

ORDINANCE NO. O23-02

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 1.05 ACRES LOCATED AT 4850 W. GLENDALE AVENUE FROM GCO (GLENDALE CENTERLINE OVERLAY) TO C-3 (HEAVY COMMERCIAL); 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 December 8, 2022, in zoning case ZON22-19 in the manner prescribed by law for the purpose of rezoning property located at 4850 W. Glendale Avenue from GCO (Glendale Centerline Overlay) to C-3 (Heavy Commercial).

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 November 16, 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 C-3 (Heavy Commercial) 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 4850 W. Glendale Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from GCO (Glendale Centerline Overlay) to C-3 (Heavy Commercial).

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 November 7, 2022.
2. Any proposed development to existing structures and/or the site shall require a Design Review application to be submitted to the Planning Division for review.

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 28th day of February, 2023.

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

LEGAL DESCRIPTION
EXHIBIT A

LOT 2

A PORTION OF LOTS 24 & 25, RANCHO DEL HIGO AMENDED, ACCORDING TO BOOK 5 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH THE SOUTH QUARTER CORNER THEREOF BEARS N 89°59'59" E, 2614.44 FEET;

THENCE N 89°59'59" E, 1149.16 FEET;

THENCE N 00° 38' 53" W, 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GLENDALE AVENUE.

THENCE N 89°59'53" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 148.00 FEET TO THE **POINT OF BEGINNING**;

Unofficial Document
THENCE N 00°38'53" W, 257.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GLENN DRIVE;

THENCE N 89°59'53" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 178.50 FEET;

THENCE S 00°38'53" E, 257.98 FEET, TO SAID NORTH RIGHT-OF-WAY LINE OF GLENDALE AVENUE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, S 89°59'59" W, 178.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 46,046 SQ. FT. MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

PREPARED BY: GLOBAL LAND SURVEYING LLC
P.O. BOX 2132
PEORIA, AZ 85380
PROJECT NO. 1907031B



EXHIBIT B

