

ORDINANCE NO. O21-50

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER OF 67TH AVENUE AND GREENWAY ROAD FROM C-2 (GENERAL COMMERCIAL) AND R-3 (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 THE ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 5, 2021, in zoning case ZON21-08 in the manner prescribed by law for the purpose of rezoning property located at the northeast corner of 67th Avenue and Greenway Road from C-2 and R-3 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 July 15, 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) 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 67th Avenue and Greenway Road and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from C-2 and R-3 to R-5 (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 Project Narrative, dated April 19, 2021.
2. The Developer will be required to provide 65' half street R/W for 67th Avenue to be in compliance with Section A-4 (3-M-3) in the City of Glendale's Standard Detail G-303. The Developer will be required to provide 75' of half street R/W within 250' of the intersection.

3. The Developer will be required to provide 55' half street R/W (measured from centerline) for Greenway Road to be in compliance with Section A-1 (2-1-2) in the City of Glendale's Standard Detail G-302. The Developer will be required to provide 65' half street R/W within 250' of the intersection.
4. A right turn lane on Northbound 67th Avenue is required and will need to be 150' in length and have a taper of 100'.
5. A Minor Land Division is required to tie the parcels together (200-51-952B, 200-51-953A, and 200-51-953B).
6. 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.
7. A current Phase 1 ESA Assessment is required for easement and/or R/W dedications within 6 months of going to City Council.

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 10th day of August, 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

LEGAL DESCRIPTION

PARCEL NO. 1:

That part of the South 660.05 feet of the West 660.05 feet of Lot 7, Section 6, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The basis for bearings used in this description is from GRANADA ESTATES UNIT THREE according to Book 121 of Maps, page 4, Maricopa County Records;

From the Southwest corner of the said Section 6, measure thence North 89 degrees 31 minutes 40 seconds East along the South line of the said Section 6, a distance of 342.97 feet;

Thence North 00 degrees 28 minutes 40 seconds East, 50.01 feet to the point of beginning;

Thence South 89 degrees 31 minutes 40 seconds West, parallel to the said South line of Section 6, a distance of 252.96 feet;

Thence North 44 degrees 59 minutes 50 seconds West, 49.08 feet to a point 55.00 feet Easterly from the West line of the said Section 6;

Thence North 00 degrees 28 minutes 40 seconds East, parallel to the said West line, a distance of 575.04 feet to a point on the South line of the said GRANADA ESTATES UNIT THREE;

Thence North 89 degrees 31 minutes 40 seconds East along the said South line of GRANADA ESTATES UNIT THREE, a distance of 287.96 feet;

Thence South 00 degrees 28 minutes 40 seconds West, 610.04 feet to the point of beginning;

EXCEPT that part of Lot 7, Section 6, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The basis of bearings used in this description is from GRANADA ESTATES UNIT THREE according to Book 121 of Maps, page 4, Maricopa County Records;

COMMENCING at the Southwest corner of the said Section 6;

Thence North 89 degrees 31 minutes 40 seconds East along the South line of said Section 6 a distance of 275.01 feet;

Thence North 00 degrees 28 minutes 40 seconds East, a distance of 55.01 feet to the North line of the South 55.00 feet of said Section 6 and the point of beginning;

Thence South 89 degrees 31 minutes 40 seconds West along said North line, a distance of 160.00 feet;

Thence North 44 degrees 59 minutes 50 seconds West, 56.10 feet to the East line of the West 75.00 feet of said Section 6;

Thence North 00 degrees 28 minutes 40 seconds East along said East line, a distance of 160.00 feet;

Thence North 89 degrees 31 minutes 40 seconds East, parallel to the South line of said Section 6, a distance of 200.00 feet;

Thence South 00 degrees 28 minutes 40 seconds West, parallel to the West line of said Section 6, a distance of 200.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

That part of the Southwest quarter of the Southwest quarter of Section 6, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of the said Section 6;

Thence North 89 degrees 31 minutes 40 seconds East along the South line of said Section 6 a distance of 275.01 feet;

Thence North 00 degrees 28 minutes 40 seconds East, a distance of 55.01 feet to the North line of the South 55.00 feet of said Section 6 and the point of beginning;

Thence South 89 degrees 31 minutes 40 seconds West along said North line, a distance of 160.00 feet;

Thence North 44 degrees 59 minutes 50 seconds West, 56.10 feet to the East line of the West 75.00 feet of said Section 6;

Thence North 00 degrees 28 minutes 40 seconds East along said East line, a distance of 160.00 feet;

Thence North 89 degrees 31 minutes 40 seconds East, parallel to the South line of said Section 6, a distance of 200.00 feet;

Thence South 00 degrees 28 minutes 40 seconds West, parallel to the West line of said Section 6, a distance of 200.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

That part of the Southwest quarter of the Southwest quarter of Section 6, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 6; thence North 89 degrees 31 minutes 40 seconds East along the South line of said Section 6, a distance of 342.97 feet;

Thence North 00 degrees 28 minutes 40 seconds East 65.01 feet to the Point of Beginning;

Thence North 00 degrees 28 minutes 40 seconds East 595.04 feet;

Thence North 89 degrees 31 minutes 40 seconds East 317.08 feet;

Thence South 00 degrees 28 minutes 40 seconds West 409.42 feet;

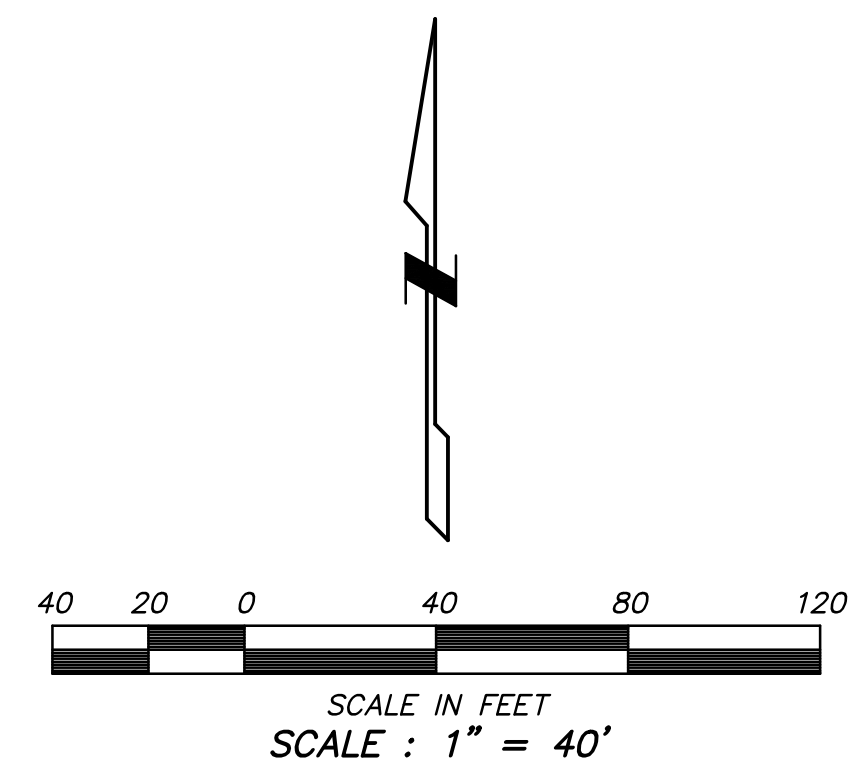
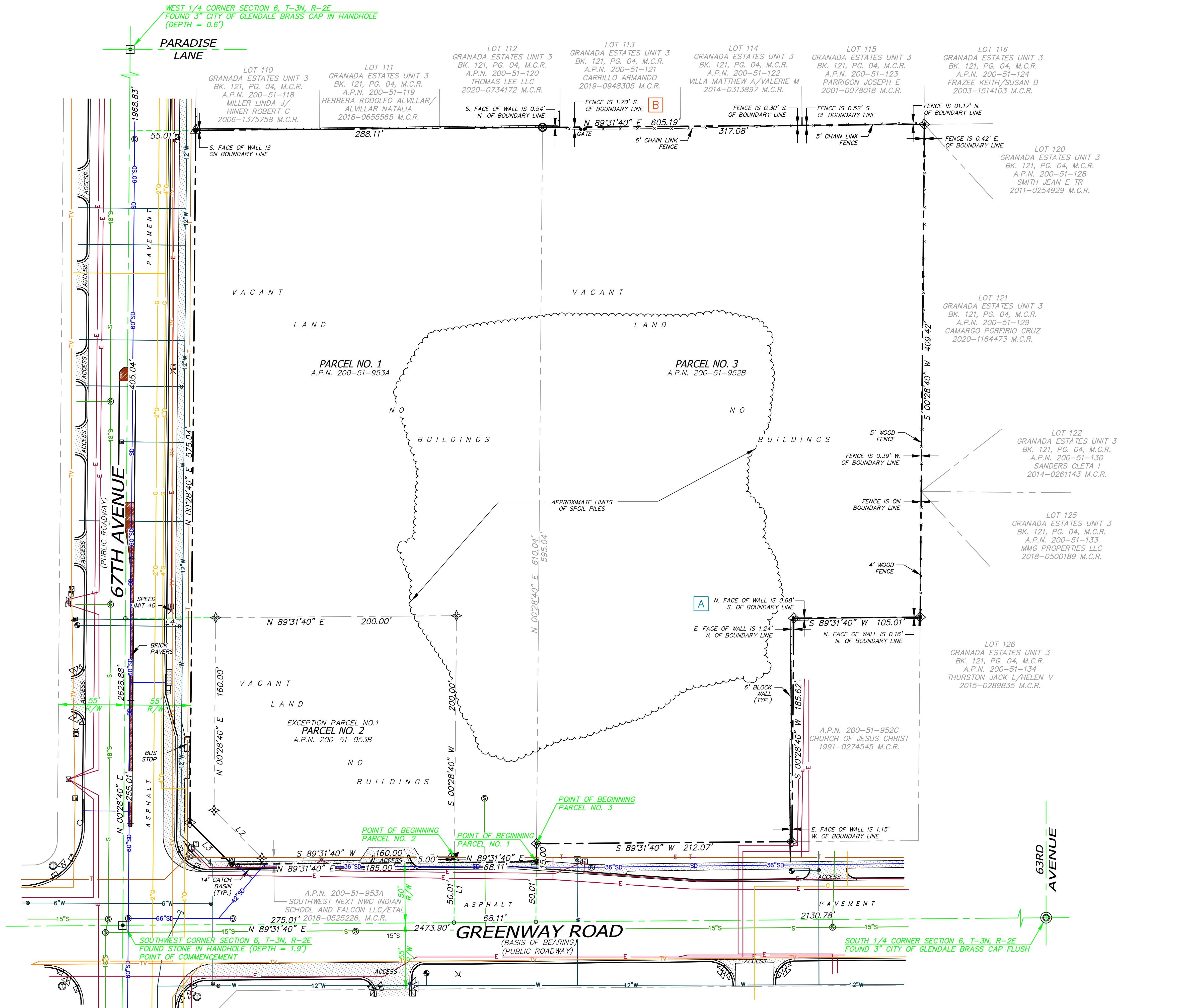
Thence South 89 degrees 08 minutes 58 seconds West 105.03 feet;

Thence South 00 degrees 28 minutes 40 seconds West 184.92 feet;

Thence South 89 degrees 31 minutes 40 seconds West 212.07 feet to the Point of Beginning.

Except an undivided one-half interest of all minerals rights as reserved in Warranty Deed recorded in Docket 3003, Page 296; and

Except all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether solid, liquid, or gaseous form and all steam and other forms of thermal energy as reserved in Special Warranty Deed recorded in Document No. 2006-433823.



- ### LEGEND
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 24 INCH ROLLED CURB
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - X- FENCE
 - E- UNDERGROUND ELECTRIC LINE
 - G- UNDERGROUND GAS LINE
 - S- UNDERGROUND SANITARY SEWER LINE
 - SO- UNDERGROUND STORM SEWER LINE
 - W- UNDERGROUND WATER LINE
 - ◆ FOUND 1/2" CAPPED REBAR STAMPED 42137 PER BK. 1557, PG. 35, M.C.R.
 - ◆ FOUND 1/2" CAPPED REBAR STAMPED 21081
 - ◆ FOUND NAIL IN WASHER STAMPED 42137 PER BK. 1578, PG. 35, M.C.R.
 - ◆ FOUND 1/2" CAPPED REBAR STAMPED 42137 PER BK. 1578, PG. 35, M.C.R.
 - SCHEDULE B ITEM
 - BACK FLOW PREVENTER
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GUARD POST OR GATE POST
 - LIGHT POLE
 - MANHOLE
 - PEDESTRIAN ACCESS RAMP
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - STREET SIGN
 - TELECOMMUNICATIONS RISER
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL BOX
 - CABLE TELEVISION RISER
 - CABLE TELEVISION BOX
 - WATER METER
 - WATER VALVE
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL

LINE	BEARINGS	LENGTH
L1	N 00°28'40" E	55.01'
L2	N 44°59'50" W	56.10'
L3	N 44°59'50" W	49.09'
L4	N 89°31'40" E	75.01'



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 SURVEYING SERVICES, INC.

DWN: MD CHK: DK
 SHEET 2 OF 2
 DATE: 4/2/2021
 JOB: 202103015