

ORDINANCE NO. O21-67

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF 59TH AVENUE AND THUNDERBIRD ROAD FROM C-O (COMMERCIAL OFFICE) TO C-1 (NEIGHBORHOOD COMMERCIAL) 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 October 7, 2021, in zoning case ZON21-10 in the manner prescribed by law for the purpose of rezoning property located west of the southwest corner of 59th Avenue and Thunderbird Road from C-O (Commercial Office) to C-1 (Neighborhood Commercial);

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 September 16, 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 C-1 (Neighborhood Commercial).

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 west of the southwest corner of 59th Avenue and Thunderbird Road and more specifically described in Exhibit A to conditionally rezoned from C-O (Commercial Office) to C-1 (Neighborhood Commercial).

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

1. Development shall be in substantial conformance with the narrative dated September 19, 2021.

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. 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 26th day of October, 2021.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

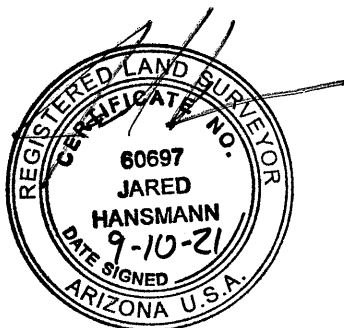
Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

EXHIBIT A

**REZONING DESCRIPTION
RAISING CANE'S
GLENDALE, ARIZONA**



September 10, 2021
Job No. P5777
Page 1 of 1

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 88 DEGREES 48 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 283.84 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 01 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 02 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.71 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 58.85 FEET;

THENCE SOUTH 28 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 114.30 FEET;

THENCE SOUTH 02 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 22.90 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 170.98 FEET;

THENCE NORTH 28 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.42 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 30 SECONDS EAST, A DISTANCE OF 64.55 FEET;

THENCE NORTH 01 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 0.25 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.73 FEET;

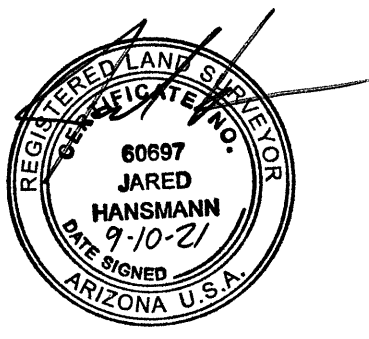
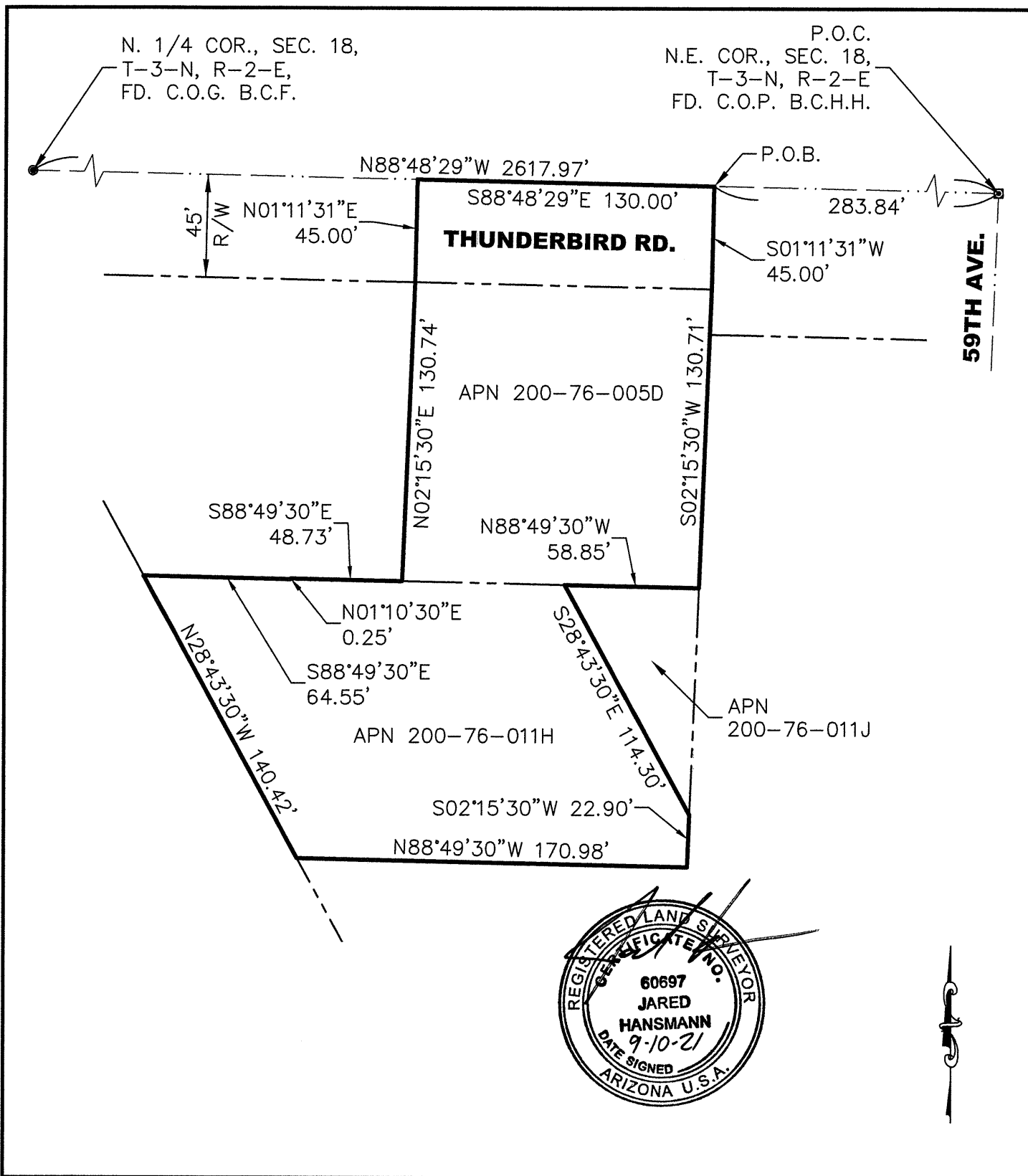
THENCE NORTH 02 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.74 FEET;

THENCE NORTH 01 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 45.00 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 88 DEGREES 48 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 45,184 SQUARE FEET OR 1.037 ACRES, MORE OR LESS

EXHIBIT B



<p>SIG</p> <p>A RICK ENGINEERING COMPANY</p>	<p>SURVEY INNOVATION GROUP, INC.</p> <p>Land Survey Services</p> <p>22425 N 16TH STREET SUITE #1 PHOENIX, AZ 85024</p>	<p>REZONING EXHIBIT</p> <p>RAISING CANE'S</p> <p>GLENDALE, ARIZONA</p>															
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