

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 (51ST AVENUE AND BASELINE ROAD ANNEXATION, NO. 506) FROM COUNTY C-2 (INTERMEDIATE COMMERCIAL) TO CITY'S R-4A (MULTIFAMILY RESIDENCE).

WHEREAS, on August 25, 2021, via Ordinance S-47878, the City of Phoenix annexed an approximately 6.56-acre property located approximately 500 feet east of 51st Avenue and 1,300 north of Baseline Road, in a portion of the Northwest quarter of the Southwest quarter of Section 33, Township 1 North, 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 C-2 zoning district; and

WHEREAS, the City's R-4A (Multifamily Residence) zoning district is equivalent to Maricopa County's C-2 zoning district;

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

SECTION 1. The approximately 6.56-acre property located approximately 500 feet east of 51st Avenue and 1,300 north of Baseline Road, in a portion of the Northwest quarter of the Southwest quarter of Section 33, Township 1 North, 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 C-2 zoning district and placed into the City's R-4A (Multifamily 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 "Exhibits 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 6th day of October, 2021.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Ed Zuercher City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

51ST AVENUE AND BASELINE ROAD ANNEXATION
Appendix A

That part of the Northwest quarter of the Southwest quarter of Section 33, Township 1 North, Range 2 East, G&SRB&M, Maricopa County, Arizona, described in Document No. 2021-0101536, official records of Maricopa County, more particularly described therein as follows:

COMMENCING at a 3" Maricopa County Department of Transportation brass cap in hand-hole marking the Southwest corner of said Section 33, from which a 3" Maricopa County brass cap flush stamped "RLS31010 2005" marking the West quarter corner of said Section 33 bears North 00°00' 00" East (basis of bearings), a distance of 2,632.44 feet;

thence North 00°00'00" East along the West line of said Southwest quarter, a distance of 1,316.22 feet to the Southwest corner of Northwest quarter of the Southwest quarter of said Section 33;

thence along the South line thereof, North 89°49'02" East, a distance of 440.00 feet to the Southeast corner of the property described in special Warranty Deed 2017-0903718, Official Records of Maricopa County, and shown on the "RECORD OF SURVEY 7145 S. 51ST AVENUE" recorded in Book 1450, of Maps, Page 43, Official Records of Maricopa County, and the TRUE POINT OF BEGINNING;

thence along the East line thereof, North 00°10'32" West, a distance of 330.00 feet to the Northeast corner of said "RECORD OF SURVEY 7145 S. 51ST AVENUE" at the South line of the property described as "Item No.: A00I.010" in Warranty Deed 2007-0354054, Official Records of Maricopa County;

thence along the South line thereof, North 89°49'02" East, a distance of 869.96 feet to the Southeast corner of said "Item No.: A00I.010" and the Northwest corner of "ROGERS RANCH PARCEL 9" subdivision, recorded in Book 817, of Maps, Page 16, Official Records of Maricopa County;

thence along the West line thereof, South 00°09'49" West, a distance of 330.00 feet to the Southeast corner of the Northwest quarter of the Southwest quarter of Section 33 and the Northeast corner of "ARIZONA GENERAL HOSPITAL" subdivision, recorded in Book 1188, of Maps, Page 12, Official Records of Maricopa County;

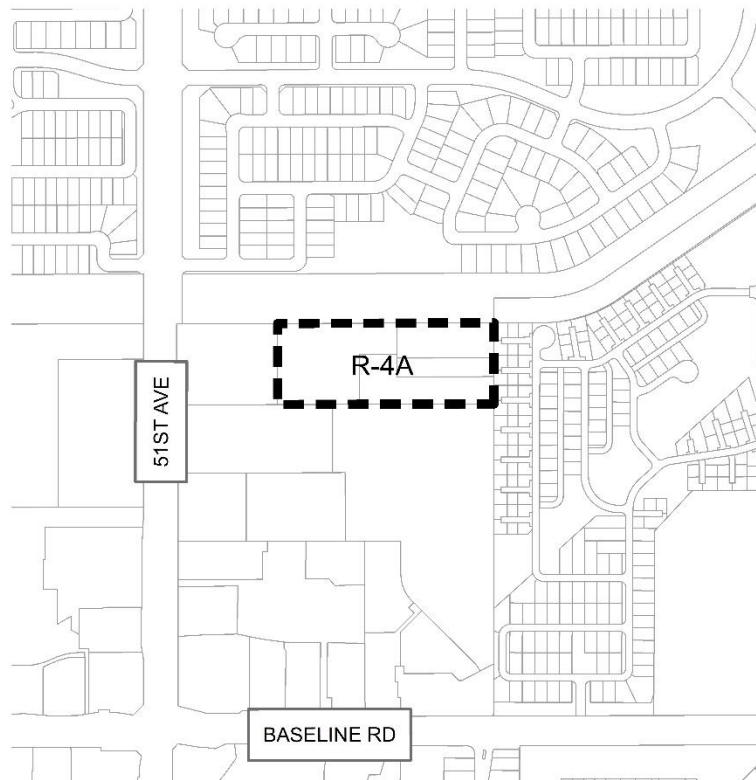
thence along North line thereof, South 89°49'02" West, a distance of 868.01 feet to the TRUE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

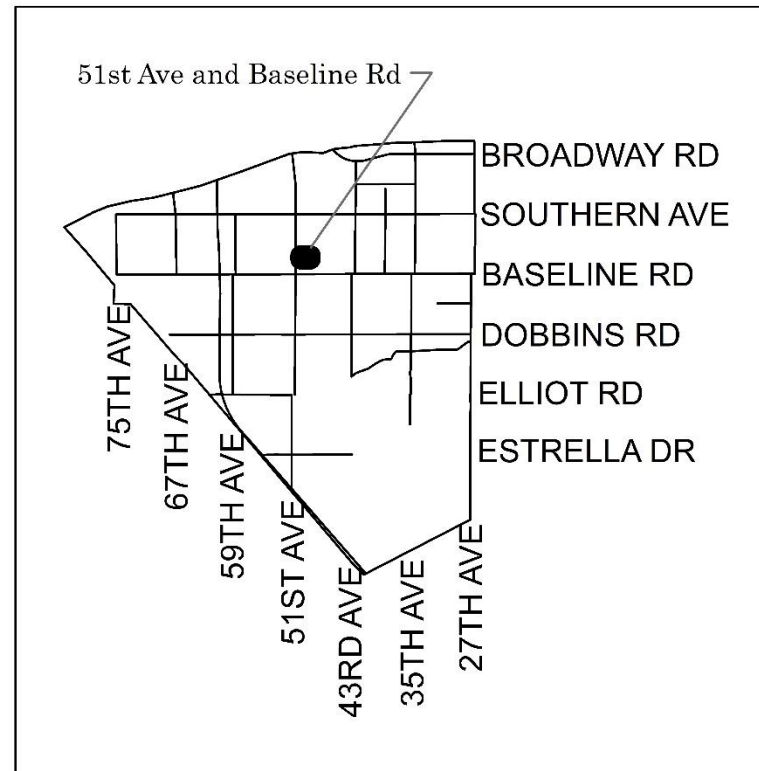
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■



0 300 600 1,200 Feet

Zoning Case Number: ANX 51st Ave and Baseline Rd
Zoning Overlay: N/A
Planning Village: Laveen



NOT TO SCALE



Drawn Date: 8/27/2021