ORDINANCE NO. O19-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 17200 NORTH 61ST AVENUE FROM A-1 (AGRICULTURAL) AND C-O (COMMERCIAL OFFICE) TO R1-6 PRD (SINGLE RESIDENCE WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY) FOR A DEVELOPMENT PLAN ENTITLED “WINDSOR COURT,” AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED

WHEREAS, the City of Glendale Planning Commission held a public hearing on December 6, 2018, in zoning case ZON18-06 in the manner prescribed by law for the purpose of rezoning property located at 17200 North 61st Avenue from A-1 (Agricultural) and C-O (Commercial Office) to R1-6 PRD (Single Residence with a Planned Residential Development overlay);

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 15, 2018; 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 to R1-6 PRD (Single Residence with a Planned Residential Development overlay) in accordance with the development plan currently on file with the planning division 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 17200 North 61st Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) and C-O (Commercial Office) to R1-6 PRD (Single Residence with a Planned Residential Development overlay).

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

1. Development shall be in substantial conformance with the applicant’s development booklet received November 20, 2018.
2. The cul-de-sac must include a 52.5-foot turning radius.
3. Developer to provide 8-foot perimeter wall in the area adjacent to the existing trailer manufacturing operation.

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

SECTION 4. This Ordinance becomes effective at the time and in the manner prescribed by law.

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 22nd day of January, 2019.

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Mayor Jerry P. Weiers

ATTEST:

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Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

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Michael D. Bailey, City Attorney

REVIEWED BY:

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Kevin R. Phelps, City Manager
Exhibit A

Lot 22 of the Southeast quarter of Section 31, Township 4 North, Range 2 East, of the Salt River Base and Meridian, Maricopa County, Arizona.