

ORDINANCE NO. O22-85

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 38.1 ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF ARIZONA STATE ROUTE 303 AND BETHANY HOME ROAD FROM M-1 (LIGHT INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "BETHANY HOME 303"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THE ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on November 10, 2022, in zoning case ZON22-14 in the manner prescribed by law for the purpose of rezoning property located south of the southeast corner of Arizona State Route 303 and Bethany Home Road from M-1 (Light Industrial) 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 October 19, 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 south of the southeast corner of Arizona State Route 303 and Bethany Home Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from M-1 (Light Industrial) 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 Narrative entitled, Bethany Home 303 dated stamped October 3, 2022.
2. An FAA form 7460-1 shall be submitted, reviewed and approved by the FAA prior to issuance of any building permits.

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 13<sup>th</sup> day of December, 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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, MARKED BY A FOUND BRASS CAP FLUSH STAMPED ARIZONA DEPT. OF TRANSPORTATION," FROM WHICH THE NORTHEAST QUARTER OF SAID SECTION 13, MARKED BY AN ALUMINUM CAP FLUSH BEARS SOUTH 89°30'21" EAST, FOR A DISTANCE OF 2633.02 FEET;

THENCE SOUTH 00°15'27" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1323.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89°31'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 101.09 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SR 303, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°31'56" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1216.34 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 0°13'07" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1322.73 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

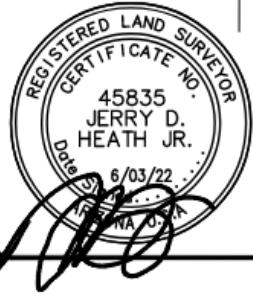
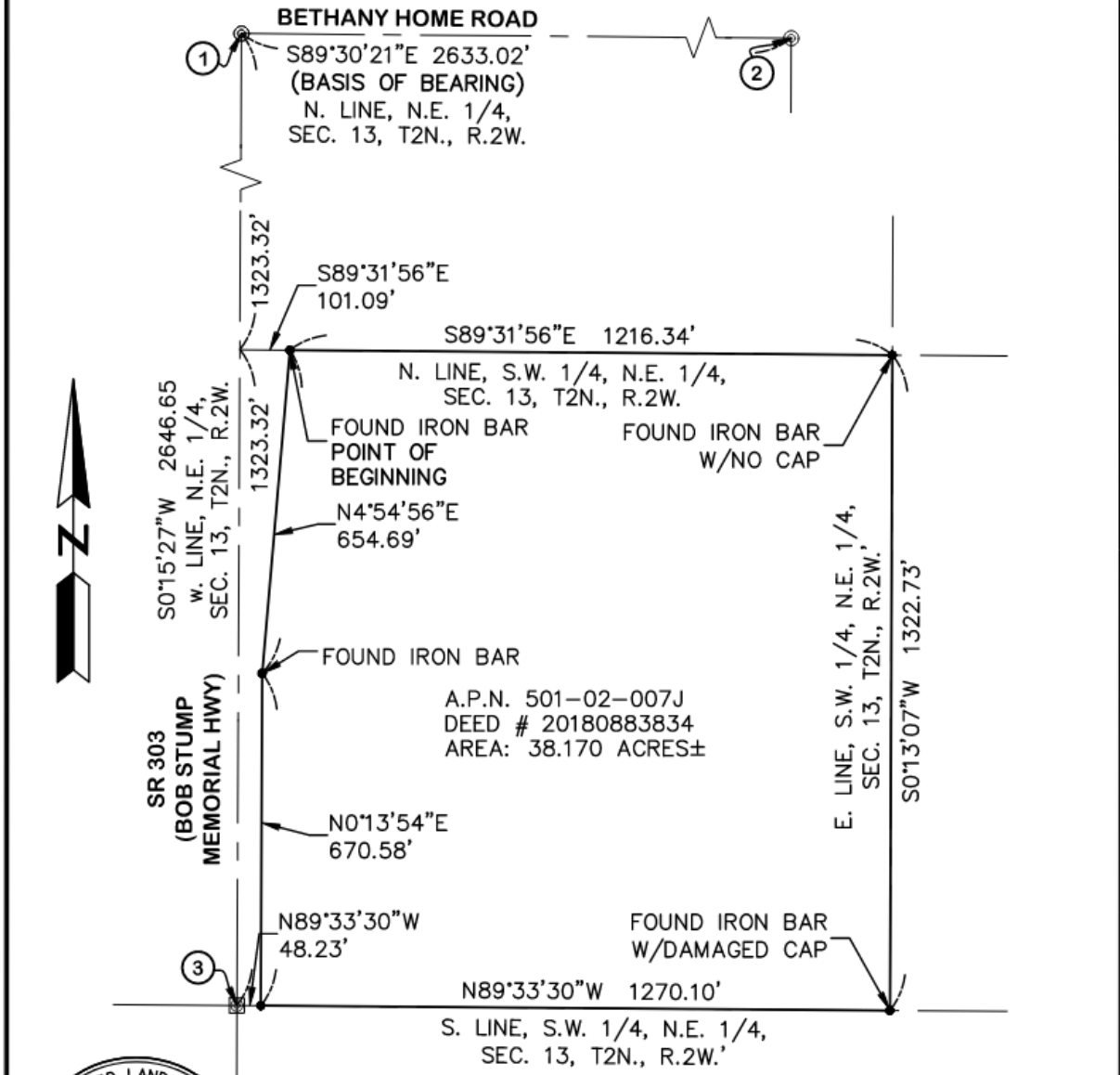
THENCE NORTH 89°33'30" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1270.10 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SR 303;

THENCE NORTH 0°13'54" EAST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 670.58 FEET;

THENCE NORTH 4°54'56" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 654.69 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.170 ACRES (1,662,685 SQUARE FEET) MORE OR LESS.

# EXHIBIT "B" REZONING PARCEL



TITLE: **XB06**  
 SCALE: N.T.S.  
 DATE: 6/3/22  
 DESC: REZONING PARCEL

<p><b>HUNTER</b> ENGINEERING</p> <p>10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986</p>	<p>CIVIL AND SURVEY</p>
PROJ.NO.MCK1001-S	

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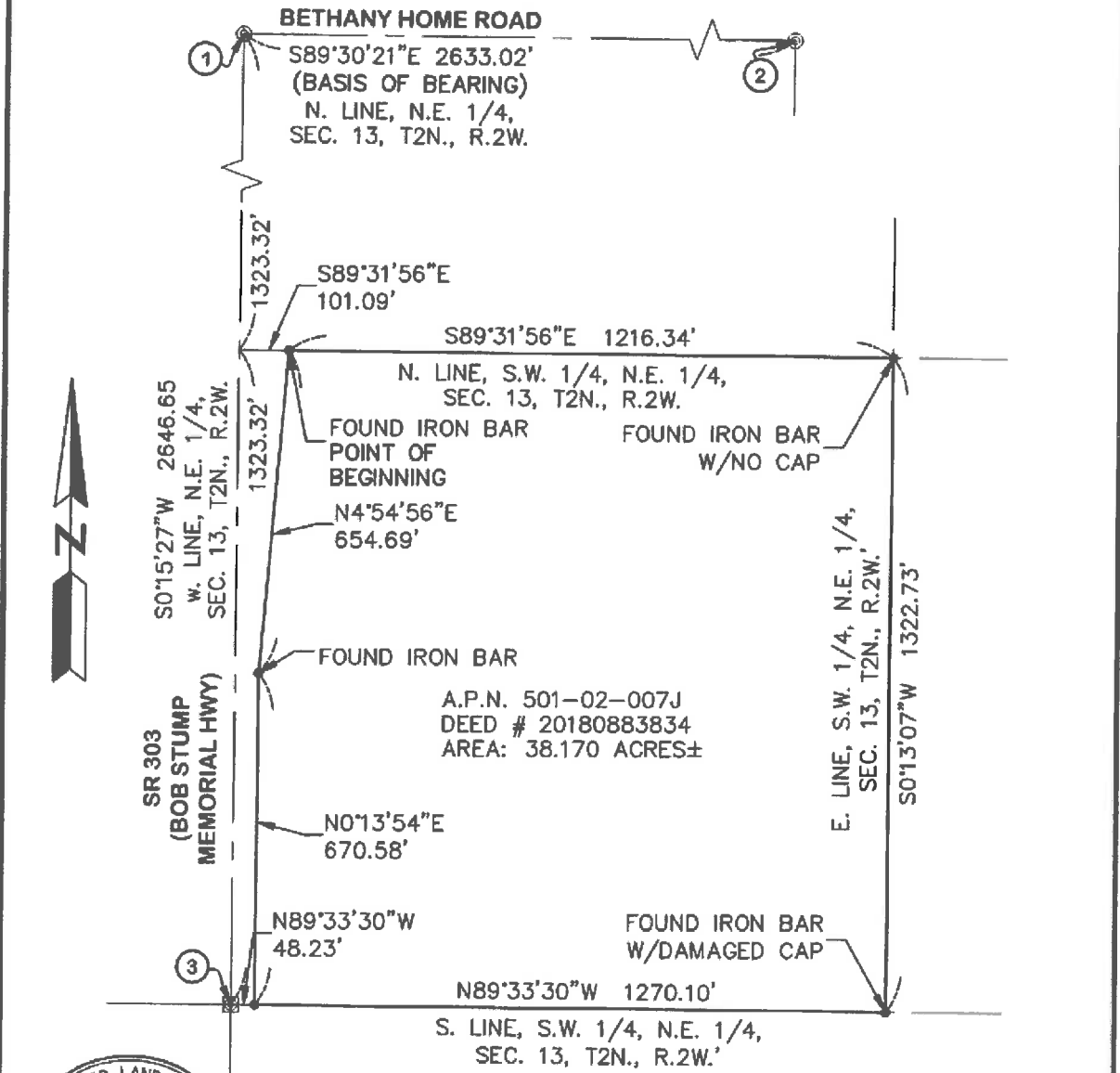
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