

ORDINANCE NO. O22-26

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 14.6 ACRES LOCATED EAST OF THE SOUTHEAST CORNER OF 67TH AVENUE AND GLENDALE AVENUE FROM R-4 (MULTIPLE RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "CENTERLINE ON GLENDALE"; 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 ZON21-27 in the manner prescribed by law for the purpose of rezoning property located east of the southeast corner of 67th Avenue and Glendale Avenue from R-4 (Multiple Residence) to PAD (Planned Area 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 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 PAD (Planned Area 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 67th Avenue and Glendale Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R-4 (Multiple residence) to PAD (Planned Area Development).

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

1. Development shall be in substantial conformance with the PAD Booklet titled "Centerline on Glendale" date stamped February 4, 2022.
2. A turn lane on 67th Avenue northbound shall be required, such lane shall be designed to a length of 150' turn lane + 100' Taper.

3. A 30' x 30' right-of-way triangle shall be dedicated at the corner of 67th Avenue and Ocotillo Road.
4. The new sidewalk on 67th Avenue shall be 6-feet wide and detached from the curb.

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

DESCRIPTION

PARCEL NO. 1:

Lots 7 and 8, Block 6, of ORCHARD ADDITION TO GLENDALE, according to the plat recorded in Book 3 of Maps, page 30, records of Maricopa County, Arizona;

EXCEPT the West 222.00 feet of said Lot 8; and

EXCEPT from said Lots 7 and 8 the South 304.03 feet; and

EXCEPT the North 22.00 feet for road.

PARCEL NO. 2:

The North 154.03 feet of the South 304.03 feet of Lot 7, Block 6, of ORCHARD ADDITION TO GLENDALE, according to the plat recorded in Book 3 of Maps, page 30, records of Maricopa County, Arizona.

PARCEL NO. 3:

The South 304.03 feet of Lot 8, Block 6, of ORCHARD ADDITION TO GLENDALE, according to the plat recorded in Book 3 of Maps, page 30, records of Maricopa County, Arizona;

EXCEPT the West 222.00 feet thereof.

PARCEL NO. 4:

Lot 9, Block 6, of ORCHARD ADDITION TO GLENDALE, according to the plat recorded in Book 3 of Maps, page 30, records of Maricopa County, Arizona;

EXCEPT the West 7.00 feet; and

EXCEPT the East 200.00 feet of the West 222.00 feet of the North 100.15 feet; and

EXCEPT that portion conveyed to the City of Glendale in Recording No. 20080738731, describes as follows:

COMMENCING at a Maricopa County Engineering Department Brass Cap in handhole, stamped "N397", located at the Northwest corner of Section 7, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 00 degrees 18 minutes 19 seconds West along the West section line of Section 7, a distance of 658.32 feet;

Thence South 89 degrees 41 minutes 41 seconds East a distance of 40.00 feet to the existing East 40 foot right-of-way of 67th Avenue and a Northwesterly corner of that particular parcel described in Recording No. 96-0116508, said point also being the POINT OF BEGINNING;

Thence North 89 degrees 40 minutes 36 seconds East along the line common to said East right-of-way and a North line of said parcel a distance of 15.00 feet to a point on a line 55

feet East of and parallel to said West line of Section 7, said line also being the West property line of Parcel 144-07-004F;

Thence South 00 degrees 19 minutes 19 seconds West along said parallel line a distance of 100.15 feet to the Southwest corner of said Parcel 144-07-004F;

Thence North 89 degrees 40 minutes 36 seconds East along the South line of said Parcel 144-07-004F a distance of 10.00 feet to a point on a line which is 65 feet East of and parallel to the West line of said Section 7;

Thence South 00 degrees 18 minutes 19 seconds West along said parallel line a distance of 524.93 feet to a point on the existing North 33 foot right-of-way of Ocotillo Road;

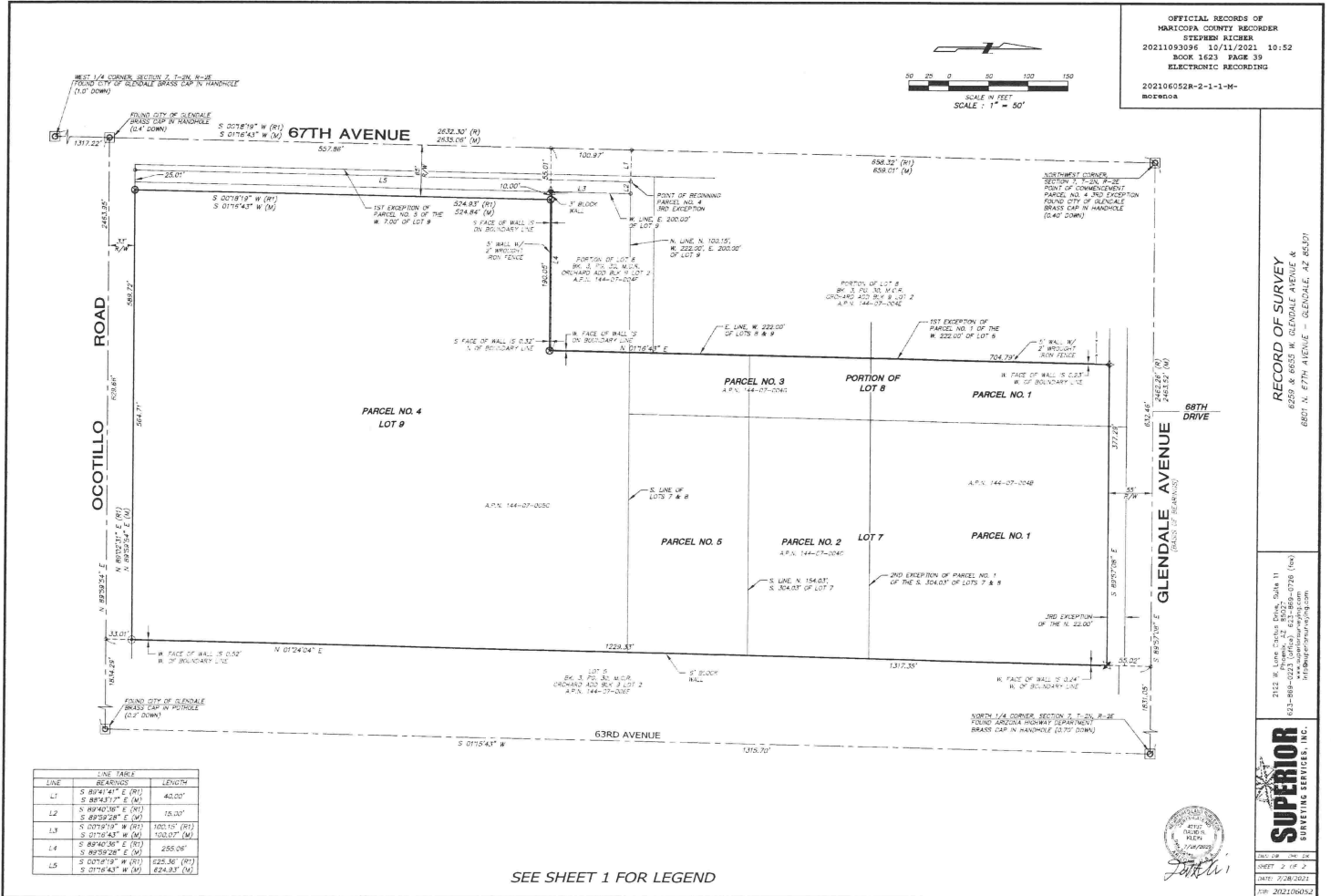
Thence South 89 degrees 02 minutes 31 seconds West along said North existing right-of-way of Ocotillo Road a distance of 25.01 feet to a point on the existing East 40 foot right-of-way of 67th Avenue;

Thence North 00 degrees 18 minutes 19 seconds East along said East 40 foot right-of-way of 67th Avenue, a distance of 625.36 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

The South 150.00 feet of Lot 7, Block 6, of ORCHARD ADDITIONS TO GLENDALE, according to the plat recorded in Book 3 of Maps, page 30, records of Maricopa County, Arizona.

EXHIBIT B



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SHEET 2 OF 2
 DATE: 7/26/2021
 PLOT: 2022106052

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