

ORDINANCE NO. 017-05

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 6502 NORTH SARIVAL AVENUE FROM A-1 (AGRICULTURAL) TO M-1 (LIGHT INDUSTRIAL); 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 December 15, 2016, in zoning case ZON16-04 in the manner prescribed by law for the purpose of rezoning approximately 55 acres of property located at 6502 North Sarival Avenue from A-1 (Agricultural) to M-1 (Light Industrial);

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 November 24, 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 described above and the mayor and the council desire to accept such recommendation and rezone the property described on Exhibit A as M-1 (Light Industrial).

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 6502 North Sarival Avenue and more specifically described in Exhibit A to this ordinance is conditionally rezoned from A-1 (Agricultural) to M-1 (Light Industrial).

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

1. Dedication of additional right-of-way on Sarival Avenue to provide a total half-width of 65 feet shall be made before building permits are issued for any development on the property.
2. All half-street improvements on Sarival Avenue adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.

SECTION 3. That 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 24th day of January, 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

A portion of the Northeast quarter of Section 12, Township 2 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at the East quarter corner of said Section 12;

Thence South 89 degrees 58 minutes 44 seconds West, along the South line of said Northeast quarter, a distance of 2635.59 feet to the center of Section 12;

Thence North 00 degrees 09 minutes 20 seconds West, along the West line of said Northeast quarter, a distance of 1302.84 feet to the North line of the South half of the said Northeast quarter;

Thence North 89 degrees 59 minutes 01 seconds East along said North line, a distance of 1977.05 feet;

Thence South 00 degrees 00 minutes 24 seconds West, a distance of 1152.68 feet;

Thence North 89 degrees 58 minutes 44 seconds East, a distance of 662.01 feet to the East line of said Northeast quarter;

Thence South 00 degrees 04 minutes 40 seconds East, along said East line, a distance of 150.00 feet to the Point of Beginning;

Except that portion lying west of the following line:

Commencing at an aluminum cap stamped "LS 21080" marking the Center quarter corner of said Section 12, being North 89 degrees 44 minutes 53 seconds West 2635.75 feet from a 2003 Maricopa County aluminum cap in hand hole stamped "LS 29891" marking the East quarter corner of Section 12;

Thence along the East – West mid-section line of said Section 12 South 89 degrees 44 minutes 53 seconds East 326.89 feet to the Point of Beginning;

Thence North 00 degrees 58 minutes 09 seconds East 111.12 feet;

Thence North 89 degrees 01 minutes 51 seconds West 150.00 feet;

Thence North 00 degrees 58 minutes 09 seconds East 363.86 feet;

Thence North 03 degrees 57 minutes 26 seconds East 1732.57 feet;

Thence North 00 degrees 43 minutes 22 seconds East 148.30 feet;

Thence North 88 degrees 30 minutes 05 seconds East 153.73 feet;

Thence North 11 degrees 08 minutes 32 seconds East 153.73 feet;

Thence North 88 degrees 30 minutes 05 seconds East 106.44 feet to the Point of Ending;

Thence North 00 degrees 15 minutes 46 seconds East 92.74 feet to the North line of said Section 12, being South 89 degrees 44 minutes 14 seconds East 591.26 feet from a 2003 Maricopa County aluminum cap stamped "LS29891" marking the North quarter corner of said Section 12.