

ORDINANCE NO. 2934 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 7225 NORTH 77<sup>th</sup> LANE OF APPROXIMATELY 3.39 ACRES FROM R1-6 (SINGLE RESIDENCE) TO R1-6 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 5, 2015 in zoning case ZON15-02 in the manner prescribed by law for the purpose of rezoning property located at 7225 North 77<sup>th</sup> Lane of approximately 3.39 acres 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 Glendale Star* on February 12, 2015; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

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 7225 North 77<sup>th</sup> Lane and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned of approximately 3.39 acres from R1-6 (Single Residence) to R1-6 PRD (Single Residence, Planned Residential Development).

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

1. Dedication of additional right-of-way on North 77<sup>th</sup> Lane to provide a total half-street width of 30 feet shall be made before building permits are issued for any development on the property.

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

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of  
Glendale, Maricopa County, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
M A Y O R

ATTEST:

\_\_\_\_\_  
City Clerk (SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
Acting City Manager  
o\_plan\_zon15 02.doc

Exhibit A**DESCRIPTION OF PROPERTY SUBJECT TO DECLARATION****Parcel No. 1:**

That portion of the North half of the East 330 feet of the Southwest quarter of the Southeast quarter of Section 2, Township 2 North, Range 1 East of the of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of the East 330 feet of the Southwest quarter of the Southeast quarter of said Section 2, said corner being the Northeast corner of Glencourt Acres, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 172, page 1; thence North 89 degrees 02 minutes 55 seconds East along the North line of the Southwest quarter of the Southeast quarter of said Section 2, a distance of 330 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 2; thence South, along the East line of the Southwest quarter of the Southeast quarter of Section 2, a distance of 238.87 feet to the True Point of Beginning; thence South 89 degrees 03 minutes 53 seconds West, a distance of 330 feet to a point on the East line of said Glencourt Acres; thence South along the East line of said Glencourt Acres, a distance of 208.87 feet; thence North 89 degrees 04 minutes 50 seconds East, a distance of 330 feet to a point on the East line of the Southwest quarter of the Southeast quarter of said Section 2; thence North along the East line of the Southwest quarter of the Southeast quarter of said Section 2, a distance of 208.87 feet to the True Point of Beginning.

**Parcel No. 2:**

That portion of the North half of the East 330 feet of the Southwest quarter of the Southeast quarter of Section 2, Township 2 North, Range 1 East of the of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of the East 330 feet of the Southwest quarter of the Southeast quarter of said Section 2, said corner being the Northeast corner of Glencourt Acres, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 172, page 1; thence North 89 degrees 02 minutes 55 seconds East along the North line of the Southwest quarter of the Southeast quarter of said Section 2, a distance of 330 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 2; thence South, along the East line of the Southwest quarter of the Southeast quarter of Section 2, a distance of 238.87; thence South 89 degrees 03 minutes 59 seconds West, a distance of 330 feet to a point on the East line of said Glencourt Acres; thence North along the East line of said Glencourt Acres, a distance of 238.78 feet to the Point of Beginning.