

ORDINANCE NO. O22-53

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 120 ACRES LOCATED ON THE SOUTHWEST AND SOUTHEAST CORNER OF NORTHERN AVENUE AND 75TH AVENUE FROM R1-6 (SINGLE RESIDENCE) TO R1-6 PRD (SINGLE RESIDENCE PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “LEGACY PLACE”; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THE ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on June 23, 2022, in zoning case ZON21-24 in the manner prescribed by law for the purpose of rezoning property located at the southwest and southeast corner of Northern Avenue and 75th Avenue from R1-6 (Single Residence) to R1-6 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 June 1, 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 R1-6 PRD (Single Residence 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 southwest and southeast corner of Northern Avenue and 75th Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-6 (Single Residence) to R1-6 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 to the PRD Booklet entitled “Legacy Place,” date stamped May 23, 2022.
2. Dedicated right turn lanes shall be constructed on 75th Avenue for southbound traffic at Access B and northbound traffic at Access C (as labeled in the TIA), 690 feet south of Northern Avenue intersection.

3. A right turn lane shall be installed on Frier Drive for westbound traffic.
4. Required dedicated right-turn lane on 75th Avenue at Northern Avenue to be constructed during phase II of development and shall be in accordance with City of Glendale Engineering Design and Construction Standards.
5. Due to the connectivity provided between two arterial roadways, traffic calming devices will be required on the phase II collector roadways.

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 23rd day of August 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"

**ROVEY FARMS
CITY OF GLENDALE
ANNEXATION BOUNDARY
LEGAL DESCRIPTION**

A portion of land being situated within the Northeast Quarter of Section 2, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the Northeast corner of said Section 2 from which a found 3 inch Maricopa County Department of Transportation brass cap in hand hole accepted as the North Quarter corner thereof bears South $88^{\circ}31'05''$ West, 2662.45 feet;

Thence South $88^{\circ}31'05''$ West, 81.80 feet along the north line of the Northeast Quarter of said Section 2;

Thence leaving said north line, South $01^{\circ}28'55''$ East, 55.00 feet to the **POINT OF BEGINNING**;

Thence South $45^{\circ}33'32''$ East, 34.78 feet;

Thence South $00^{\circ}21'51''$ West, 20.02 feet;

Thence North $88^{\circ}31'05''$ East, 21.89 feet to a non-tangent curve, concave westerly, having a radius of 8475.18 feet, the center of which bears North $89^{\circ}19'27''$ West;

Thence southerly along said curve, through a central angle of $03^{\circ}48'15''$, an arc length of 562.71 feet to the beginning of a tangent curve, concave easterly, having a radius of 8585.18 feet;

Thence southerly along said curve, through a central angle of $04^{\circ}06'57''$, an arc length of 616.72 feet to a tangent line;

Thence South $00^{\circ}21'51''$ West, 28.61 feet;

Thence South $89^{\circ}10'57''$ West, 18.73 feet;

Thence South $00^{\circ}21'51''$ West, 26.26 feet to the south line of GLO Lot 1 of said Section 2;

Thence South $89^{\circ}10'57''$ West, 2558.10 feet along said south line and along the south line of GLO Lot 2 of said Section 2 to the southwest corner of said GLO Lot 2;

Thence North 00°01'15" East, 1091.66 feet along the west line of said GLO Lot 2;

Thence leaving said west line, North 88°31'05" East, 210.07 feet;

Thence North 00°01'15" East, 165.06 feet to the south line of the north 45.00 feet of the Northeast Quarter of said Section 2;

Thence North 88°31'05" East, 2041.80 feet along said south line;

Thence leaving said south line, South 00°21'51" West, 10.01 feet to the south line of the north 55.00 feet of the Northeast Quarter of said Section 2;

Thence North 88°31'05" East, 330.28 feet along last said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,268,499 sq. ft. (75.0344 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2143
Date: August 2021

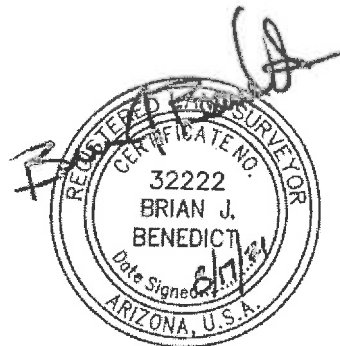
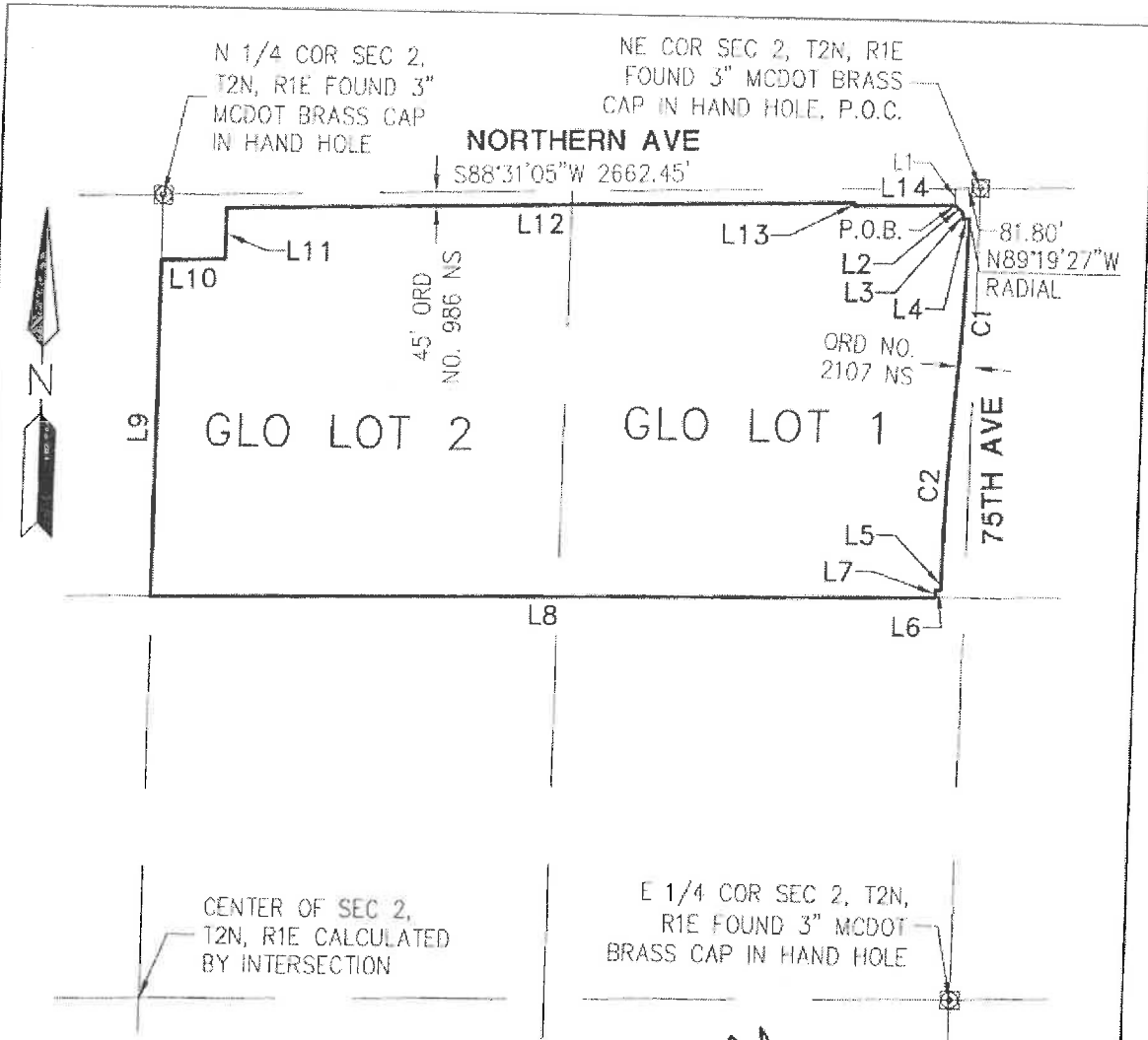


Exhibit "B"




Brian J. Benedict

32222
BRIAN J. BENEDICT
Date Signed 8/17/21
ARIZONA, U.S.A.

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

PAGE 1 OF 2

PROJ.NO.: 2143	ROVEY FARMS ANNEXATION BOUNDARY GLENDALE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2021		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: GS		
CHECKED BY: BJB		