

ORDINANCE NO. O23-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 9.07 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF BETHANY HOME ROAD AND LOOP 303 FROM RR-45 (RURAL RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "LP BETHANY"; 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 March 23, 2023, in zoning case ZON22-25 in the manner prescribed by law for the purpose of rezoning property located north of the northwest corner of Bethany Home Road and Loop 303 from RR-45 (Rural Residential) 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 March 1, 2023; 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 north of the northwest corner of Bethany Home Road and Loop 303 and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from RR-45 (Rural Residential) 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 LP Bethany PAD Narrative, dated February 17, 2023.

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 April, 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

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 20 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 02 SECONDS EAST, PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1266.32 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 878,25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 415,77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 37 MINUTES 22 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1085.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 303;

THENCE SOUTH 10 DEGREES 36 MINUTES 39 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 422,49 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 22 SECONDS WEST, 1009.63 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PROPERTY AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 02, 2013 AS [2013-0706387](#) OF OFFICIAL RECORDS.

EXHIBIT B

