

ORDINANCE NO. O24-45

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 1.48 ACRES LOCATED AT THE NORTHWEST CORNER OF ORANGEWOOD AVENUE AND 43RD AVENUE FROM COMMERCIAL OFFICE (C-O) TO R1-6 PRD (SINGLE RESIDENCE PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “ORANGEWOOD MEADOWS - II”; 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 October 2, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on October 24, 2024, in zoning case ZON22-26 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of 43rd Avenue and Orangewood Avenue from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development); 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 R1-6 PRD (Single Residence Planned Residential 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 northwest corner of 43rd Avenue and Orangewood Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development).

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

Development shall be in substantial conformance with the Orangewood Meadows - II PRD Narrative, dated August 20, 2024, and site plan dated June 5, 2024.

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 26th day of November, 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

RESONING DESCRIPTION
MILLION KADEBE
GLENDALE, ARIZONA

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 89°59'35" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 4, 581.48 FEET;

THENCE NORTH 00°08'14" EAST, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE POINT OF BEGINING;

THENCE CONTINUING NORTH 00°08'14" EAST, ALONG THE WEST LINE OF SAID LOT 12, 127.50 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°59'31" EAST, ALONG THE NORTH LINE OF SAID LOT 12, 522.79 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01°07'19" EAST, ALONG THE EAST LINE OF SAID LOT 12, 107.53 FEET TO A CORNER THEREOF;

THENCE SOUTH 44°26'08" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, 28.01 FEET TO A CORNER THEREOF;

THENCE SOUTH 89°59'35" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, 505.59 FEET TO SAID SOUTHWEST CORNER OF LOT 12 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 66,635 SQUARE FEET OR 1.52973 ACRES, MORE OR LESS.



EXHIBIT B

SW COR. SE1/4 NE1/4
SEC. 4, T.2N., R.2E.
C.O.G. B.C.F.

45TH AVE.

NOT A PART
APN: 147-06-049

NOT A PART
APN: 147-06-048

NOT A PART
APN: 147-06-047

NOT A PART
APN: 147-06-046

NOT A PART
APN: 147-06-045

NOT A PART
APN: 147-06-044

NOT A PART
APN: 147-06-043

NOT A PART
APN: 147-06-041E



ORANGEWOOD AVE.

LOT 12
ORANGEWOOD MEADOWS
BOOK 317 OF MAPS,
PAGE 16, M.C.R.

12' ALLEY

FRIER DR.

APN: 147-06-091B
APN: 147-06-091A

744.61'

40.00'

40'
R/W

581.48'

N00°08'14"E - 167.50'

127.50'

505.59'

522.79'

N89°59'31"E - 577.80'

(BASIS OF BEARINGS)
S89°59'35"W - 1326.09'

S44°26'08"W

28.01'

107.53'

43RD AVE.

167.54'

55.01'

55'R/W

1192.74'

S01°07'19"E - 1360.28'

P.O.C.
E1/4 COR.
SEC. 4 T.2N., R.2E.
M.C. B.C.H.H.
(DOWN 0.5')

NE COR. SE1/4
NE1/4 SEC. 4,
T.2N., R.2E.
C.O.G. B.C.F.

