

ORDINANCE NO. O24-35

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 17 ACRES LOCATED AT THE SOUTHWEST CORNER OF 83<sup>RD</sup> AVENUE AND GLENDALE AVENUE FROM R-3 (MULTIPLE RESIDENCE - 3) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “GLENDALE RECREATIONAL VEHICLE RESORT”; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

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 July 31, 2024; and

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 22, 2024, in zoning case ZON22-17 in the manner prescribed by law for the purpose of rezoning property located at the southwest corner of 83<sup>rd</sup> Avenue and Glendale Avenue from R-3 (Multiple Residence - 3) to PAD (Planned Area Development);

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 at the southwest corner of 83<sup>rd</sup> Avenue and Glendale Avenue and more specifically described in Exhibit A is rezoned from R-3 (Multiple Residence – 3) 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 (Planned Area Development) narrative, date stamped May 15, 2024.
2. Development shall be in substantial conformance with the RV Resort conceptual site plan date stamped May 15, 2024. In the event the site is developed with other permitted land uses within the PAD, a site plan shall be approved as part of the required Design Review.

3. Dedication of additional 10-foot of right-of-way along Glendale Avenue to provide a total half-street width of 65-feet shall be required. Half-street improvements shall include a 6-foot-wide concrete sidewalk and landscaping within the right-of-way. Existing power lines below 69K shall be underground.
4. Dedication of additional 10-foot of right-of-way along 83<sup>rd</sup> Avenue to provide a total half-street width of 60-feet shall be required. Half-street improvements shall include paving, curb and gutter, 6-foot-wide sidewalk, landscaping, and streetlights within the right-of-way.
5. Dedication of additional right-of-way along Ocotillo Road to provide a total half-street width of 30-feet from the existing curve, west of 83<sup>rd</sup> Avenue to the 83<sup>rd</sup> Avenue right-of-way. Half-street improvements shall include roadway, curb, gutter, 5-foot (minimum) sidewalk, landscaping and streetlights within the right-of-way. An ADA-compliant ramp is required at the intersection of Ocotillo Road and 83<sup>rd</sup> 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 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 24<sup>th</sup> day of September, 2024.

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Mayor Jerry P. Weiers

ATTEST:

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Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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Kevin R. Phelps, City Manager

EXHIBIT A  
LEGAL  
DESCRIPTION FOR  
RV RESORT SITE

That portion of the Northeast Quarter of Section 10, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the brass cap flush found at the Northeast Corner of said Section 10, from which the brass cap in hand hole found at the North Quarter Corner of said Section 10 bears South 89 degrees 39 minutes 27 seconds West a distance of 2,654.60 feet, said line being the North line of said Northeast Quarter of Section 10, and said line being the basis of bearings for this description;

Thence along said North line, South 89 degrees 39 minutes 27 seconds East a distance of 663.65 feet to the northeast corner of the West Half of the Northeast Quarter of said Northeast Quarter, said point being the POINT OF BEGINNING;

Thence along the east line of said West Half of the Northeast Quarter of the Northeast Quarter, South 00 degrees 06 minutes 10 seconds West a distance of 654.23 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Northeast Quarter;

Thence along the north line of said Southeast Quarter of the Northeast Quarter of the Northeast Quarter, North 89 degrees 43 minutes 56 seconds East a distance of 663.41 feet to a point on the East line of said Northeast Quarter;

Thence along said East line, South 00 degrees 07 minutes 23 seconds West a distance of 655.10 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter;

Thence along the south line of said Northeast Quarter of the Northeast Quarter, South 89 degrees 48 minutes 24 seconds West a distance of 895.57 feet to the southwest corner of the East 2 acres of the West Half of the East Half of the West Half of said Northeast Quarter of the Northeast Quarter;

Thence along the west line of said East 2 acres of the West Half of the East Half of the West Half of the Northeast Quarter of the Northeast Quarter, North 00 degrees 05 minutes 52 seconds East a distance of 1,307.86 feet to a point on said North line of the Northeast Quarter;

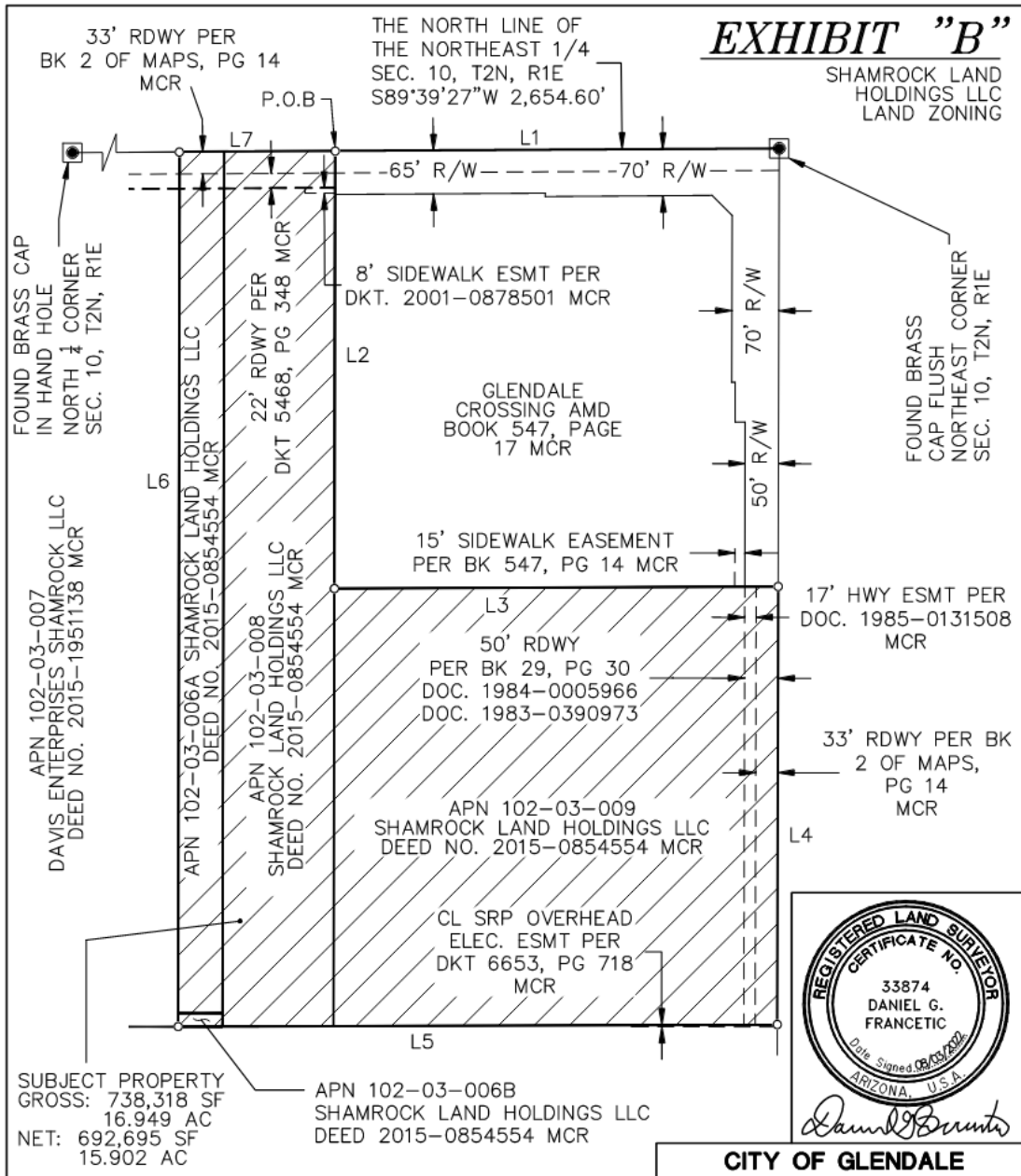
Thence along said North line, North 89 degrees 39 minutes 27 seconds East a distance of 232.52 feet to the POINT OF BEGINNING.

Containing a gross area of 738,318 square feet or 16.949 acres, more or less.  
Net area excluding roadways of 692,695 square feet or 15.902 acres, more or less.

**See attached Exhibit "B"**



EXHIBIT B



<p><b>LEGEND</b></p> <p> <b>SUBJECT PROPERTY</b></p>		 <p>3033 N. 44th Street, Suite 250 Phoenix, AZ 85018 Tel 602.244.2566 Fax 602.244.8947 Website: www.Entellus.com</p>	<p><b>CITY OF GLENDALE</b></p> <p>SHAMROCK LAND HOLDINGS LLC</p> <p>RV RESORT SITE</p>
<p><b>BASIS OF BEARING</b></p> <p>THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 BEARING S89°39'27"W</p>			<p><b>ZONING EXHIBIT</b></p> <p>DATE: 07/31/22 REV'D:</p> <p>DRAWN BY: EAW CHK'D: DGF PG:3 OF 4</p> <p>FILE: RV SITE RESORT.DWG</p>