ORDINANCE NO. O22-01

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, AMENDING THE 51 CAMPANA PLANNED AREA DEVELOPMENT (ZON18-15) FOR 7.44 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF 51ST AVENUE AND BELL ROAD; 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 December 2, 2021, in zoning case ZON21-19 in the manner prescribed by law for the purpose of amending the 51 Campana PAD (Planned Area Development) (ZON18-15) zoned property located north of the northwest corner of 51st Avenue and Bell Road;

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 November 10, 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 amend the zoning of the property described 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 northwest corner of 51st Avenue and Bell Road and more accurately described in Exhibit A to this ordinance, conditionally amends the existing 51 Campana PAD (Planned Area Development).

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

The stipulations listed below are specifically for lots 7,8,9, and 10 of the PAD document.

1. Development shall be in substantial conformance to the PAD Booklet entitled "51 Campana-PAD Amendment" date stamped October 8, 2021.

2. The developer will be required to coordinate with the City of Phoenix on the Roadway R/W requirements, Roadway typical section requirements (lighting, sidewalk, bike lanes, bus bays, etc.) and Roadway access location and type along 51st Avenue.

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 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 11th day of January, 2022.

_____
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:

LOTS 7, 8 AND 9, OF 51 CAMPANA, ACCORDING TO BOOK 1328 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

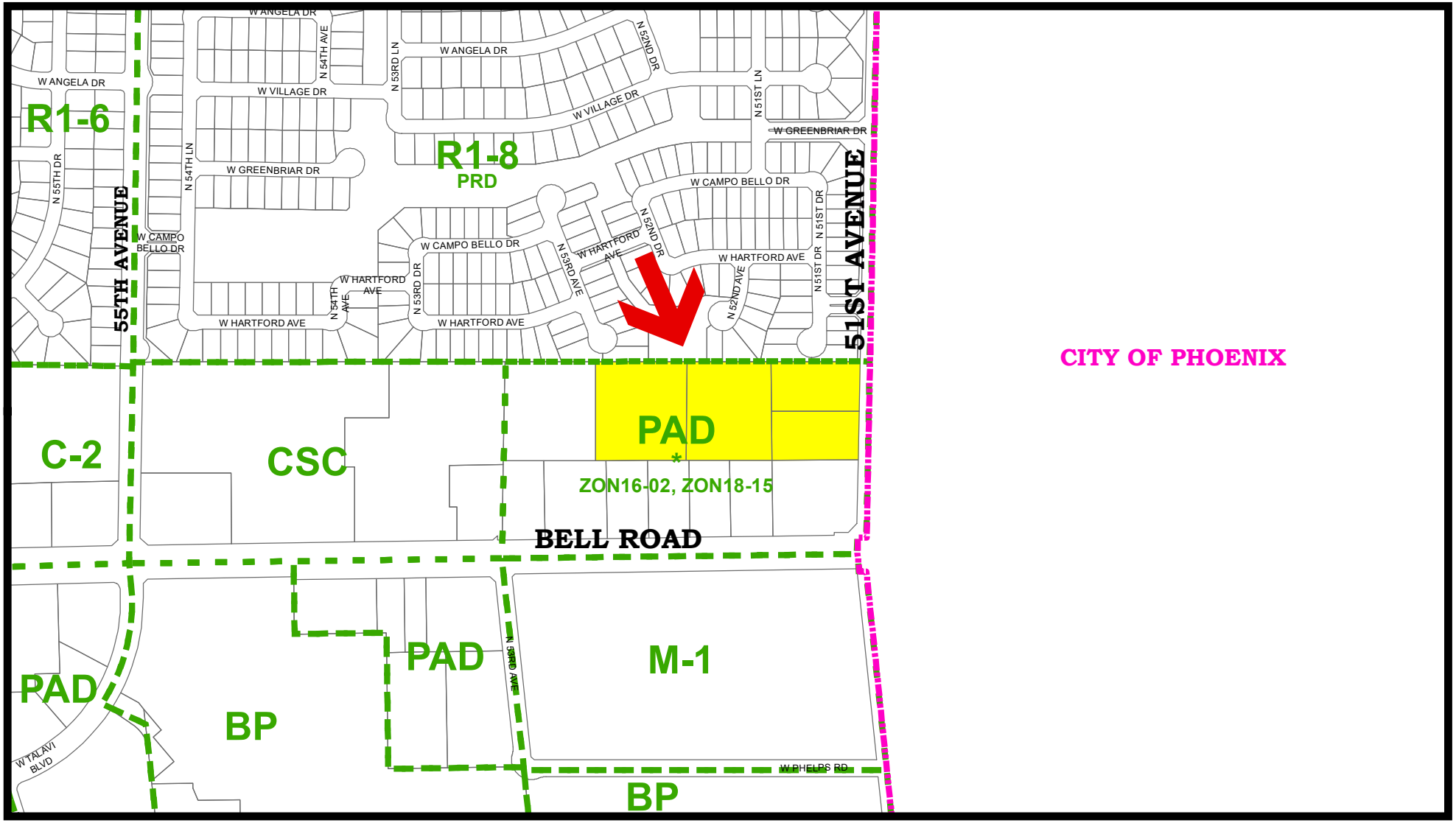
EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THE STATE OF ARIZONA, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT RECORDED JANUARY 7, 2015 IN RECORDING NO. 20150009687, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

LOT 10A OF LOT LINE ADJUSTMENT OF LOTS 10 AND 11 OF, 51 CAMPANA, ACCORDING TO BOOK 1449 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THE STATE OF ARIZONA, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT RECORDED JANUARY 7, 2015 IN RECORDING NO. 20150009687, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B



Glendale
ARIZONA

AMBERLIN ARROWHEAD REZONING (ZON21-19)

N

LOCATION

N OF NWC OF 51ST AVENUE & BELL ROAD

REQUEST

AMEND EXISTING CAMPANA 51 PAD (PLANNED AREA DEVELOPMENT) TO ALLOW DEVELOPMENT OF AN ACTIVE 55+ MULTI-FAMILY RESIDENTIAL.