

ORDINANCE NO. O25-17

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 19.4 ACRES LOCATED WEST OF THE SOUTHWEST CORNER OF 75TH AVENUE AND ROSE GARDEN LANE FROM A-1 (AGRICULTURAL) AND PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "BROADSTONE ARROWHEAD"; 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 March 5, 2025; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 27, 2025, in zoning case ZON24-08 in the manner prescribed by law for the purpose of rezoning property located west of the southwest corner of 75th Avenue and Rose Garden Lane from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area 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 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 west of the southwest corner of 75th Avenue and Rose Garden Lane and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area Development).

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

Development shall be in substantial conformance with the Broadstone Arrowhead PAD Narrative, final date stamped January 31, 2025.

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 April, 2025.

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, Interim City Manager

EXHIBIT A

EXHIBIT

**DESCRIPTION OF
PROPOSED PARCEL**

THAT PARCEL DESCRIBED IN GENERAL WARRANTY DEED, DOCUMENT NO. 2013-0424068 AND A PORTION OF THAT PARCEL DESCRIBED IN GENERAL WARRANTY DEED, DOCUMENT NO. 2013-1083606, RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.30' DOWN) MARKING THE EAST QUARTER CORNER OF SECTION 23 FROM WHICH THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 51 MINUTES 59 SECONDS WEST 2652.90 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 51 MINUTES 59 SECONDS WEST 689.68 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN 2013-1083606, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST 30.00 FEET ALONG SAID NORTHERLY PROLONGATION TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST 179.99 FEET ALONG SAID EASTERLY LINE;

THENCE SOUTH 47 DEGREES 43 MINUTES 30 SECONDS WEST 408.40 FEET;

THENCE SOUTH 27 DEGREES 24 MINUTES 42 SECONDS WEST 598.74 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN 2013-1083606, MARICOPA COUNTY RECORDS;

THENCE NORTH 63 DEGREES 59 MINUTES 38 SECONDS WEST 806.40 FEET ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

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 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 10/3/2023

EXHIBIT

DESCRIPTION OF PROPOSED PARCEL

CONTINUED FROM PAGE 1

THENCE NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST 246.34 FEET ALONG SAID WEST LINE TO THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN 2013-0424068, MARICOPA COUNTY RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5000.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 13 MINUTES 45 SECONDS EAST 23.98 FEET;

THENCE NORTHERLY ALONG SAID NORTHWESTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 29 SECONDS, AN ARC LENGTH OF 23.98 FEET;

THENCE NORTH 23 DEGREES 06 MINUTES 55 SECONDS EAST 393.20 FEET CONTINUING ALONG SAID NORTHWESTERLY LINE TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 51 MINUTES 59 SECONDS EAST 1137.56 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 847,325 SQUARE FEET MORE OR LESS.



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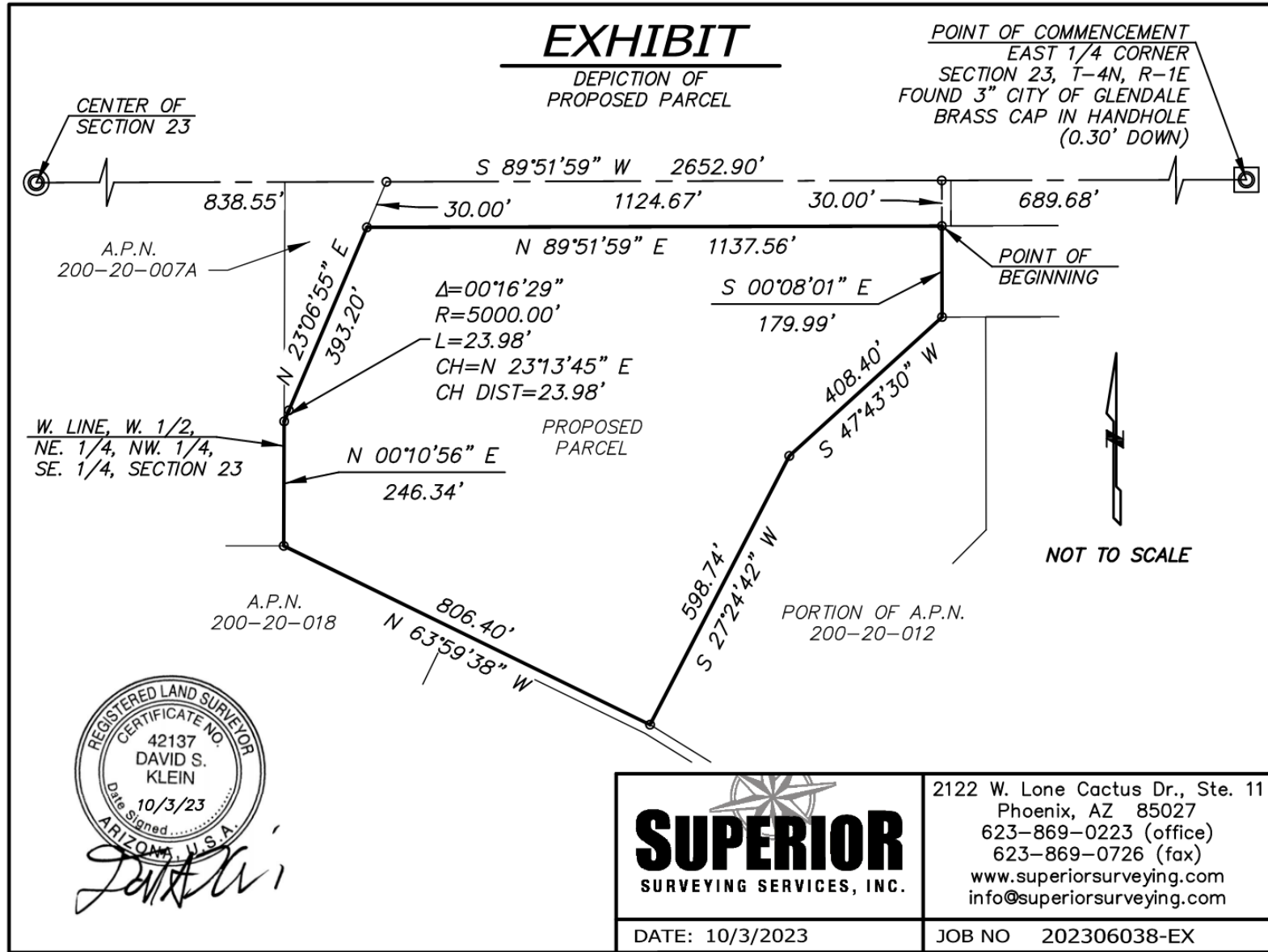
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EXHIBIT B

EXHIBIT

DEPICTION OF
PROPOSED PARCEL

POINT OF COMMENCEMENT
EAST 1/4 CORNER
SECTION 23, T-4N, R-1E
FOUND 3" CITY OF GLENDALE
BRASS CAP IN HANDHOLE
(0.30' DOWN)



David S. Klein

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