

ORDINANCE NO. O17-14

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 5200 WEST BELL ROAD FROM BP (BUSINESS PARK) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "51 CAMPANA," AMENDING THE ZONING MAP; PROVIDING FOR 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 February 16, 2017, in zoning case ZON16-02 in the manner prescribed by law for the purpose of rezoning approximately 20.74 acres of property located at 5200 West Bell Road from BP (Business Park) to PAD (Planned Area 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 Glendale Star* on January 26, 2017; 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 on Exhibit A as a PAD (Planned Area Development) in accordance with the development plan currently on file with the planning department 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 5200 West Bell Road and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from BP (Business Park) 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 development plan and narrative titled "51 Campana," date stamped as received December 29, 2016.
2. Prior to the construction of any new buildings or structures, approval through the City of Glendale's Design Review process is required.
3. All offsite improvements must be completed with development of the property in one phase. Offsite improvements include curb, gutter, 6' sidewalk, LED Streetlights, and a bus-bay along Bell Road. Required improvement standards are determined by

the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.

4. Driveway C, the west most driveway along Bell Road, shall be the only permitted driveway with left-in access.
5. The applicant shall secure all pertinent permits with the responsible jurisdiction and agency, including improvements along 51st Avenue with the City of Phoenix.
6. A 15' bridle path equestrian trail pathway easement shall be dedicated to the City of Glendale.
7. Right-turn deceleration lanes shall be constructed per approved Traffic Impact Study.

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. That the provisions of this ordinance shall 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 11th day of April, 2017.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

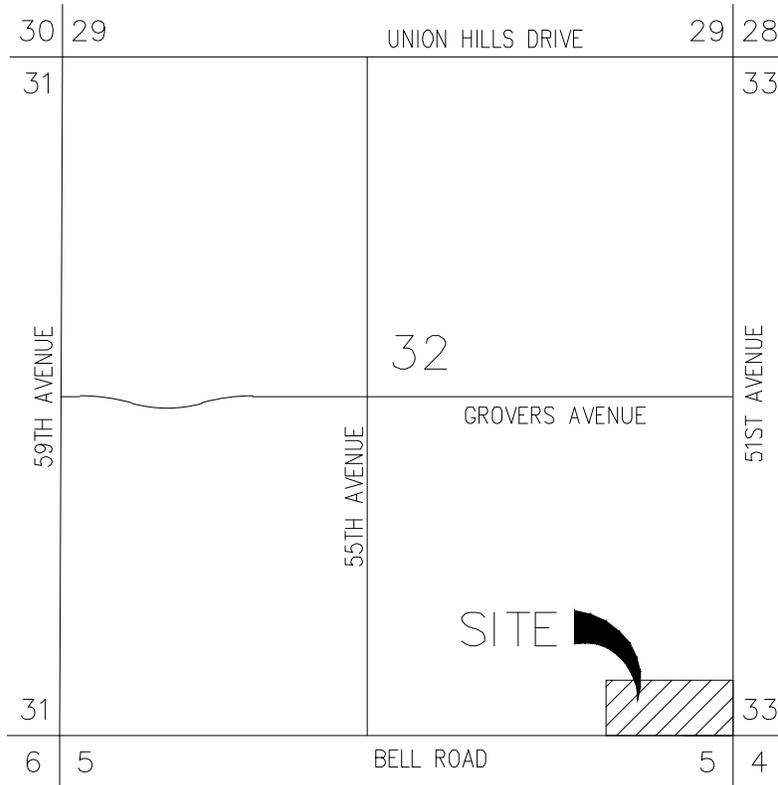
Kevin R. Phelps, City Manager

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 of Section 32, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within Plat of Touchstone, a subdivision recorded in Book 44 of Maps, page 48, records of Maricopa County, Arizona.



VICINITY MAP

N.T.S.



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VICINITY MAP
51 CAMPANA
 GLENDALE, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1