

ORDINANCE NO. O22-25

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 10 ACRES LOCATED AT THE NORTHWEST CORNER OF MISSOURI AVENUE AND 59TH AVENUE FROM C-2 (GENERAL COMMERCIAL) TO R-4 (MULTIPLE RESIDENCE) FOR A DEVELOPMENT PLAN ENTITLED “SUN RISE APARTMENTS”; 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 March 24, 2022, in zoning case ZON21-28 in the manner prescribed by law for the purpose of rezoning property located at the northwest corner of Missouri Avenue and 59th Avenue from C-2 (General Commercial) to R-4 (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 Arizona Republic* on March 2, 2022, 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 R-4 (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 northwest corner of Missouri Avenue and 59th Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from C-2 (General Commercial) to R-4 (Multiple Residence).

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

1. Development shall be in substantial conformance with the applicant’s site plan dated November 10, 2021, and the applicant’s narrative date stamped January 21, 2022.
2. All sidewalks on public roadways shall be placed within public right-of-way. If additional R/W is required to accommodate sidewalk within turn lanes, it will need to be dedicated as public right-of-way.

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 26th day of April, 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

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

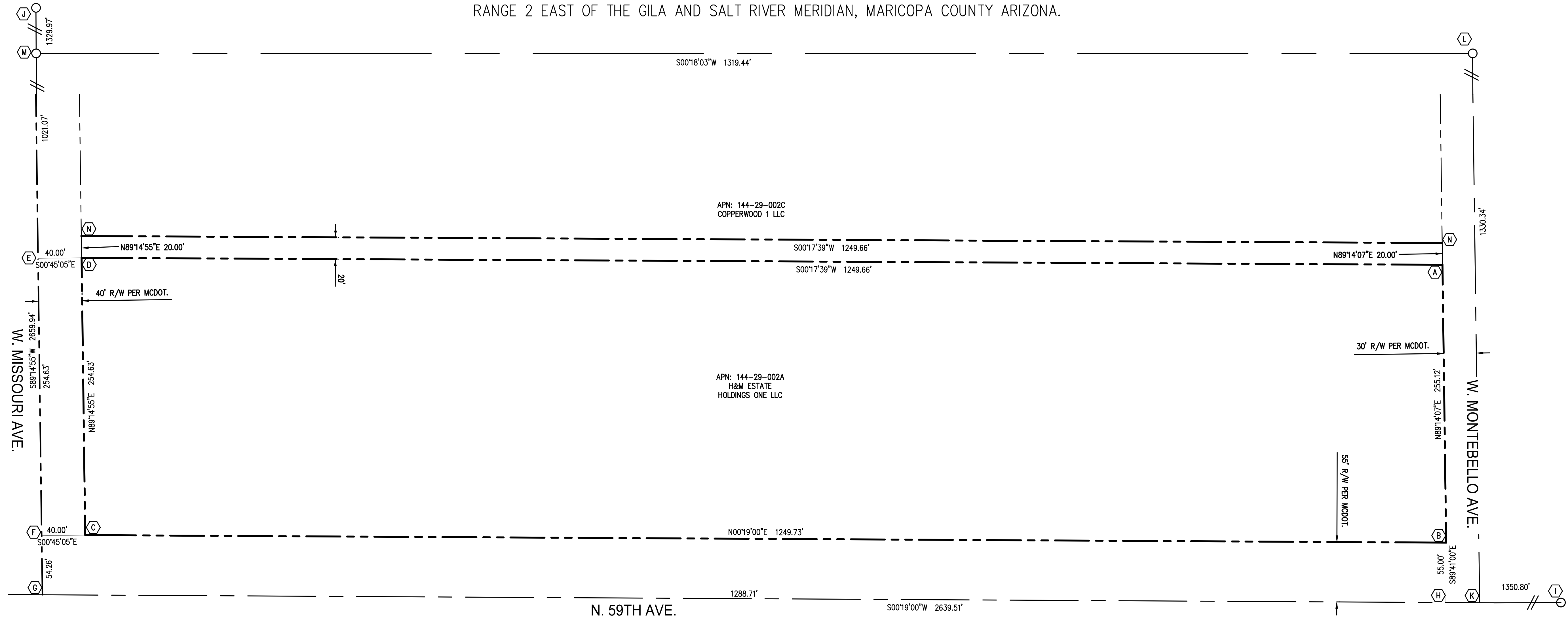
THE EAST 330 FEET OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION EIGHTEEN (18), TOWNSHIP TWO (2) NORTH, RANGE TWO (2) EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN QUIT-CLAIM DEED RECORDED FEBRUARY 13, 1970 AS DOCKET 8000, PAGE 116;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED AUGUST 05, 1996 AS 96-0550362 OF OFFICIAL RECORDS.

EXHIBIT B

A PORTION OF LAND WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA.



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING S00°19'00"W BETWEEN THE NORTHEAST CORNER OF SAID SECTION 18 AND THE EAST QUARTER CORNER OF SAID SECTION 18.

BENCHMARK

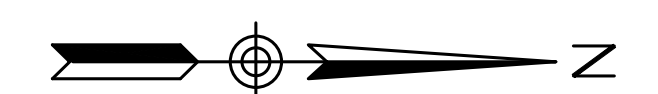
NORTH QUARTER CORNER SECTION 18, T2N, R2E, G&SRM, MARICOPA COUNTY ARIZONA, FOUND ALUMINUM CAP IN HAND HOLE ELEV. 1130.89 FT. (NAVD 88)

MONUMENT DESCRIPTIONS

- (A) SET 5/8" REBAR WITH CAP, RLS 54336.
- (B) SET 5/8" REBAR WITH CAP, RLS 54336.
- (C) SET 5/8" REBAR WITH CAP, RLS 54336.
- (D) SET 5/8" REBAR WITH CAP, RLS 54336.
- (E) CALCULATED POSITION.
- (F) CALCULATED POSITION.
- (G) FOUND STONE IN HAND HOLE, ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 18
- (H) CALCULATED POSITION.
- (I) ACCEPTED GDAS POSITION AS THE NORTHEAST CORNER OF SAID SECTION 18.
- (J) FOUND BRASS CAP FLUSH, ACCEPTED AS THE CENTER OF SAID SECTION 18.
- (K) CALCULATED POSITION.
- (L) BRASS CAP ACCEPTED. WITNESSED BY A FOUND REBAR WITH CAP, RLS 57279, 50 FEET SOUTH AT WALL CORNER.
- (M) CALCULATED POSITION WITNESSED BY A FOUND REBAR WITH CAP, RLS 57279, 50 FEET NORTH AT WALL CORNER.
- (N) FOUND REBAR WITH CAP, RLS 57279 ACCEPTED.



Nicholas W. Jarrett



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N. 59TH AVE. EXHIBIT B AREA OF REZONE REQUEST

GLENDALE, ARIZONA

DATE:

REVISIONS:

DATE: 4-15-22

PROJ. #: 1839

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