ORDINANCE NO. 019-41

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF OLIVE AVENUE AND 71ST AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) EXISTING ZONING TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “WEST POINTE ESTATES PAD,” 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 April 4, 2019, in zoning case ZON18-17 in the manner prescribed by law for the purpose of rezoning property located at the southeast corner of Olive Avenue and 71st Avenue from PAD (Planned Area Development) to PAD (Planned Area 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 March 14, 2019; 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 PAD (Planned Area Development) 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 the southeast corner of Olive Avenue and 71st Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from PAD (Planned Area Development) to PAD (Planned Area Development).

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

1. Development shall be in substantial conformance with the development plan and narrative, dated February 5, 2019.
2. A Design Review is required for all new development on the subject parcel.

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 14th day of May, 2019.

______________________________
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 ¼ OF SECTION 36 T. 3 N, R. 1 E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
REQUEST
AMENDMENT TO WEST POINTE VILLAGE PAD TO ALLOW A MAXIMUM LOT COVERAGE OF 55% INSTEAD OF THE CURRENT 45%.

LOCATION
SEC 71ST AVENUE & OLIVE AVENUE

WEST POINTE VILLAGE PAD AMENDMENT (ZON18-17)