

ORDINANCE NO. O21-87

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 15.190 ACRES LOCATED AT THE SOUTHEAST CORNER OF 75TH AVENUE AND ORANGEWOOD AVENUE FROM R1-6 (SINGLE RESIDENCE) TO R1-4 PRD (SINGLE RESIDENCE PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “ALTO”; 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 November 4, 2021, in zoning case ZON21-12, in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of 75th Avenue and Orangewood Avenue from R1-6 (Single Residence) to R1-4 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 Arizona Republic* on October 13, 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 approve such recommendation to 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 at the southeast corner of 75th Avenue and Orangewood Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-6 (Single Residence) to R1-4 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 with the development plan outlined in the PRD Booklet and the PRD Booklet entitled “Alto” dated July 23, 2021.
2. The developer will be responsible for improvements along 75th Avenue to include, but not limited to, 6-foot-wide detached sidewalks, curb, and gutters.

3. The developer will be required to provide 35' half street of right-of-way along Orangewood Avenue. This will require improvements to include, but not limited to, curb, gutter, and 5-foot-wide sidewalks.
4. A right turn deceleration lane may be required in advance of the proposed driveway on 75th Avenue which will be assessed in traffic impact study at design review application process.
5. An eight-foot-tall CMU Block wall will be required along the residential properties to the north of the basketball court.

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 and 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 December, 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 24, 2021

3 Engineering Job No. 5203

LEGAL DESCRIPTION FOR REZONING

The following legal description is based upon an A.L.T.A survey prepared by Coe and Van Loo Consultants, job number 1-01-03666-01.

That portion of the Northwest quarter of the Southwest quarter of Section 1, Township two North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at the West quarter corner of said Section 1; Thence North 88 degrees 37 minutes 22 seconds East along the North line of said Southwest quarter a distance of 663.04 feet to the Northeast corner of Northwest quarter of said Northwest quarter of the Southwest quarter;

Thence South 00 degrees 31 minutes 04 seconds West along the East line of said Northwest quarter of the Northwest quarter of the Southwest quarter a distance of 33.02 feet to a point on the South line of the North 33.00 of said Northwest quarter of the Northwest quarter of the Southwest quarter and the **TRUE POINT OF BEGINNING**;

Thence continuing South 00 degrees 31 minutes 04 seconds West along said East a distance of 624.56 feet to the Northwest corner of the Southeast quarter of said Northwest quarter of the Southwest quarter;

Thence North 88 degrees 35 minutes 24 seconds East along the North line of said Southeast quarter a distance of 16.47 feet to a point on the West line of that certain parcel described in Warranty Deed recorded in document number 2001-0568377, records of said county;

Thence South 00 degrees 22 minutes 32 seconds West along said West line a distance of 426.40 feet to a point on the North line of the South 231.00 feet of said Northwest quarter of the Southwest quarter;

Thence South 88 degrees 33 minutes 26 seconds West along last said North line a distance of 628.85 feet to a point on the East line of that certain parcel described in Warranty Deed recorded in document number 2000-0937416, records of said county;

(The following 3 calls run along last said East line) Thence along an arc 318.84 feet to the left, having a radius of 23020.88 feet, the chord of which is North 00 Degrees 51 Minutes 45 Seconds West for a distance of 318.83 feet;

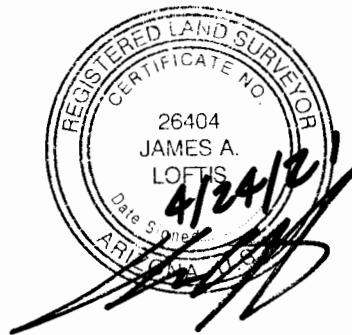
Thence along an arc 709.10 feet to the right, having a radius of 22910.88 feet, the chord of which is North 00 Degrees 22 Minutes 22 Seconds West for a distance of 709.07 feet;

**LEGAL DESCRIPTION
FOR REZONING**
(continued)

Thence North 00 Degrees 30 Minutes 50 Seconds East a distance of 10.24 feet;

Thence North 44 Degrees 34 Minutes 06 Seconds East a distance of 18.86 feet to a point on said South line of the North 33.00 feet;

Thence North 88 Degrees 37 Minutes 22 Seconds East along said South line a distance of 616.89 feet to the **POINT OF BEGINNING**.



PROJECT NO.: 5203
 DATE: 4/24/21

EXHIBIT B

P.O.C.
 W 1/4 COR.
 SEC. 1 T2N, R1E

N LINE SW
 1/4 SEC. 1

ORANGEWOOD AVENUE

N44°34'06"E
 18.86'

N88°37'22"E 663.04'

S00°31'04"W
 P.O.B. 33.02'

N00°30'50"E
 10.24'

N88°37'22"E 616.89'

S00°31'04"W 624.56'

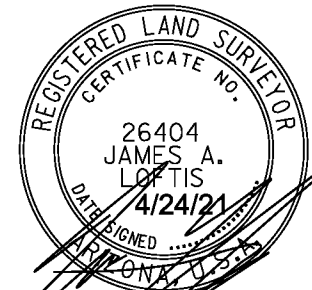
75TH AVENUE

C2

PROPOSED
 RE-ZONE
 BOUNDARY
 AREA = 15.19
 ACRES±

SCALE: 1"=200'

N88°35'24"E
 16.47'



S88°33'26"W 628.85'

S00°22'32"W 426.40'

P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCMENT

CURVE TABLE

NO.	LENGTH	RADIUS	CHORD	CHORD-BEARING
C1	318.84'	23020.88'	318.83'	N00°51'45"W
C2	709.10'	22910.88'	709.07'	N00°22'22"W

3 ENGINEERING, LLC
 6370 E. THOMAS ROAD,
 SUITE # 200 -
 SCOTTSDALE, ARIZONA
 85251
 PHONE: (602) 334-4387 -
 FAX: (602) 490-3230