

ORDINANCE NO. 025-28

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 2.61 ACRES LOCATED NORTH OF WEST CAMELBACK ROAD AND WEST OF NORTH 51ST AVENUE FROM M-2 (HEAVY INDUSTRIAL DISTRICT) TO PAD (PLANNED AREA DEVELOPMENT); 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 30, 2025; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on May 22, 2025, in zoning case ZON25-02 in the manner prescribed by law for the purpose of rezoning property located north of West Camelback Road and west of North 51st Avenue from M-2 (Heavy Industrial District) 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 north of West Camelback Road and west of North 51st Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from M-2 (Heavy Industrial District) to PAD (Planned Area Development).

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

Development shall be in conformance with the Advance-West PAD Narrative, date-stamped by the Glendale Planning Division on April 16, 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 24th day of June, 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

Legal Description

The West 670 feet of the East 1075 feet of the South 385 feet of the Southeast quarter of the Southeast quarter of Section 17, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 360 feet of the South 235 feet;

EXCEPT the West 80 feet of the East 230 feet of the South 235 feet;

EXCEPT the East 150 feet of the South 265 feet; and

EXCEPT the South 55 feet thereof.

Exhibit B

NOT A PART
APN 144-34-977
CALCOT LTD

SUBJECT PARCEL
110,400 SQ.FT. +/- OR
2.5344 AC. +/-

NOT A PART
APN 144-34-971
MO & IB LLC

NOT A PART
APN 144-34-010B
STORE CAPITAL ACQUISITIONS LLC

NOT A PART
APN 144-34-010E
STORE CAPITAL ACQUISITIONS LLC

NOT A PART
APN 144-34-009B
5224 CAMELBACK LLC

NOT A PART
APN 144-34-009A
HUNTER LINDA A

NOT A PART
APN 144-34-008A
HUNTER LINDA A

NOT A PART
APN 144-34-008B
GRANATELLI FA TR LLC

NOT A PART
APN 144-34-001W
CHILD CARE CENTERS INC

NOT A PART
APN 144-34-001G
CAMELLO INVESTMENTS I LLC

NOT A PART
PRV OF GLENDALE
CITY OF GLENDALE

NOT A PART
APN 144-34-005C
SAYEGH ISSA/ASMAHAN TR

N89°26'16"W
670.00'

S0°26'32"W
150.00'

N0°26'32"E
120.00'

S89°26'16"E
360.00'

S89°26'16"E
80.00'

N0°26'32"E
30.00'

S89°26'16"E
150.00'

S0°26'32"W
180.00'

N0°26'32"E
180.00'

S89°26'16"E
80.00'

S0°26'32"W
55.00'

S0°26'32"W
55.00'

S89°26'16"E (BASIS OF BEARINGS)

634.94'

1340.16'

W CAMELBACK RD
VARIABLE WIDTH ASPHALT
PUBLIC RIGHT-OF-WAY

FND C.O.G. BCHH
S 1/4 COR SEC 17

FND 4" BCHH
SE COR SEC 17