

ORDINANCE NO. O22-70

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 30.04 ACRES LOCATED AT THE NORTHWEST CORNER OF NORTH 67<sup>TH</sup> AVENUE AND WEST MARYLAND AVENUE FROM R-4 (MULTIPLE RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “67 FLATS AND JUNIPER SQUARE”; 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 September 22, 2022, in zoning case ZON22-07 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of North 67<sup>th</sup> Avenue and West Maryland Avenue from R-4 (Multiple Residence) 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 Arizona Republic* on August 31, 2022; 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 at the northwest corner of North 67<sup>th</sup> Avenue and West Maryland Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R-4 (Multiple Residence) to PAD (Planned Area Development);

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

1. Development in substantial conformance to the project PAD narrative, titled, “67 Flats and Juniper Square,” dated, August 22, 2022.
2. Construction of half street improvements on 69<sup>th</sup> and Maryland Avenues.
3. Construction of sidewalk and south bound deceleration lane on 67<sup>th</sup> Avenue.

4. Dedication of any required Right-of Way as required by the City.
5. Applicant to provide signed Proposition 207 Waiver prior to approval of Design Review application.
6. Building setbacks along 69<sup>th</sup> Avenue shall be a minimum of 67 feet at the corner of Maryland Avenue; and 102 feet (beginning 200 feet north of the south property boundary).

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 25th day of October, 2022.

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Mayor Jerry P. Weiers

ATTEST:

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Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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Kevin R. Phelps, City Manager

# REZONING LEGAL DESCRIPTION

## EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

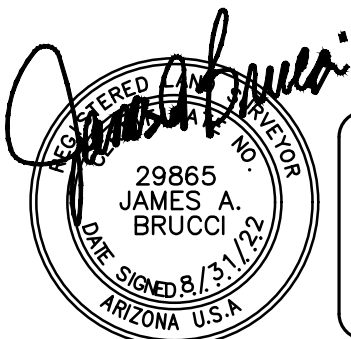
THENCE SOUTH 88°42'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1325.47 FEET;

THENCE NORTH 00°18'32" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 987.62 FEET;

THENCE NORTH 88°40'46" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1325.42 FEET;

THENCE SOUTH 00°18'19" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 988.10 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 30.04 ACRES±.



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TITLE: XB01  
SCALE:  
DATE: 08/31/22  
DESC: REZONING

**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY

PROJ. NO DOM1008  
XB01

N.W.COR.,S.E.1/4,  
N.E.1/4,SEC.12,  
T.2N.,R.1E.FD  
CITY OF  
GLENDALE BCF

**OCOTILLO ROAD**

S88°41'13"W 1325.53'(R1,C)

N.E.COR.,S.E.1/4,N.E.1/4,  
SEC.12,T.2N.,R.1E.  
FD CITY OF GLENDALE BCHH

A.P.N. 144-05-006C  
20210486524, M.C.R.

A.P.N. 144-05-006B  
20210486524, M.C.R.

**REZONING EXHIBIT  
EXHIBIT B**

S.LINE,N.1/2, N.1/2 S.E.1/4, N.E.1/4,  
SEC.12,T.2N.,R.1E.

N88°40'46"E 1325.42'(C)

329.14'



**69TH AVENUE**

N0°18'32"E 987.62'

988.10'

N0°18'19"E 2635.00'(M)  
E. LINE, N.E. 1/4 SEC. 12, T.2N., R.1E.  
**67TH AVE.**

S88°42'00"W 1325.47'

POB

**MARYLAND AVENUE**

S.W. COR., S.E.1/4, N.E.1/4,  
SEC.12,T.2N.,R.1E.  
FD CITY OF GLENDALE BCF

E.1/4,COR.SEC.12,  
T.2N.,R.1E.

FD CITY OF GLENDALE BCHH

TITLE: **XB01**  
SCALE: 1"=250'  
DATE: 08/31/22  
DESC: REZONING

**HUNTER**

ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

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CIVIL AND SURVEY

PROJ.NO DOM1008  
XB01

