

ORDINANCE NO. 2930 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 17750 WEST OLIVE AVENUE OF APPROXIMATELY 171.55 ACRES FROM R1-8 AND R1-10 (SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS, MARICOPA COUNTY DESIGNATIONS) TO R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), R1-10 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), AND APPROXIMATELY 8.18 ACRES TO C-1 (GENERAL COMMERCIAL); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on January 8, 2015 in zoning case ZON13-08 in the manner prescribed by law for the purpose of rezoning property located at 17750 West Olive Avenue of approximately 171.55 acres from R1-8 and R1-10 (Single Family Residential Zoning Districts, Maricopa County designations) to R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), R1-10 PRD (Single Residence, Planned Residential Development), and approximately 8.18 acres to C-1 (General Commercial);

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 December 18, 2014; 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 17750 West Olive Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned of approximately 171.55 acres from R1-8 and R1-10 (Single Family Residential Zoning Districts, Maricopa County designations) to R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), R1-10 PRD (Single Residence, Planned Residential Development), and approximately 8.18 acres to C-1 (General Commercial).

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

1. Development shall be in substantial conformance with the development plan outlined in the PRD document, date stamped September 12, 2013.

2. The front yard setback to the face of garage or carport shall be 20 feet throughout Zanjero Pass (except for side entry garages which are allowed at a 15-foot setback). The rear yard setback can be reduced from the proposed 20 feet to 18 feet in the R1-7 and R1-8 sections and from 25 to 23 feet in the R1-10 section, subject to the applicant amending the proposed development standards granted for the Planned Residential Development (PRD) overlay.

3. The lots along the northern edge of Zanjero Pass adjacent to Cheryl Drive shall be limited to single story homes specifically Lots 9, 10, 11, 16, 17, 22 through 29, 38, 42, 43, 44, 47, 48, and 49 as shown on the preliminary plat.

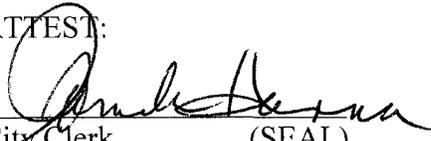
SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

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

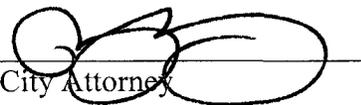
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 10<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

REVIEWED BY:

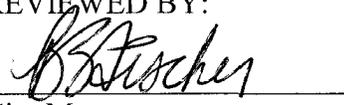
  
\_\_\_\_\_  
City Manager

EXHIBIT "A"

"Zanjero Pass"

That property known as "Zanjero Pass Parcel 1-3 Phase 2-4" as shown in Book 979, Page 26 of Official Records of Maricopa County, AZ., being located in the West Half of Section 26, T.3N., R.2W., of the G.&S.R.M., Maricopa County, AZ., further described as follows:

Beginning at an Iron Pipe accepted as the Southwest Corner of said section 26 from which a Rebar accepted as the South Quarter corner of said section bears South 89°59'27" East, 2639.08 feet;

Thence North 00°23'32" East, 2632.93 feet along the west line of said final plat and said west half of section 26 to an Aluminum Cap accepted as the West Quarter corner of said section;

Thence continuing along said west lines North 00°23'32" East, 989.02 feet to the northwest corner of said plat for Zanjero Pass;

Thence along the north line of said plat, North 89°59'57" East, 2642.94 feet to the northeast corner thereof;

Thence South 00°27'16" West, 306.50 feet along the east line of said plat also being the east line of said west half section 26;

Thence North 89°58'45" West, 1320.26 feet along a portion of said final plat boundary;

Thence South 00°25'24" West, 1316.97 feet along a portion of said final plat boundary to a point on the south line of said section 26;

Thence North 89°57'27" West, 1319.54 feet along said south line also being the south line of said final plat to the **POINT OF BEGINNING**.

Containing 179.74 Acres more or less and being subject to any easements, restrictions, or rights of way of record.

The description shown hereon was written to the centerline of adjacent roads per our understanding of the request of the City of Glendale, AZ.

Prepared by: HilgartWilson  
1661 East Camelback Road  
Suite 275  
Phoenix, AZ 85016  
Job no. 1066  
June 10, 2013

