

ORDINANCE NO. O21-25

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER OF 69th AVENUE AND PARADISE LANE FROM R1-4 (SINGLE RESIDENCE) TO R-3 (MULTIPLE RESIDENCE) FOR A DEVELOPMENT PLAN ENTITLED “PARADISE ENCLAVE”; 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 ZON20-14 in the manner prescribed by law for the purpose of rezoning property located at the northeast corner of 69th Avenue and Paradise Lane from R1-4 (Single Residence) to R-3 (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-3 (Multiple Residence) 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 northeast corner of 69th Avenue and Paradise Lane and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-4 (Single Residence) to R-3 (Multiple Residence).

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

1. Development in substantial conformance with the applicant’s development booklet, date updated December 23, 2020.
2. Dedication of additional right-of-way on 69th Avenue to provide a total half-width of 35 feet shall be made before building permits are issued for any development on the property.

3. Dedication of additional right-of-way on Paradise Lane to provide a total half-width of 35 feet shall be made before building permits are issued for any development on the property.
4. All half-street improvements on 69th Avenue and Paradise Lane adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
5. A right-of-way abandonment shall be processed for all interior streets.
6. All gated driveways shall require a turnaround area.
7. All overhead utility lines, including communication lines and electric lines less than 69 kv on or adjacent to the site shall be undergrounded as part of this project.
8. Shall vacate the Paradise Enclave Plat and obtain final plat approval of a one-lot subdivision prior to design review.

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. 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.

[Signatures on the following page]

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 13th day of April, 2021.

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, City Manager

Exhibit A

Lots 1 through 21 inclusive, and Tracts A, B, and C, of PARADISE ENCLAVE FINAL PLAT, according to Book 988 of maps, page 20, records of Maricopa County, Arizona.

Except an undivided $\frac{1}{2}$ interest in all mineral rights as reserved to FOXGAL, INC., and Arizona Corporation in Deed recorded in Docket 3003, Page 296, records of Maricopa County, Arizona.