

ORDINANCE NO. 021-24

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8778 NORTH 67<sup>TH</sup> AVENUE FROM R-4 (MULTIPLE RESIDENCE) TO R-5 (MULTIPLE RESIDENCE), AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 4, 2021, in zoning case ZON21-03 in the manner prescribed by law for the purpose of rezoning property located at 8778 North 67<sup>th</sup> Avenue from R-4 (Multiple Residence) to R-5 (Multiple Residence);

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 Glendale Star* on February 11, 2021; 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 accept such recommendation and rezone the property described on Exhibit A to R-5 (Multiple Residence).

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 southwest corner of North 67<sup>th</sup> Avenue and West Alice Avenue, and more specifically described in Exhibit A, is rezoned to R-5 (Multiple Residence).

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

1. Development in substantial conformance to the Design Review submittal (DR21-03), dated January 18, 2021; and any revisions required as part of that review.
2. Staff approval of site plan revisions in conformance to building height and setback standards for the R-5 Zone; and which address all Transportation concerns for stacking and turnaround at the entry along 67<sup>th</sup> Avenue.
3. Lot tie which combines both parcels.

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.

SECTION 4. That the provisions of this ordinance will become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 13<sup>th</sup> day of April, 2021.

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Mayor Jerry P. Weiers

ATTEST:

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Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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Kevin R. Phelps, City Manager

EXHIBIT A

APN 143-220-009J

Legal Description from Warranty Deed

THE EAST FIVE HUNDRED (500) FEET OF THE NORTH ONE HUNDRED AND EIGHTY (180) FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) EAST GILA AND SALT RIVER, B&M, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM A STRIP OF LAND THIRTY-THREE (33) FEET IN WIDTH ALONG THE EAST BOUNDARY OF SAID TRACT; SAME BEING PUBLIC ROAD.

AND

EXCEPT THE PORTION WHICH IS CONVEYED IN DOCUMENT RECORDED AS AUGUST 25, 1993 AS 1993- 0568795, OF OFFICAL RECORDS.

Pursuant to ARS33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

