

ORDINANCE NO. 3002 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8847 WEST GLENDALE AVENUE FROM A-1 (AGRICULTURAL), C-O (COMMERCIAL OFFICE), AND R1-6 (SINGLE FAMILY RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "WESTGATE VILLAGE", AMENDING THE ZONING MAP; PROVIDING AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on August 4, 2016, in zoning case ZON16-01 in the manner prescribed by law for the purpose of rezoning property located at 8847 West Glendale Avenue from A-1 (Agricultural), C-O (Commercial Office), and R1-6 (Single Family 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 Glendale Star* on July 14, 2016; 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 has recommended to the Mayor and the Council the zoning of property as previously described and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as PAD (Planned Area Development) in accordance with the Development Plan currently on file with the planning department as of the date of this ordinance.

NOW, THEREFORE, 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 8847 West Glendale Avenue and more specifically described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural), C-O (Commercial Office) and R1-6 (Single Family Residence) to PAD (Planned Area Development).

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

1. Development will substantially conform to the development plan outlined in the PAD document, dated July 22, 2016.

2. LED Streetlights are required on all streets and plans will be submitted with the construction drawings.
3. Dedication of right-of-way to provide a total half-street width of 40 feet along the northern 250 feet of 89th Avenue and a total half-street width of 35 feet until 89th Avenue meets the curvature of the existing 90th Avenue. All such dedication will be made prior to the beginning of vertical construction. All half-street improvements adjacent to 90th Avenue including street lights, curbs, gutters, and sidewalks will be completed prior to issuance of a Certificate of Occupancy except for that portion of 90th Avenue which will be completed when the site to the west develops. An in-lieu payment will be made for the improvements (including but not limited to street lights, curbs gutters and sidewalks) between the residential site entrance and the location at which the horizontal curve connects to the existing alignment south of the project.
4. All applicable city standards are applied to the related General Plan Amendment and Rezoning Application. Other applicable city standards will be analyzed and applied during the Design Review and Preliminary Plat application submittal and review.

SECTION 3. The City of Glendale Zoning Map is amended to reflect the change in districts referred to and the property described in Section 1 above.

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.

[Signatures on the following page.]

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of
Glendale, Maricopa County, Arizona, this day of , 2016.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager
o_plan_zon16-01.doc

EXHIBIT A
Westgate Village
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (102-02-007C, 007D)

THE WEST SEVEN ACRES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 168 FEET OF THE EAST 120 FEET THEREOF.

PARCEL NO. 2: (102-02-007B)

THE NORTH 168 FEET OF THE EAST 120 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST SEVEN ACRES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (102-02-004A)

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST SEVEN ACRES AND

EXCEPT THE SOUTH 422 FEET.

PARCEL NO. 4: (102-02-004B)

THE SOUTH 422 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST SEVEN ACRES.

PARCEL NO. 5: (102-02-008)

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6: (102-02-009)

THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXCEPT THE NORTH 55 FEET FOR ROADWAY.

APN: 102-02-004A, 102-02-004B, 102-02-007B, 102-02-007C, 102-02-007D, 102-02-008, AND
102-02-009