

ORDINANCE NO. O26-14

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY THREE ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF 67TH AVENUE AND BELL ROAD FROM SINGLE RESIDENCE (R1-6) TO PLANNED AREA DEVELOPMENT (PAD) FOR A DEVELOPMENT PLAN ENTITLED “NIKKI’S NEXT STEP”; 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 February 4, 2026; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on February 26, 2026, in zoning case ZON25-01 in the manner prescribed by law for the purpose of rezoning property located south of the southeast corner of 67th Avenue and Bell Road from Single Residence (R1-6) to Planned Area Development (PAD); 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 Planned Area Development (PAD) 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 south of the southeast corner of 67th Avenue and Bell Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from Single Residence (R1-6) to Planned Area Development (PAD),

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

Development shall be in substantial conformance with Nikki’s Next Step PAD Narrative, stamped received December 13, 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 March, 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

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF LOT 5, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 190 FEET OF THE EAST 496 FEET OF THE SOUTH HALF OF SAID LOT 5; THENCE NORTH 05 DEGREES 08 MINUTES, 45 SECONDS WEST ALONG THE WEST LINE OF SAID WEST 190 FEET A DISTANCE OF 553.96 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID WEST 190 FEET AND AN IRON PIN AND CAP MARKED CRAFT RLS 16116, BEING ALSO A POINT IN THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5; THENCE NORTH 87 DEGREES 08 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 294.64 FEET; THENCE SOUTH 03 DEGREES 23 MINUTES 56 SECONDS EAST ALONG A WIRE FENCE A DISTANCE OF 552.17 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 331.25 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF

EXCEPT THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 190 FEET OF THE EAST 496 FEET OF THE SOUTH HALF OF LOT 5, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 05 DEGREES 08 MINUTES 45 SECONDS WEST ALONG THE SAID WEST 190 FEET A DISTANCE OF 553.96 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID WEST 190 FEET AND AN IRON PIN AND CAP MARKED CRAFT RLS 16116 BEING ALSO A POINT IN THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5; THENCE NORTH 87 DEGREES 43 MINUTES 44 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 26.08 FEET MORE OR LESS TO A POINT IN AN EXISTING WIRE FENCE; THENCE SOUTH 03 DEGREES 23 MINUTES 56 SECONDS EAST ALONG SAID WIRE FENCE A DISTANCE OF 552.17 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID LOT 5; THENCE NORTH BEGINNING 89 DEGREES 33 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 34.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF.

PARCEL NO. 2:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6 BEING MARKED BY A CITY OF GLENDALE BRASS CAP IN HANDHOLE 0.55 FEET BELOW THE SURFACE FROM WHICH A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE 0.50 FEET BELOW THE SURFACE MARKING THE NORTHWEST CORNER OF SAID SECTION 6 BEARS NORTH 3 DEGREES 47 MINUTES 52 SECONDS WEST 2187.56 FEET; THENCE NORTH 3 DEGREES 47 MINUTES 52 SECONDS WEST 543.98 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 86 DEGREES 12 MINUTES 01 SECOND EAST 55.00 FEET TO A 1/2" REBAR WITH TAG STAMPED "LS 21765" AND THE NORTH LINE OF THE SOUTH HALF OF LOT 5, OF SAID SECTION 6; THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS EAST 283.38 FEET ALONG SAID NORTH LINE TO A TAG ON WALL STAMPED "RLS 21765" AND THE NORTHEAST CORNER OF THAT MINOR LAND DIVISION/LOT SPLIT RECORDED IN BOOK 1162 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 09 MINUTES 43 SECONDS EAST 13.57 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEFAULT JUDGMENT RECORDED IN DOCUMENT 92-0342469, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 1 DEGREE 17 MINUTES 39 SECONDS EAST 274.82 FEET ALONG THE WEST LINE OF SAID DEFAULT JUDGMENT TO THE NORTHEAST CORNER OF PARCEL 2, MINOR LAND DIVISION - LOT SPLIT FOR SAFEGUARD HOLDINGS I, LLC RECORDED IN BOOK 1307 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 27 MINUTES 23 SECONDS WEST 1.54 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 TO A TAG ON WALL STAMPED "RLS 21765" AND THE SOUTHEAST CORNER OF SAID MINOR LAND DIVISION/LOT SPLIT RECORDED IN BOOK 1162 OF MAPS, PAGE 2; THENCE NORTH 3 DEGREES 47 MINUTES 59 SECONDS WEST 275.18 FEET ALONG THE EAST LINE OF LAST SAID MINOR LAND DIVISION/LOT SPLIT TO THE POINT OF BEGINNING.

PARCEL NUMBERS: 200-51-957B

THE LAND SURVEYED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 23002037-040-D1W-APC, WITH AN EFFECTIVE DATE OF AUGUST 12, 2024. AMENDMENT NO. 3, AMENDMENT DATE: AUGUST 19, 2024.

