

ORDINANCE NO. 021-58

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF 83rd AVENUE AND NORTHERN AVENUE FROM R1-6 PRD (PLANNED RESIDENTIAL DEVELOPMENT); AND R1-6 (SINGLE FAMILY RESIDENTIAL) TO R1-4 PRD (PLANNED RESIDENTIAL DEVELOPMENT) 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 August 5, 2021, in zoning case ZON21-07 in the manner prescribed by law for the purpose of rezoning property located east of the southeast corner of 83rd Avenue and Northern Avenue from R1-6 PRD and R1-6 to R1-4 PRD (Planned Residential Development); and

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 R1-4 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 east of the southeast corner of 83rd Avenue and Northern Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-6 PRD and R1-6 to R1-4 PRD (Planned Residential Development).

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

1. Substantial conformance to the project narrative and PRD Booklet, entitled "Ambra," dated June 15, 2021.

2. The developer shall provide one main entrance and one emergency only fire access point as part of the preliminary plat application that complies with the 2018 IFC, Appendix D, Section D107, or as approved by the Fire Marshall.

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 14th day of September, 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

April 7, 2021

EXHIBIT A

LEGAL DESCRIPTION FOR
AMBRA

That part of the Northwest Quarter of Section 2, Township 2 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Brass Cap in hand hole marking the North Quarter Corner of Section 2, from which the Brass Cap in hand hole marking the Northwest Corner of said Section 2 bears South 88°32'46" West, a distance of 2,665.24 feet;

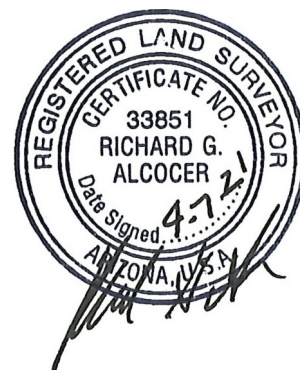
Thence South 00°01'25" West, along the East line of the Northwest Quarter of said Section 2, a distance of 40.01 feet to the True Point of Beginning;

Thence continuing South 00°01'25" West, along said East line, a distance of 1,261.42 feet;

Thence South 89°11'21" West, departing said East line, a distance of 829.68 feet; Thence North 00°06'37" West, a distance of 1,252.03 feet to a found Rebar with cap LS#12600 marking the Northwest corner thereof, said point being on a line which is parallel with and 40.00 feet South, as measured at right angles, from the North line of the Northwest Quarter of said Section 2;

Thence North 88°32'46" East, along said parallel line, a distance of 832.79 feet to the True Point of Beginning.

Containing 1,044,429 Square Feet or 23.977 Acres, more or less.



NORTHWEST CORNER, SECTION 2
TOWNSHIP 2 NORTH, RANGE 1 EAST

POINT OF COMMENCEMENT
NORTH 1/4 CORNER, SECTION 2
TOWNSHIP 2 NORTH, RANGE 1 EAST

NORTHERN AVENUE

POINT OF
BEGINNING

40'



SCALE 1" = 300'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

AMBRA

EXHIBIT B



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