

ORDINANCE NO. O24-36

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF 83RD AVENUE AND GLENDALE AVENUE FROM R-3 (MULTIPLE RESIDENCE - 3) TO R-3 MH (MULTIPLE RESIDENCE - 3, MOBILE/MANUFACTURED HOME OVERLAY) FOR A PROJECT ENTITLED, "SHAMROCK MOBILE HOME OVERLAY EXTENSION" 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 ZON22-18, in the manner prescribed by law for the purpose of rezoning property located west of the southwest corner of 83rd Avenue and Glendale Avenue from R-3 (Multiple Residence - 3) to R-3 MH (Multiple Residence -3, Mobile/Manufactured Home Overlay); 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 accept such recommendation and rezone the property described in Exhibit A to R-3 MH (Multiple Residence -3, Mobile/Manufactured Home Overlay).

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 west of the southwest corner of 83rd Avenue and Glendale Avenue and more specifically described in Exhibit A is rezoned to R-3 MH (Multiple Residence -3, Mobile/Manufactured Home Overlay).

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

1. Development shall be in substantial conformance with the narrative and conceptual site plan date stamped May 15, 2024.
2. A sixty-five-foot right-of-way dedication along Glendale Avenue in addition to a six-foot-wide concrete sidewalk and landscape buffer.

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. That the provisions of this ordinance will become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

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 24th day of September , 2024.

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
FOR
MOBILE HOME PARK EXPANSION

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 in hand hole found at the North Quarter Corner of said Section 10, from which the brass cap flush found at the Northeast Corner of said Section 10 bears North 89 degrees 39 minutes 27 seconds East 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, North 89 degrees 39 minutes 27 seconds East a distance of 663.65 feet to the northwest corner of the East Half of the Northwest Quarter of the Northeast Quarter, said point being the POINT OF BEGINNING;

Thence continuing along said North line, North 89 degrees 39 minutes 27 seconds East a distance of 198.00 feet to a point on the east line of the West 198.00 feet of said Northwest Quarter of the Northeast Quarter;

Thence along said east line, South 00 degrees 03 minutes 44 seconds West a distance of 1,305.52 feet to the south line of said Northwest Quarter of the Northeast Quarter;

Thence along said south line, South 89 degrees 48 minutes 24 seconds West a distance of 198.00 feet to the southwest corner of said East Half of the Northwest Quarter of the Northeast Quarter;

Thence along the west line of said East Half of the Northwest Quarter of the Northeast Quarter, North 00 degrees 03 minutes 44 seconds East a distance of 1,305.01 feet to the POINT OF BEGINNING.

Containing a gross area of 258,443 square feet or 5.933 acres, more or less.
Net area excluding roadways of 247,552 square feet or 5.683 acres, more or less.

See attached Exhibit "B"

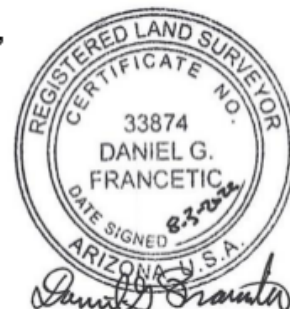


EXHIBIT B

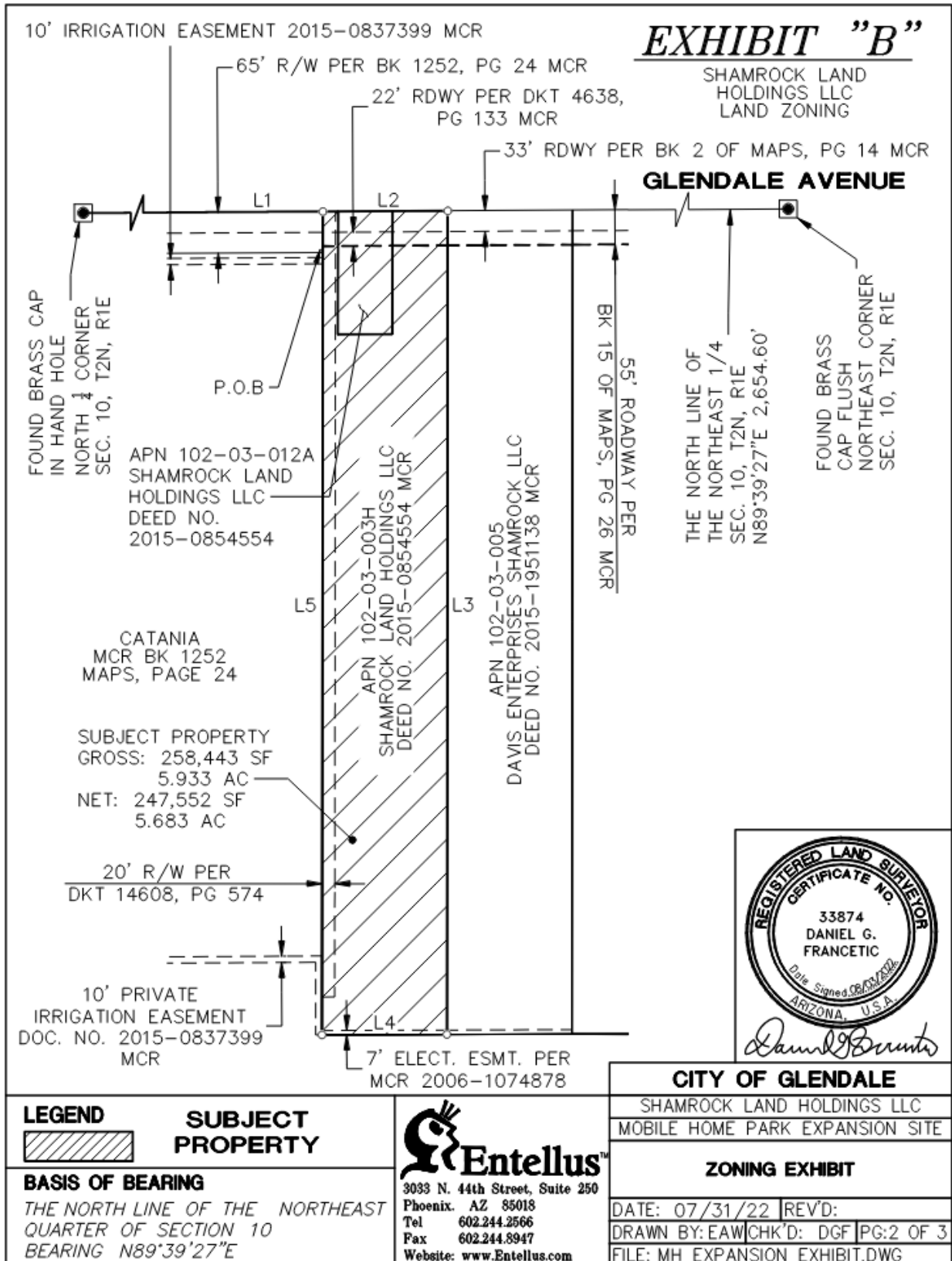


EXHIBIT "B"

SHAMROCK LAND HOLDINGS LLC
LAND ZONING

GLENDALE AVENUE



Daniel G. Francetic

CITY OF GLENDALE

SHAMROCK LAND HOLDINGS LLC
MOBILE HOME PARK EXPANSION SITE

ZONING EXHIBIT

DATE: 07/31/22 | REV'D:
DRAWN BY: EAW | CHK'D: DGF | PG: 2 OF 3
FILE: MH EXPANSION EXHIBIT.DWG

LEGEND



SUBJECT PROPERTY

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 BEARING N89°39'27"E

3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
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