

ORDINANCE NO. O23-19

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 24 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTHERN AVENUE AND 99TH AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD FOR A DEVELOPMENT PLAN ENTITLED “101 & NORTHERN AVENUE (THOMPSON THRIFT STORAGE)”; 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 May 25, 2023, in zoning case ZON23-02 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Northern Avenue and 99th Avenue from PAD (Planned Area Development) 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 May 3, 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 at the southeast corner of Northern Avenue and 99th Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from PAD (Planned Area Development) to PAD (Planned Area Development).

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

1. Development for Parcel 8 shall be in substantial conformance with the applicant’s revised Planned Area Development dated April 20, 2023.
2. All other Development standards for parcels 1-9 shall comply with the original zoning stipulations that were approved with ZON21-18 (Ordinance number 021-76) and ZON22-04 (Ordinance number O22-51).

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 27th day of June, 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
To Special Warranty Deed
Legal Description

The Northwest quarter of the Northwest quarter of Section 4, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Except that portion which lies Easterly of the following described line:

Beginning at a point on the North line of said Section 4, which point bears North 88° 40' 39" East 382.92 feet from the Northwest corner of said Section 4;

Thence South 01° 19' 21" East 49.00 feet;

Thence South 87° 39' 38" East 250.51 feet;

Thence North 88° 40' 39" East 400 feet;

Thence South 74° 02' 25" East 250.88;

Thence South 32° 46' 17" West 158.24 feet;

Thence South 37° 47' 27" West 1297.85 feet;

Thence South 88° 29' 09" West 395.74 feet to the point of intersection of the South line of said Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) with the West line of Section 4, which point bears South 00° 03' 15" West 1279.26 feet from the Northwest corner of said Section 4;

Unofficial Document

Thence South 00° 03' 15" West along the West line, a distance of 150.06 feet to the Point of Ending; and

Except the North 49.00 feet.

