

ATTACHMENT A

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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 (9TH AVENUE AND ALAMEDA ROAD ANNEXATION NO. 560) FROM COUNTY RU-43 TO CITY'S S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT).

WHEREAS, on May 20, 2026, via Ordinance S-52883, the City of Phoenix annexed an approximately 2.87-acre property located approximately 700 feet west of the northwest corner of 7th Avenue and Alameda Road, in a portion of Section 7, Township 4 North, Range 3 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 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) 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 2.87-acre property located approximately 700 feet west of the northwest corner of 7th Avenue and Alameda Road, in a portion of Section 7, Township 4 North, Range 3 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 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay 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 “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 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

Legal Description
9TH AVENUE AND ALAMEDA ROAD ANNEXATION

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED "33307 2003" MARKING THE EAST QUARTER CORNER OF SAID SECTION 7 FROM WHICH AN IRON ROD WITH NO IDENTIFICATION (1.00' EAST) MARKING THE CENTER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 2722.16 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 680.28 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A HALF-INCH REBAR WITH THE RED PLASTIC CAP STAMPED "LS 79657" MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SAID SECTION 7 AND THE POINT OF THE BEGINNING;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 339.86 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED "KLEIN 42137" MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 34 MINUTES 42 SECONDS EAST 368.88 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING A POINT ON THE SOUTH LINE OF THE NORTH 290.00 FEET OF SAID EAST HALF;

THENCE NORTH 89 DEGREES 17 MINUTES 05 SECONDS EAST 338.66 FEET ALONG SAID SOUTH LINE TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 368.72 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 125,091 SQUARE FEET MORE OR LESS.

