

ORDINANCE NO. 026-12

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE TALAVI PLANNED AREA DEVELOPMENT PERTAINING TO 0.53 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF 59TH AVENUE AND BELL ROAD; 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 January 1, 2026; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on January 22, 2026, in zoning case ZON25-13 in the manner prescribed by law for the purpose of amending the Talavi Planned Area Development (PAD) zoned property located at the southeast corner of 59th Avenue and Bell Road.

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 59th Avenue and Bell Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned through an amendment to the existing Talavi PAD.

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

Development shall be in substantial conformance with the Talavi PAD Amendment Narrative, final date stamped December 17, 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 February, 2026.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Patrick S. Banger, City Manager

**5825 W BELL RD
GROSS ZONING
LEGAL DESCRIPTION**

That portion of the Northwest quarter of Section 5, Township 3 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a found brass cap in hand hole marking the Northwest corner of said Section 5, from which a found brass cap in hand hole marking the North quarter corner of said Section 5 bears South 89°59'37" East, a distance of 2641.54 feet;

Thence South 89°59'37" East, along the North line of said Northwest quarter of Section 5, a distance of 582.21 feet to the TRUE POINT OF BEGINNING;




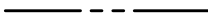
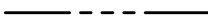

Thence continuing South 89°59'37" East, along said North line, a distance of 136.50 feet;

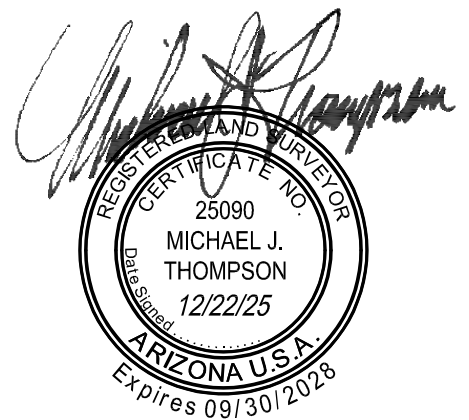
Thence South 00°00'23" West, a distance of 238.00 feet;

Thence North 89°59'37" West, a distance of 136.50 feet;

Thence North 00°00'23" East, a distance of 238.00 feet to the TRUE POINT OF BEGINNING.

Containing 32,487 square feet, or 0.746 acres of land, more or less.

	FOUND BRASS CAP IN HAND HOLE (AS NOTED)
	FOUND BRASS CAP FLUSH (AS NOTED)
	GROSS BOUNDARY
	RIGHT OF WAY
	SECTION LINE
	TIES
APN	ASSESSOR PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
RH	RECORD HOLDER
R/W	RIGHT-OF-WAY
R1	BOOK 338 OF MAPS, PAGE 5 MCR




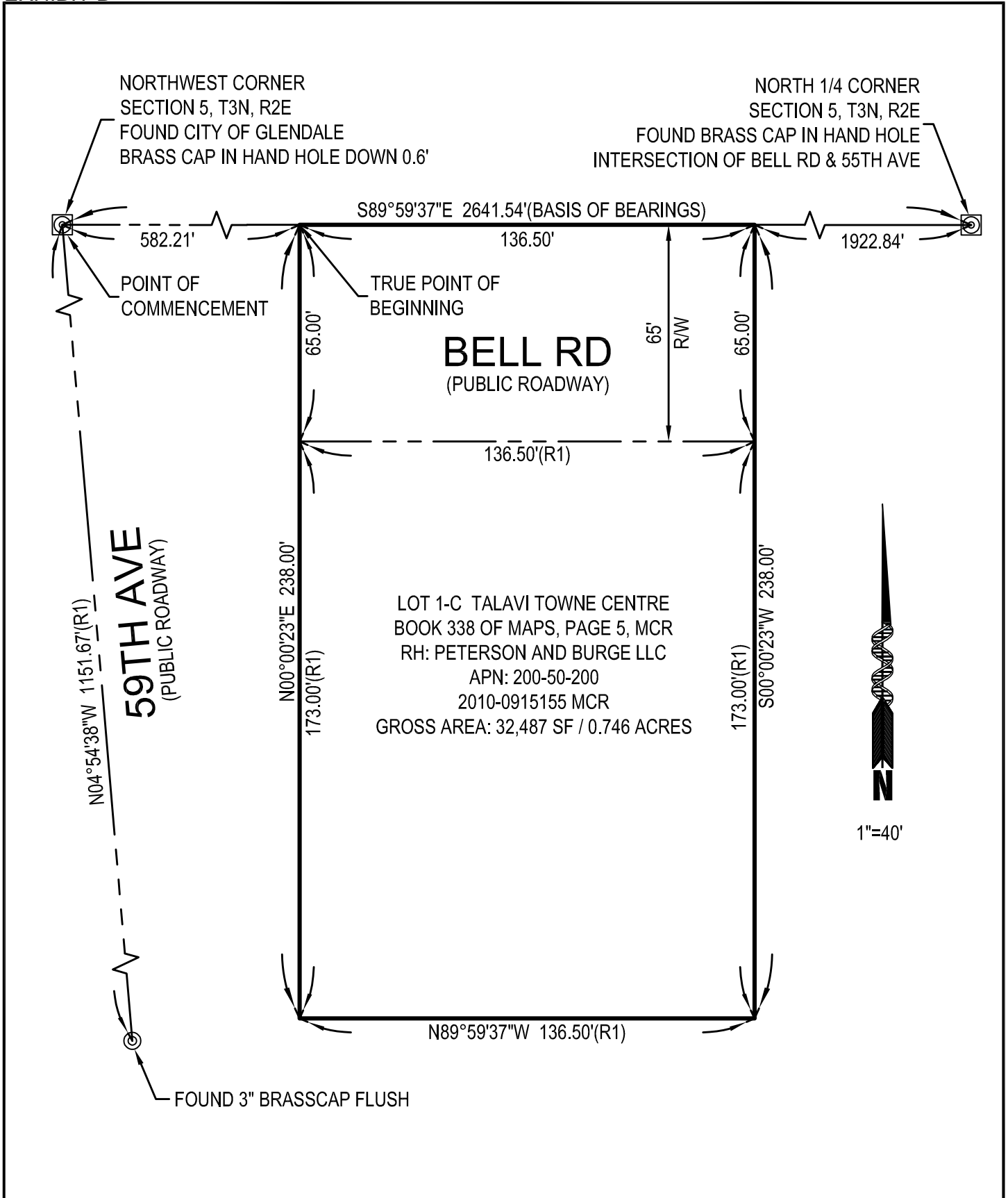
<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050  602-788-2616, www.hxeng.com</p>	DRAWN BY: JSB	<p>SHEET NAME</p> <p align="center">EXHIBIT "A" ZONING EXHIBIT LEGAL DESCRIPTION</p>	<p>SHEET NO.</p> <p align="center">1 OF 2</p>
	DATE: DEC. 22, 2025		
	JOB. NO.: 928		
	CHECKED BY: MJT		

EXHIBIT B



<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: JSB</p>	<p>SHEET NAME</p> <p>EXHIBIT "A" ZONING EXHIBIT GRAPHIC DEPICTION</p>	<p>SHEET NO.</p> <p>2 OF 2</p>
	<p>DATE: DEC. 22, 2025</p>		
	<p>JOB. NO.: 928</p>		
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