 feet to an ADOT Aluminum Cap;
THENCE South 08 degrees 59 minutes 35 seconds West, 229.82 feet to an ADOT Aluminum Cap;
THENCE South 88 degrees 54 minutes 51 seconds West, 196.61 feet to an ADOT Aluminum Cap;
THENCE South 80 degrees 55 minutes 38 seconds West, 307.51 feet to the north line of the south 33.00 feet of the aforementioned Southwest quarter;
THENCE North 89 degrees 30 minutes 02 seconds West, parallel with and 33.00 feet North of the south line of said Southwest quarter, 1562.05 feet to the east line of the west 33.00 feet of said Southwest quarter;



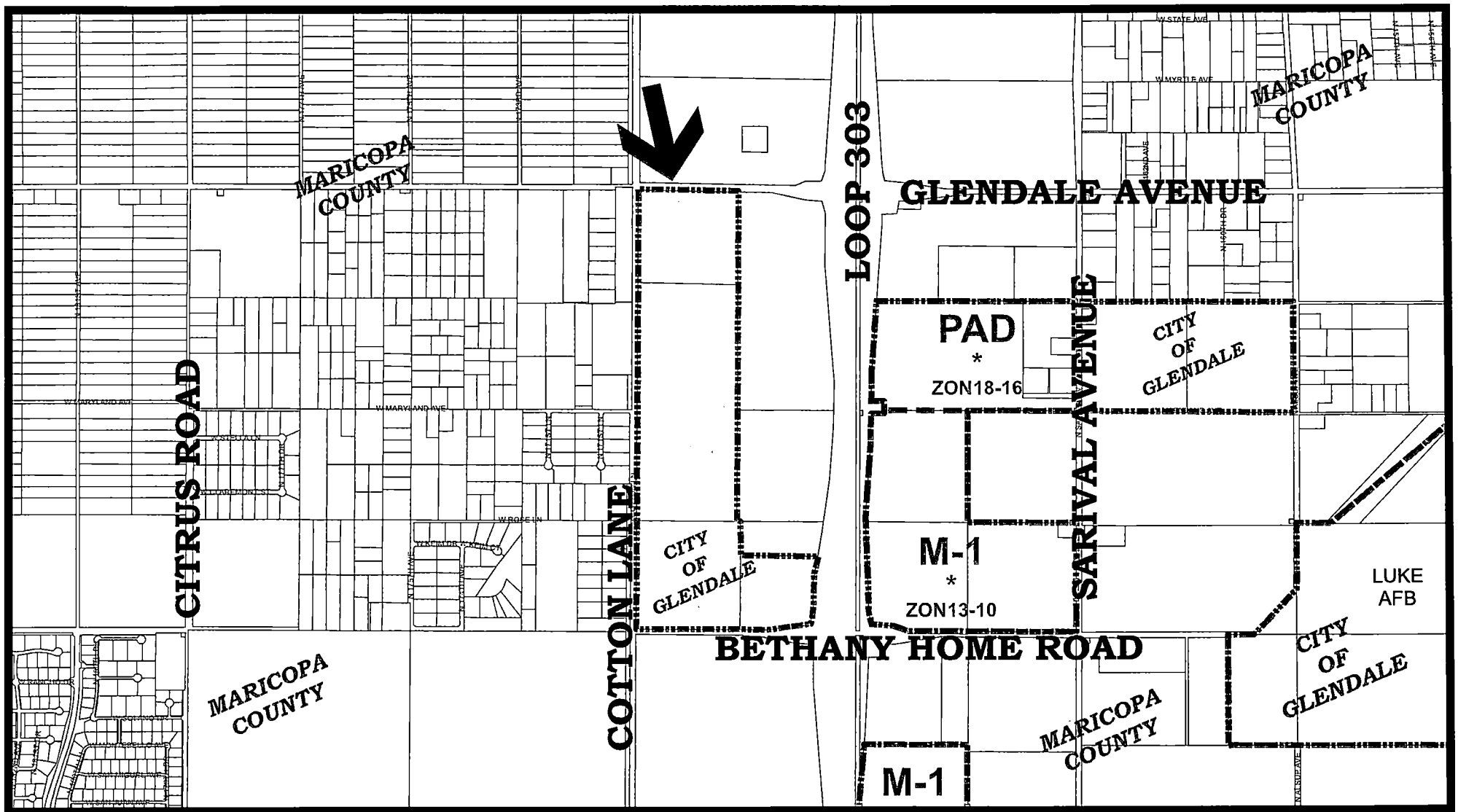
THENCE North 00 degrees 20 minutes 40 seconds East, parallel with and 33.00 feet east of the west line of said Southwest quarter, 2615.85 feet to the north line of said Southwest quarter; THENCE North 00 degrees 21 minutes 14 seconds East, parallel with and 33.00 feet east of the aforementioned west line of the Northwest quarter, 2616.08 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 3 of 3. Subject parcel comprising 7,002,960 Square Feet or 160.766 Acres, more or less, and subject to all easements of record.



COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S00°21'14"W	33.00'	L9	S00°32'24"W	295.19'
L2	S88°47'03"E	33.00'	L10	S08°59'35"W	229.82'
L3	S88°47'03"E	1185.53'	L11	S88°54'51"W	196.61'
L4	S00°20'56"W	3923.12'	L12	S80°55'38"W	307.51'
L5	S89°37'28"E	45.24'	L13	N89°30'02"W	1562.05'
L6	S00°13'53"W	415.84'	L14	N00°20'40"E	2615.85'
L7	N89°37'22"E	918.08'	L15	N00°21'14"E	2616.08'
L8	S09°47'15"W	317.39'			



EXHIBIT "A"



COTTON PROPERTIES REZONING (ZON17-15)



LOCATION

SEC OF COTTON LANE AND GLENDALE AVENUE

REQUEST

REZONE TO PAD (PLANNED AREA DEVELOPMENT).

Recorded by:
City Clerk
City of Glendale
5850 West Glendale Avenue
Glendale, AZ 85301-2599

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
ELECTRONIC RECORDING
20200556441,06/24/2020 02:59,
O2044-5-1-1--,N

CERTIFICATION



STATE OF ARIZONA
County of Maricopa
City of Glendale

I, Julie K. Bower, being the appointed and duly qualified City Clerk of the City of Glendale, Maricopa County, Arizona, certify that the following is a true and correct copy of Ordinance No. O20-44, that remain on file with the Office of the Glendale City Clerk.

Given under my hand and seal this 24th day of June, 2020.



Julie K. Bower, MMC
City Clerk