

ORDINANCE NO. O20-67

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8707 WEST NORTHERN AVENUE FROM R1-10 PRD (SINGLE FAMILY – 1 UNIT PER 10,000 SQUARE FEET / PLANNED RESIDENTIAL DEVELOPMENT) TO R1-6 PRD (SINGLE FAMILY – 1 UNIT PER 6,000 SQUARE FEET / PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED “PALERMO,” AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 3, 2020, in zoning case ZON20-13 in the manner prescribed by law for the purpose of rezoning property located at 8707 West Northern Avenue from R1-10 (Single Family- 1 Unit Per 10,000 Square Feet/Planned Residential Development) PRD (Planned Residential Development) to R1-6 (Single Family- 1 Unit Per 6,000 Square Feet/Planned Residential Development) PRD; 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 August 13, 2020; 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 8707 West Northern Avenue and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from R1-10 (Single Family- 1 Unit Per 10,000 Square Feet/Planned Residential Development) PRD (Planned Residential Development) to R1-6 (Single Family- 1 Unit Per 6,000 Square Feet/Planned Residential Development) PRD.

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

1. Substantial conformance to the project narrative and PRD Booklet, entitled “Palermo,” and stamped June 11, 2020, and the wall plan, dated August 25, 2020.

2. Placement of an 8' tall decorative masonry wall along Northern Avenue.
3. Recording of the required avigation easement (approved by the Glendale City Attorney's Office), Notice to Prospective Property Purchasers regarding proximity to airport; and similar advisories to be placed within subdivision CC&Rs.

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 13th day of October, 2020.

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"

PARCEL 1:

Lots 1 through 27, inclusive, NORTHERN PLACE, according to the final plat recorded in Book 1137 of Maps, Page 41, records of Maricopa County, Arizona.

PARCEL 2:

Tracts A through I, inclusive, NORTHERN PLACE, according to the final plat recorded in Book 1137 of Maps, Page 41, records of Maricopa County, Arizona.

PARCEL 3:

The West 396 feet of G.L.O. Lot 2, Section 3, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the North 65 feet; and

EXCEPT Lots 1 through 27, inclusive, and Tracts A through I, inclusive, NORTHERN PLACE, according to Book 1137 of Maps, Page 41, records of Maricopa County, Arizona.