

ORDINANCE NO. 2958 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 36 ACRES OF LAND LOCATED ALONG THE EAST SIDE OF 63RD AVENUE AT THE BUTLER DRIVE ALIGNMENT BETWEEN NORTHERN AND OLIVE AVENUES FROM R-2 PRD (MIXED RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) TO R1-4 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 August 6, 2015 in zoning case ZON15-06 in the manner prescribed by law for the purpose of rezoning property located along the east side of 63rd Avenue at the Butler Drive alignment between Northern and Olive Avenues from R-2 PRD (Mixed Residence, Planned Residential Development) to R1-4 PRD (Single Residence, Planned Residential 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 September 3, 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 land in Glendale, Maricopa County, Arizona located along the east side of 63rd Avenue at the Butler Drive alignment between Northern and Olive Avenues from R-2 PRD (Mixed Residence, Planned Residential Development) to R1-4 PRD (Single Residence, Planned Residential Development).

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

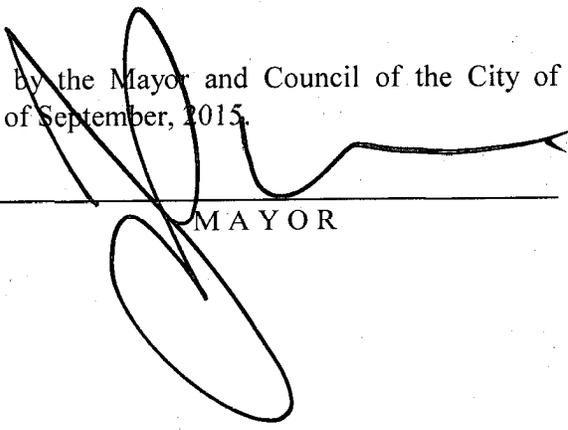
1. Development shall be in substantial conformance with the development plan outlined in the PRD booklet, dated June 24, 2015 as it relates to the proposed subdivision into 222 single residence lots. The Site Plan is attached to this Ordinance as Exhibit B.
2. As agreed to by the applicant, street improvements on 61st Avenue shall be extended south, across the exception parcel to tie into the existing street improvements at the northeast corner Executive Palms.

3. Side yard setbacks shall be a minimum of five (5) feet.

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.

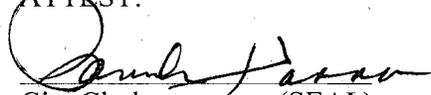
SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of September, 2015.



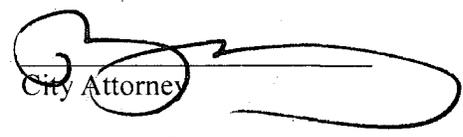
MAYOR

ATTEST:



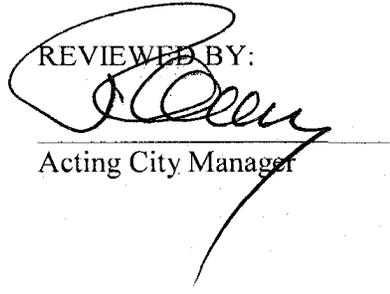
City Clerk (SEAL)

APPROVED AS TO FORM:



City Attorney

REVIEWED BY:

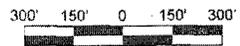
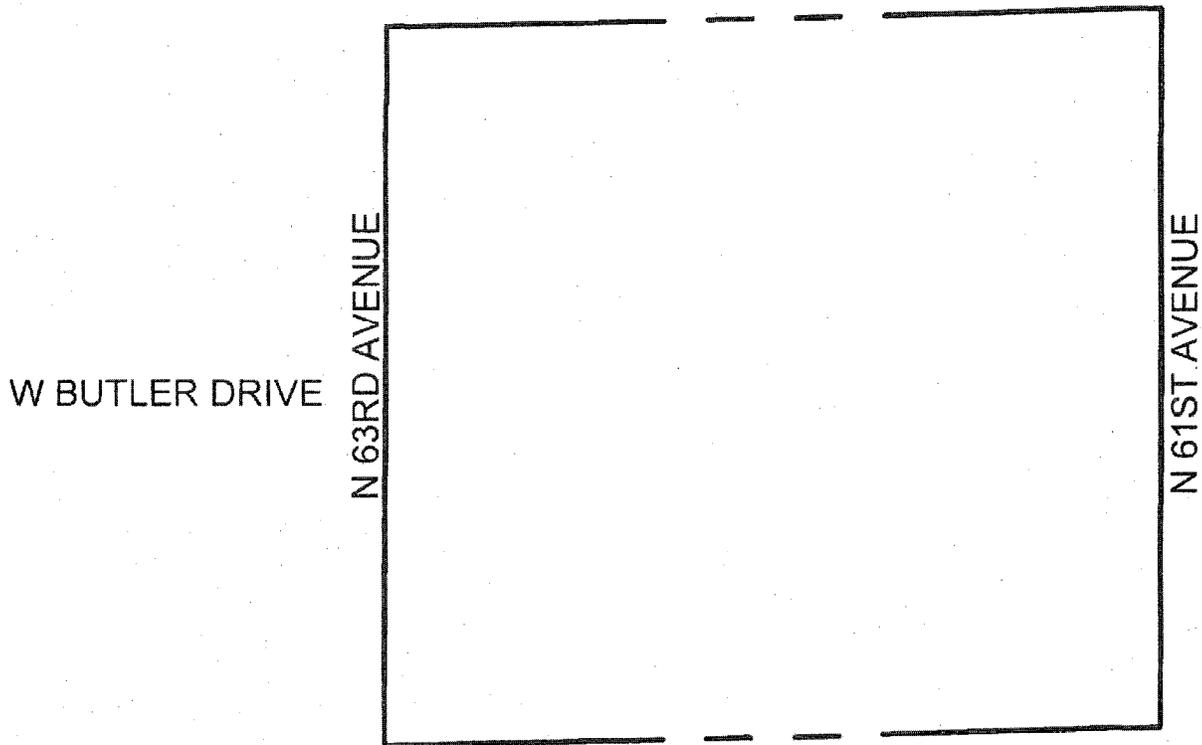


Acting City Manager

EXHIBIT A

Exhibit A

The North 18 acres of the Northwest quarter of the Southeast quarter and the South half of the Southwest quarter of the Northeast quarter, all in Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SCALE: 1" = 300'

EXHIBIT B

Glendale 36

Site Plan

YWCA of Phoenix

Developer
Glendale 36, LLC
 7520 E Angus Road
 Scottsdale, AZ 85251
 Phone: (602) 318-0025
 Contact: Pat Laman

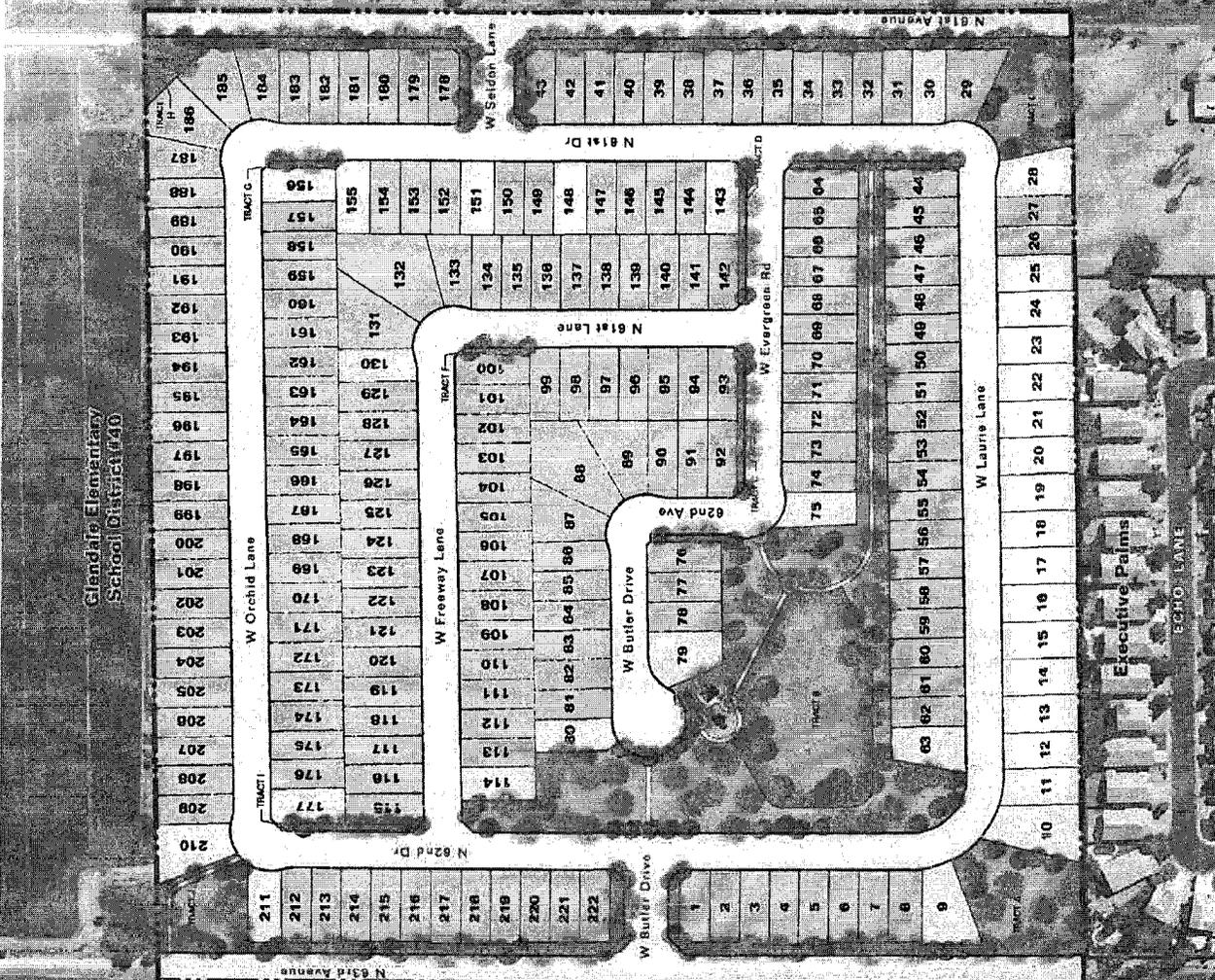
Design Team
Cvi Consultants, Inc.
 4550 N. 12th Street
 Phoenix, AZ 85014
 Phone: (602) 264-4752
 Contact: Dave Coble

Owner: Subdivision 2

Site Data Table

| | |
|----------------------------------|------------|
| SR# | 0-1110 |
| Existing Zoning | R-2 |
| Proposed Zoning | RI-4 PRD |
| Gross Area (Acres) | 37.83 |
| Assessor's Parcel Number (APN #) | 143-15-007 |
| Proposed Lot Size | 40 x 100 |
| Total Number of Units | 188 |
| Gross Density | 85% |
| Open Space (Acres) | 17 |
| Typical Lot Size (SF) | 7.7% |
| | 2.3% |
| | 222 |
| | 100% |
| | DIU/AC |
| | 5.62 |
| | 14.8% |
| | -4000 SF |

W 3rd Avenue



20 May 2015
 Cvi Consultants