

ORDINANCE NO. O24-38

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, AMENDING THE 75TH & GLENDALE RETAIL CENTER PLANNED AREA DEVELOPMENT FOR 7.46 ACRES LOCATED AT THE SOUTHEAST CORNER OF 75TH AVENUE AND GLENDALE AVENUE; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

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 July 3, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 22, 2024, in zoning case ZON23-08 in the manner prescribed by law for the purpose of amending the 75th & Glendale Retail Center PAD (Planned Area Development) (ZON21-06) zoned property located at the southeast corner of 75th Avenue and Glendale Avenue; 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 amend the property described on Exhibit A 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 75th Avenue and Glendale Avenue and more accurately described in Exhibit A to this ordinance, is conditionally amending the existing 75th & Glendale Retail Center PAD (Planned Area Development).

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

1. Development shall be in full conformance with the amended PAD Narrative and Proposed Enhanced Landscaped Plan, date stamped July 10, 2024.
2. All proposed Mulga Acacia trees planted along the property perimeter shall be installed at a minimum 24" box size.

3. The loading dock area wall for the proposed Goodwill commercial building shall be increased to 10 feet.

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 22nd day of October, 2024.

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"

DESCRIPTION OF COMBINED LOTS FOR "75TH AVENUE & GLENDALE AVE"

LOTS 1 THROUGH 6 OF THAT FINAL PLAT OF "75TH AVENUE & GLENDALE AVENUE", OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 BEING MARKED BY A 4-INCH MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE (0.40' DOWN), FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEING MARKED BY A 3-INCH BRASS CAP IN HANDHOLE WITH NO IDENTIFICATION (0.70' DOWN) BEARS SOUTH 01 DEGREES 48 MINUTES 39 SECONDS WEST 2623.68 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 01 DEGREES 48 MINUTES 39 SECONDS WEST 663.37 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 3;

THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 55.02 FEET ALONG SAID WESTERLY PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 3 AND POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 48 MINUTES 39 SECONDS EAST 308.67 FEET ALONG THE WESTERLY LINE OF LOTS 3, 4, 5 & 6;

THENCE SOUTH 88 DEGREES 11 MINUTES 21 SECONDS EAST 10.00 FEET CONTINUING ALONG SAID WESTERLY LINE;

THENCE NORTH 01 DEGREES 48 MINUTES 39 SECONDS EAST 99.89 FEET CONTINUING ALONG SAID WESTERLY LINE TO THE WESTERLY MOST NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 188.11 FEET ALONG THE NORTHERLY LINE OF SAID LOT 6;

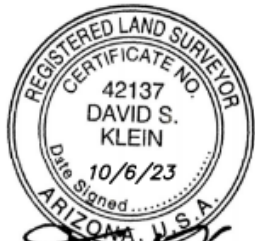
THENCE NORTH 01 DEGREES 48 MINUTES 39 SECONDS EAST 190.11 FEET TO THE NORTHERLY MOST NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 410.23 FEET ALONG THE NORTHERLY LINE OF LOTS 6, 1, 2 & 3 TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01 DEGREES 48 MINUTES 39 SECONDS WEST 598.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS WEST 608.34 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

COMPRISING 325,149 SQUARE FEET MORE OR LESS.




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