

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (109TH AVENUE AND INDIAN SCHOOL ROAD ANNEXATION NO. 497) FROM COUNTY R-2 TO CITY'S R-2 (MULTIFAMILY RESIDENCE DISTRICT).

WHEREAS, on January 8, 2020, via Ordinance S-46300, the City of Phoenix annexed an approximately 0.0483 acre property located at 4106 N. 109th Avenue, in a portion of Section 19, Township 2 North, Range 1 East, as described more specifically in Attachment "A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was Maricopa County's R-2 zoning district; and

WHEREAS, the City's R-2 (Multifamily Residence District) zoning district is equivalent to Maricopa County's R-2 zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The approximately 0.0483 acre property located at 4106 N. 109th Avenue, in a portion of Section 19, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona, which is described in Exhibit A and depicted in Exhibit B has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's R-2 zoning district and placed into the R-2 (Multifamily Residence District) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with Exhibits A and B to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. The Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of February, 2020.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Attachments:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

109TH AVENUE AND INDIAN SCHOOL ROAD ANNEXATION

Legal Description

Appendix A

That part of the Southwest quarter of the Southeast quarter of Section 19, Township 2 North, Range 1 East, G&SRB&M, Maricopa County, Arizona, immediately South of and abutting the area annexed to the City of Phoenix, Arizona, by its Ordinance No. G-1598, which was recorded in the office of the County Recorder of Maricopa County, Arizona in Docket 11778, page 1136 et seq., and described as follows:

That part of Lot 100, GATEWAY CROSSING II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 404 of Maps at page 7, lying South of the North line of the South 95.00 feet of said Section 19.

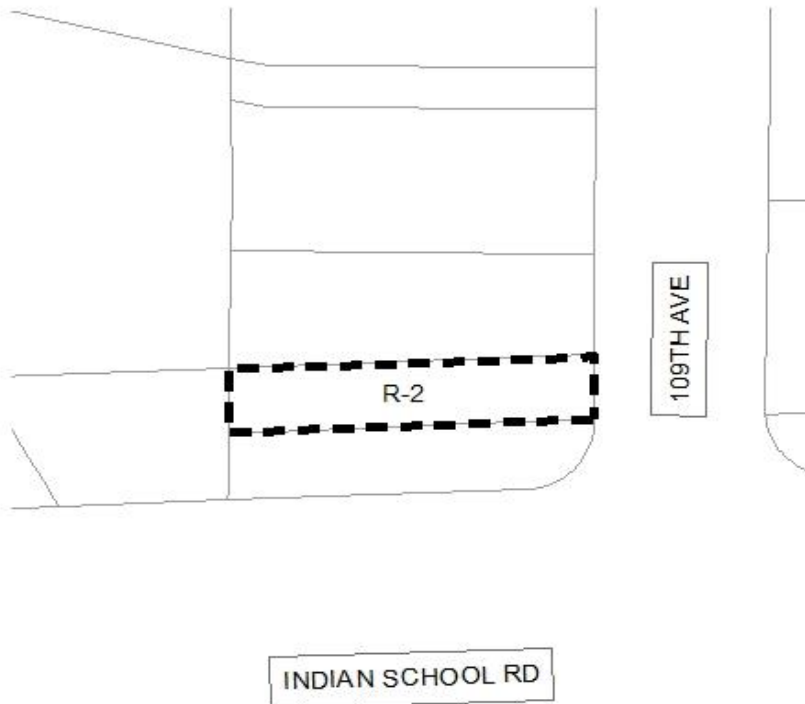
I

ORDINANCE LOCATION MAP

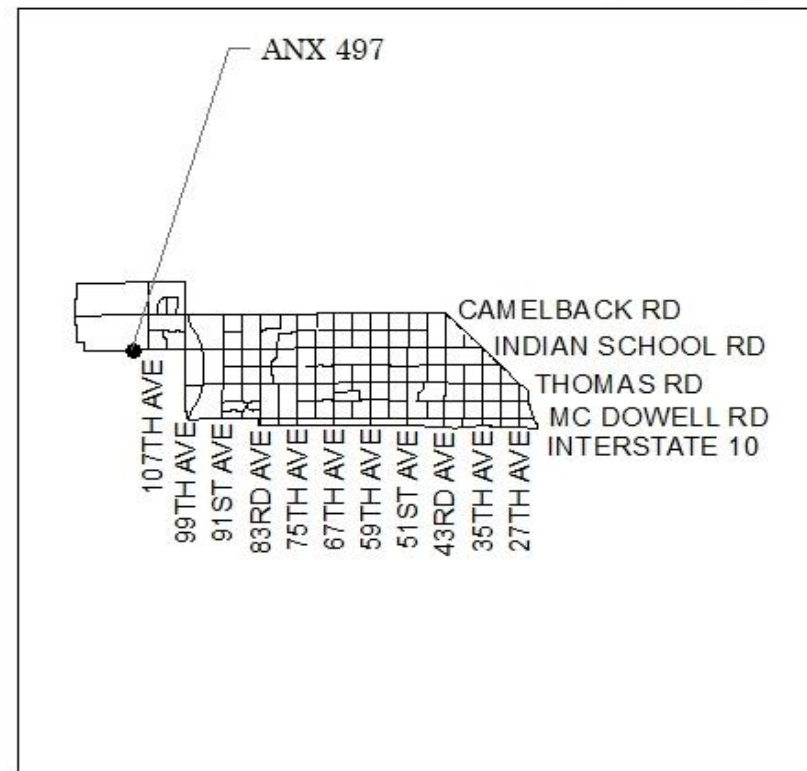
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: ANX 497
Zoning Overlay: N/A
Planning Village: Maryvale



0 15 30 60 Feet



NOT TO SCALE



Drawn Date: 1/24/2020