

ORDINANCE NO. O21-41

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 171.56 ACRES LOCATED NORTH OF THE NORTHEAST CORNER OF CITRUS ROAD AND OLIVE AVENUE FROM R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), and R1-10 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) TO R1-6 PRD (50 FOOT WIDE LOTS, SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), R1-6 PRD (45 FOOT WIDE LOTS, SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), and R1-10 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "ZANJERO PASS"; 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 June 17, 2021, in zoning case ZON21-05 in the manner prescribed by law for the purpose of rezoning property located north of the northeast corner of Citrus Road and Olive Avenue from R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), and R1-10 PRD (Single Residence, Planned Residential Development) to R1-6 PRD (50 Foot Wide Lots, Single Residence, Planned Residential Development), R1-6 PRD (45 Foot Wide Lots, Single Residence, Planned Residential Development), and R1-10 PRD (Single Residence, Planned Residential Development);

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 West Valley View* on June 2, 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 to rezone the property described in the Legal Description in Exhibit A to PRD (Planned Residential 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 the northeast corner of Citrus Road and Olive Avenue and more accurately as the highlighted area in Exhibit B to this ordinance, is conditionally rezoned from R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), and R1-10 PRD (Single Residence, Planned Residential Development) to R1-6 PRD (50' Wide Lots, Single Residence, Planned Residential Development), R1-6 PRD (45' Wide Lots, Single Residence, Planned Residential Development), and R1-10 PRD (Single Residence, Planned Residential Development).

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

1. Development shall be in substantial conformance to with the development plan outlined in the PRD Booklet and the PRD Booklet entitled "Zanjero Pass," date stamped April 20, 2021.
2. Per the Pre-Annexation Development Agreement (PADA), approved by resolution on November 24, 2014, the original approved 491 detached single-family residential lots will be assessed at \$1,888.00 for in-lieu fee per residential dwelling unit. The additional proposed 114 lots will be assessed at \$6,140.00 for in-lieu fee per residential unit. Such fee shall be paid individually to the City upon issuance of a building permit.
3. The lots along the northern portion of Zanjero Pass, abutting Cheryl Drive, shall be limited to single story homes, specifically Lots 362 through 369 and Lots 375 through 389 as shown on the preliminary plat.
4. Developer shall coordinate the road right-of-way requirements as well as road improvements with Maricopa County.

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 22<sup>nd</sup> day of June, 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

### ZANJERO PASS LEGAL DESCRIPTION

A portion the Final plat of Zanjero Pass Parcel 1-3 Phase 2-4, as recorded in Book 979, Page 26, Maricopa County Records, Arizona, being situated within the West Half of Section 26, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the Southwest corner of said Section 26 from which a found M.C.D.O.T. brass cap flush accepted as the West Quarter corner thereof bears North 00°23'32" East, 2632.93 feet;

Thence North 00°23'32" East, 675.01 feet along the west line of the Southwest Quarter of said Section 26;

Thence leaving said west line, South 89°57'27" East, 65.00 feet to the **POINT OF BEGINNING**;

Thence North 00°23'32" East, 982.50 feet along a line that is parallel with and 65.00 feet east of the west line of said Southwest Quarter;

Thence leaving said parallel line, North 45°23'37" East, 35.35 feet;

Thence North 00°23'32" East, 50.00 feet;

Thence North 44°36'23" West, 35.36 feet;

Thence North 00°23'32" East, 875.02 feet along a line that is parallel with and 65.00 feet east of the west line of said Southwest Quarter;

Thence North 00°23'50" East, 934.46 feet along a line that is parallel with and 65.00 feet east of the west line of the Northwest Quarter of said Section 26;

Thence leaving said parallel line, North 45°11'53" East, 42.57 feet;

Thence North 89°59'57" East, 2482.92 feet;

Thence South 44°46'23" East, 35.21 feet;

Thence South 00°27'16" West, 889.02 feet along a line that is parallel with and 40.00 feet west of the east line of said Northwest Quarter;

Thence leaving said parallel line, South 45°13'37" West, 35.50 feet;

Thence South 00°00'03" East, 22.65 feet to a non-tangent curve, concave westerly, having a radius of 3.00 feet, the center of which bears South 38°20'37" West;

Thence southerly along said curve through a central angle of 112°27'10", an arc length of 5.89 feet to a non-tangent line;

Thence South 00°00'03" East, 22.38 feet;

Thence South 44°46'23" East, 35.21 feet;

Thence South 00°27'16" West, 1267.46 feet along a line that is parallel with and 40.00 feet west of the east line of said Southwest Quarter;

Thence leaving said parallel line, North 89°58'45" West, 1280.26 feet;

Thence South 00°25'24" West, 1246.97 feet;

Thence North 89°57'27" West, 646.71 feet along a line that is parallel with and 70.00 feet north of the south line of said Southwest Quarter;

Thence leaving said parallel line, North 46°07'29" West, 11.76 feet to a point on the east line of that parcel described in Special Warranty Deed No. 2015-0428816 records of Maricopa County, Arizona;

**THENCE THE FOLLOWING 5 COURSES ALONG THE BOUNDARY LINE OF SAID SPECIAL WARRANTY DEED;**

Thence North 00°02'33" East, 306.86 feet;

Thence North 89°57'27" West, 244.65 feet;

Thence North 36°06'23" West, 145.86 feet;

Thence North 00°02'33" East, 172.22 feet;

Thence North 89°57'27" West, 265.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 7,075,410 sq. ft. (162.429 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1066  
Date July 2020



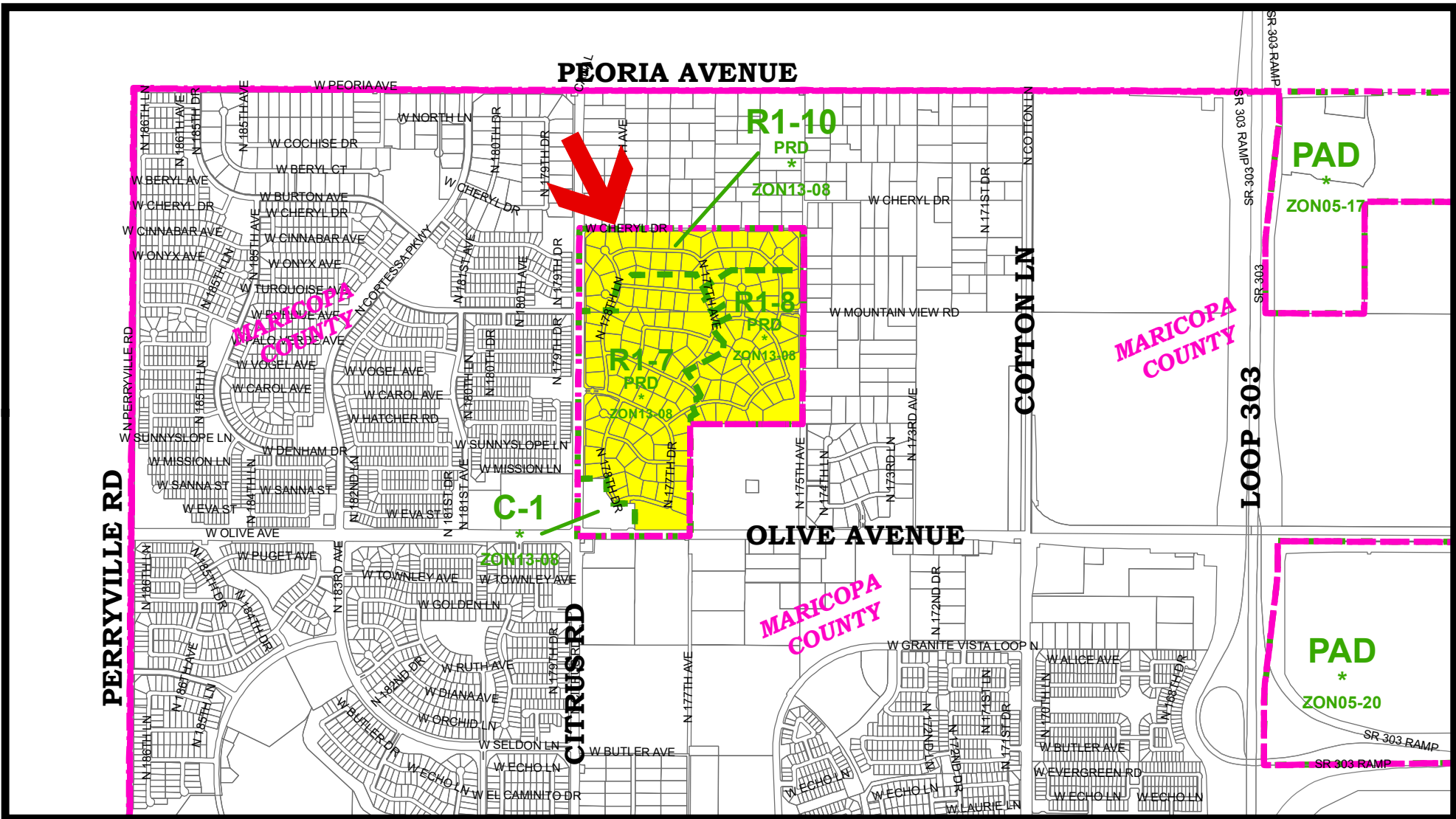


EXHIBIT A



**ZANJERO PASS  
REZONING  
(ZON21-05)**



**LOCATION**

**NEC CITRUS ROAD & OLIVE AVENUE**

**REQUEST**

**PRD AMENDMENT FROM R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) & R1-10 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) TO R1-6 PRD (50' WIDE), R1-6 PRD (45' WIDE) & R1-10 PRD.**