

ORDINANCE NO. O25-24

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 10 ACRES LOCATED AT THE NORTHWEST CORNER OF 63RD AVENUE AND GRAND AVENUE FROM M-1 (LIGHT INDUSTRIAL), R-4 (MULTIPLE RESIDENCE-4) AND C-3 (HEAVY COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “VETERANS COMMUNITY PROJECT”; 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 April 2, 2025; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on April 24, 2025, in zoning case ZON24-10 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of 63rd Avenue and Grand Avenue from M-1 (Light Industrial), R-4 (Multiple Residence-4) and C-3 (Heavy Commercial) 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 at the northwest corner of 63rd Avenue and Grand Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from M-1 (Light Industrial), R-4 (Multiple Residence-4) and C-3 (Heavy Commercial) 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 Veterans Community Project PAD Narrative, final date stamped March 20, 2025.
2. “No Parking” signs shall be installed along the project’s frontage on 63rd Avenue.

3. Site driveways must be 150' apart from curb return to curb return, not centerline of driveway.

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 May, 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

VCP GLENDALE LEGAL DESCRIPTION

That portion of Lot 11 as said lot is shown on the plat entitled HADSELL'S ADDITION TO GLENDALE, recorded June 4, 1892 in Book 2, of Maps, at Page 10, Official Records Maricopa County Recorder and situated in the Northwest Quarter of Section 6, Township Two North, Range Two East, of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a found 3" Arizona Highway Department brass cap in hand hole, down 0.8 feet, marking the locally accepted Center of Section 6, from which a found 1/2" rebar in pothole, down 0.1 feet, marking the North quarter corner of said Section 6, bears North 00°18'56" East 2636.85 feet; (Basis of Bearings as shown on the RIGHT-OF-WAY PLANS FOR THE WICKENBURG-PHOENIX HIGHWAY, PROJECT NUMBER: MA-149-H7292-01R, DRAWING NUMBER D-7-T-1001, prepared by Arizona Department of Transportation, dated October 30, 2020, hereinafter known as ADOT PLANS);

Thence North 00°18'56" East along the North-South mid-section line, a distance of 404.48 feet:

Thence South 88°55'28" West, a distance of 33.01 feet, to the Northeast corner of the property described in Warranty Deed 2023-0405469, Official Records Maricopa County Recorder, to the TRUE POINT OF BEGINNING;

Thence continuing along the North line thereof, South 88°55'28" West, a distance of 96.10 feet to a point on the Easterly right of way line of US Highway 60 (Grand Avenue) as shown on said ADOT PLANS;

Thence Northwesterly along said Easterly right of way for the following two courses;

North 43°37'38" West, a distance of 442.74 feet;

North 44°40'03" West, a distance of 449.04 feet to the beginning of a tangent curve to the right, having a radius of 4,950.00 feet;

Thence along the Easterly right of way line of US Highway 60 (Grand Avenue) as described in Resolution of Abandonment Number 2017-03-A-017, recorded 2017-0435393, Official Records Maricopa County Recorder, Northwesterly along the arc of said curve, through a central angle of 04°08'06", a chord bearing of North 42°36'00" West, a chord distance of 357.16 feet, and an arc distance of 357.24 feet to a point on the North line of said Lot 11 of HADSELL'S ADDITION TO GLENDALE;

Helix Engineering, LLC

Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
(PH) 602-788-2616, www.hxeng.com

DRAWN BY: TDS

DATE: NOV 15, 2024

JOB. NO.: 821

CHECKED BY: MJT

SHEET NAME

VCP GLENDALE
BOUNDARY EXHIBIT
LEGAL DESCRIPTION

SHEET NO.

2 OF 3

Thence along the North line of said Lot 11, North 88°55'28" East, a distance of 486.74 feet to the Northwest corner of the property described in Quit Claim Deed 2015-0085306, Official Records Maricopa County Recorder;

Thence along the West line thereof, South 00°18'56" West, along a line parallel with and 477.33 feet West of the East line of said Lot 11, a distance of 87.46 feet to the Southwest corner thereof;

Thence North 88°55'28" East, a distance of 74.23 feet to the Northwest corner of the property described in Warranty Deed 1997-0521215, Official Records Maricopa County Recorder;

Thence along the West line thereof, South 00°18'56" West, a distance of 194.63 feet to the Southwest corner of said property described in Warranty Deed 1997-0521215;

Thence along the South line thereof, North 88°55'28" East, a distance of 371.24 feet;

Thence continuing along said South line, North 44°37'12" East, a distance of 35.78 feet to the Northeast corner of the property described in Special Warranty Deed 2008-0809636, Official Records Maricopa County Recorder;

Thence along a line parallel with and 40.00 feet West of said North-South Mid-Section line, South 00°18'56" West, a distance of 95.02 feet to a point on the North line of the property described in Special Warranty Deed 2023-0122741, Official Records Maricopa County Recorder;

Thence along the North line thereof, South 88°55'28" West, to the Northwest corner of said property, a distance of 178.00 feet;

Thence South 00°18'56" West, a distance of 279.89 feet along the West line of said property, to the Southwest corner thereof;

Thence along the South line thereof North 88°55'28" East, a distance of 185.00 feet to the Southeast corner of said property described in Special Warranty Deed 2023-0122741;

Thence along the East line of said Lot 11 of HADSELL'S ADDITION TO GLENDALE, parallel with and 33.00 feet West of said North-South Mid-Section line South 00°18'56" West, a distance of 287.05 feet to the TRUE POINT OF BEGINNING.

Containing 318,220 square feet, or, 7.305 acres of land, more or less.

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHEET NAME VCP GLENDALE BOUNDARY EXHIBIT LEGAL DESCRIPTION	SHEET NO. 3 OF 3
	DATE: NOV 15, 2024		
	JOB. NO.: 821		
	CHECKED BY: MJT		

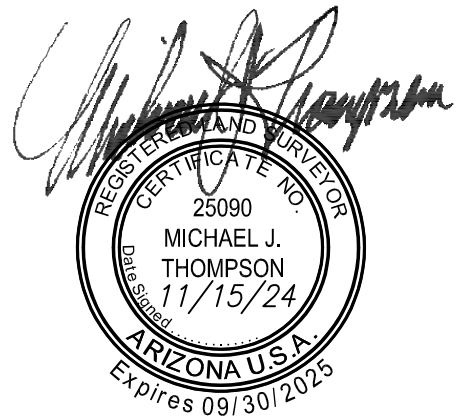
Traverse of: Parcel 1 - VCP GLENDALE

Bearing	Distance	Northing	Easting
Starting at		926739.2504	615278.6933
S 88°55'28" W	96.10' to	926737.4465	615182.6102
N 43°37'38" W	442.74' to	927057.9212	614877.1357
N 44°40'03" W	449.04' to	927377.2778	614561.4645
N 45°19'57" E (R)	4950.00' to	930857.0852	618081.8963

Delta = 04°08'06" Radius = 4950.00' Length = 357.24'
 Chord = N 42°36'00" W 357.16' Tangent = 178.70'

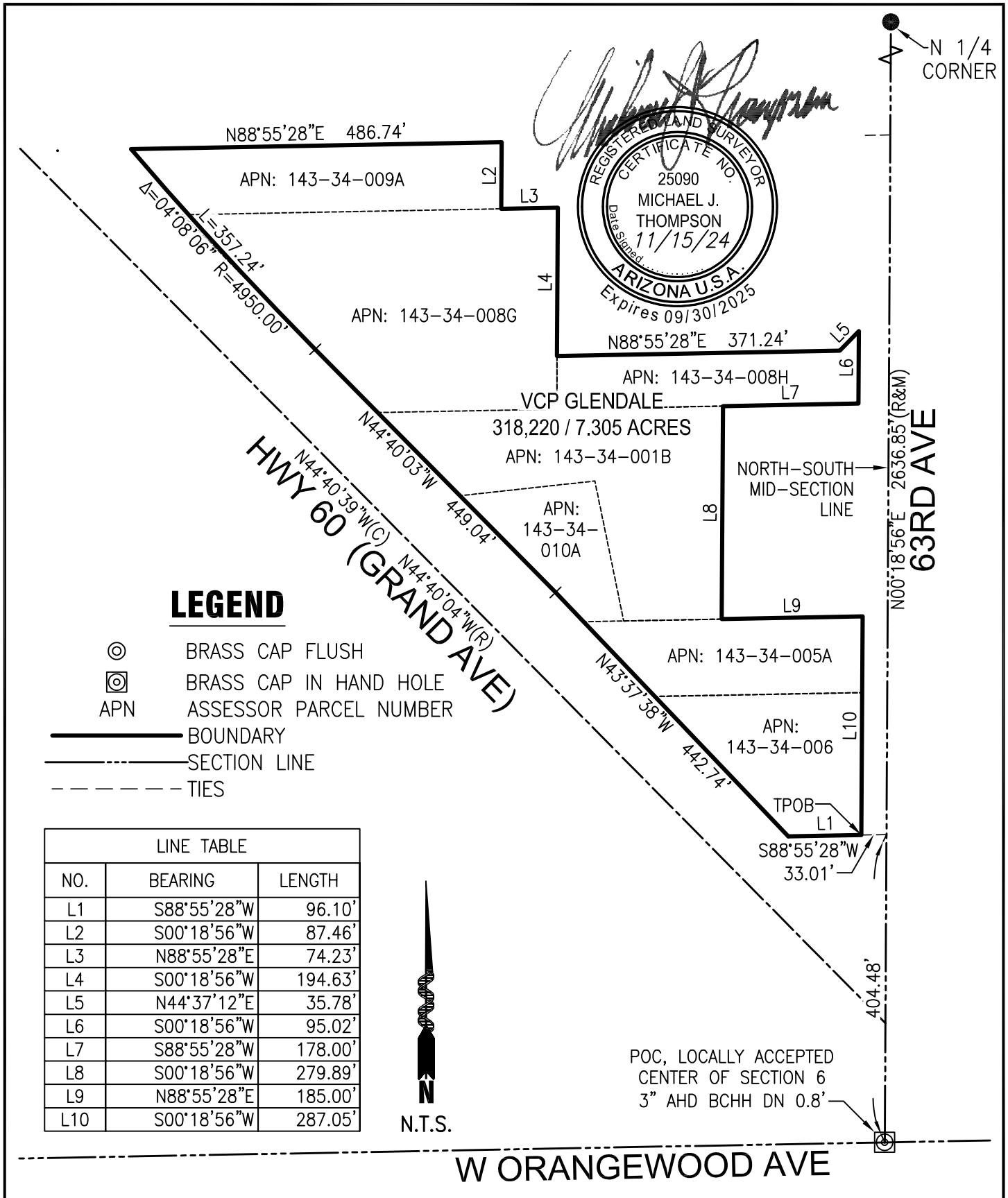
S 49°28'02" W (R)	4950.00' to	927640.1822	614319.7115
N 88°55'28" E	486.74' to	927649.3187	614806.3657
S 00°18'56" W	87.46' to	927561.8601	614805.8840
N 88°55'28" E	74.23' to	927563.2534	614880.1009
S 00°18'56" W	194.63' to	927368.6264	614879.0290
N 88°55'28" E	371.24' to	927375.5949	615250.2036
N 44°37'12" E	35.78' to	927401.0624	615275.3355
S 00°18'56" W	95.02' to	927306.0438	615274.8122
S 88°55'28" W	178.00' to	927302.7026	615096.8436
S 00°18'56" W	279.89' to	927022.8169	615095.3021
N 88°55'28" E	185.00' to	927026.2895	615280.2695
S 00°18'56" W	287.05' to	926739.2438	615278.6886

Error of closure North = 0.00655077 East = 0.00466680
 Bearing N 35°27'58" E Distance = 0.0080
 Area = 318,220 SF 7.305 Acres
 Perimeter = 3,620.16' Precision = 1 : 450,095



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	DATE: NOV 15, 2024		
	JOB. NO.: 821		
	CHECKED BY: MJT		

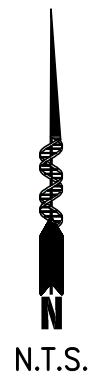
EXHIBIT B



LEGEND

- ⊙ BRASS CAP FLUSH
- ⊗ BRASS CAP IN HAND HOLE
- APN ASSESSOR PARCEL NUMBER
- BOUNDARY
- - - - SECTION LINE
- - - - TIES

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°55'28"W	96.10'
L2	S00°18'56"W	87.46'
L3	N88°55'28"E	74.23'
L4	S00°18'56"W	194.63'
L5	N44°37'12"E	35.78'
L6	S00°18'56"W	95.02'
L7	S88°55'28"W	178.00'
L8	S00°18'56"W	279.89'
L9	N88°55'28"E	185.00'
L10	S00°18'56"W	287.05'



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