

ATTACHMENT A

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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 (OLD 27TH AVENUE ANNEXATION, NO. 546) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on July 1, 2024, via Ordinance S-51165, the City of Phoenix annexed approximately 0.05-acres located approximately 325 feet south of the southeast corner of Old 27th Avenue and Baseline Road, in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in "Exhibit 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 RU-43 zoning district; and

WHEREAS, the City's S-1 (Ranch or Farm Residence) zoning district is equivalent to Maricopa County's RU-43 zoning district;

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

SECTION 1. The approximately 0.05-acres located approximately 325 feet south of the southeast corner of Old 27th Avenue and Baseline Road, in a portion of Section 1, Township 1 South, Range 2 East, 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 RU-43 zoning district and placed into the City's S-1 (Ranch or Farm Residence) 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 "Exhibit A" and "Exhibit 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 "Exhibit 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 18th day of September, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kreigh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

OLD 27TH AVENUE ANNEXATION

Legal Description Exhibit A

A PORTION OF G.L.O. LOT 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SECTION 1 FROM WHICH A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTION BRASS CAP IN HAND HOLE (0.80' DOWN) MARKING THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00 DEGREES 33 MINUTES 09 SECONDS WEST 2672.42 FEET. SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 33 MINUTES 09 SECONDS WEST 338.12 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF G.L.O. LOT 1, SECTION 2;

THENCE NORTH 89 DEGREES 53 MINUTES 59 SECONDS EAST 33.00 FEET ALONG THE EASTERLY PROLONGATION OF SAID SOUTH LINE TO THE EAST LINE OF THE WEST 33.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 59 SECONDS EAST 7.00 FEET ALONG SAID EASTERLY PROLONGATION TO THE EAST LINE OF THE WEST 40.00 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 09 SECONDS WEST 329.62 FEET ALONG SAID EAST LINE TO A NORTHERLY RIGHT OF WAY LINE RECORDED IN 2001-0086244, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 60 DEGREES 30 MINUTES 23 SECONDS WEST 8. 00 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF THE WEST 33.00 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 09 SECONDS EAST 325.67 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

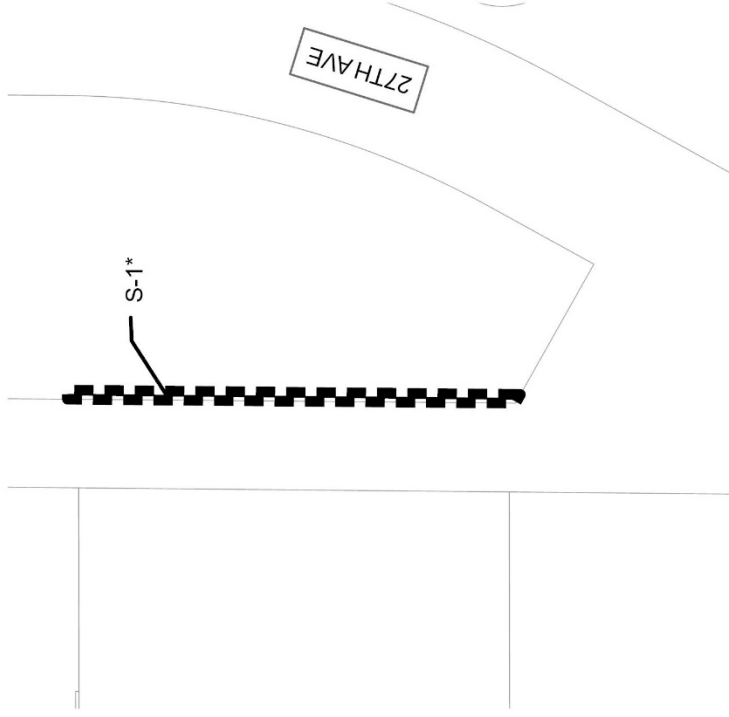
COMPRISING 2,294 SQUARE FEET MORE OR LESS.

EQUIVALENCY ZONING MAP

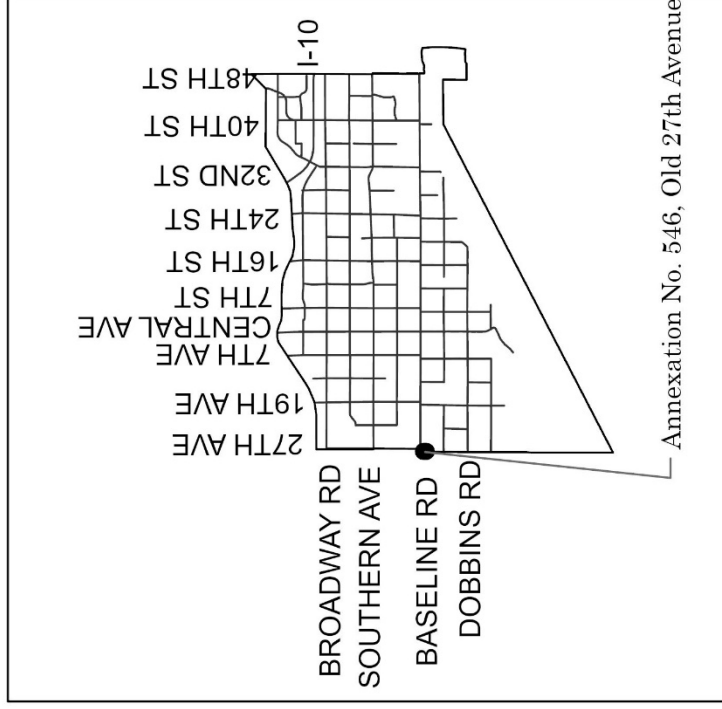
EXHIBIT B

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

Annexation Case: 546, Old 27th Avenue
Zoning Overlay: N/A
Planning Village: South Mountain



NOT TO SCALE



Drawn Date: 8/8/2024