

**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 (19TH AVENUE AND PARSONS ROAD ANNEXATION, NO. 507) FROM COUNTY R-2 TO CITY R-2 (MULTIFAMILY RESIDENCE DISTRICT).

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WHEREAS, on April 20, 2022, via Ordinance S-48549, the City of Phoenix annexed an approximately 15.30-acre site located at 19th Avenue and Parsons Road, in a portion of Section 6, 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 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 15.30-acre property located at 19th Avenue and Parsons Road, in a portion of Section 6, 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 R-2 zoning district and placed into the City's R-2 (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. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Development of the site shall be in conformance with the Zoning Exhibit entitled “Bungalows at Norterra”, consisting of 1 full-size sheet, stamped received October 12, 2021, as modified by the following stipulations, and approved by the Planning and Development Department.
2. Development of the site shall be in substantial conformance with the Narrative Report entitled “Bungalows at Norterra”, consisting of 5 pages, dated October 8, 2021, and stamped received October 12, 2021, as modified by the following stipulations, and approved by the Planning and Development Department.

3. Design for the site development must provide for at least two paved points of access to existing and improved public roads, as approved or modified by the Planning and Development Department.
4. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 6. 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 7th day of September, 2022.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

Exhibit A  
19TH AVENUE AND PARSONS ROAD ANNEXATION  
Legal Description

Lots 35 through 38, Section 6, Township 4 North, Range 3 East, G&SRB&M, Maricopa County, Arizona as shown on the BLM supplemental Plat for AZ140040N0030E0 of official records of the Bureau of Land Management, dated September 22, 1954;

EXCEPTING THEREFROM any part lying within the area previously annexed by the City of Phoenix by its Ordinance No. G-4798, recorded at Instrument No. 2006-0754468 official records of Maricopa County, Arizona.

# EQUIVALENCY ZONING MAP

EXHIBIT B

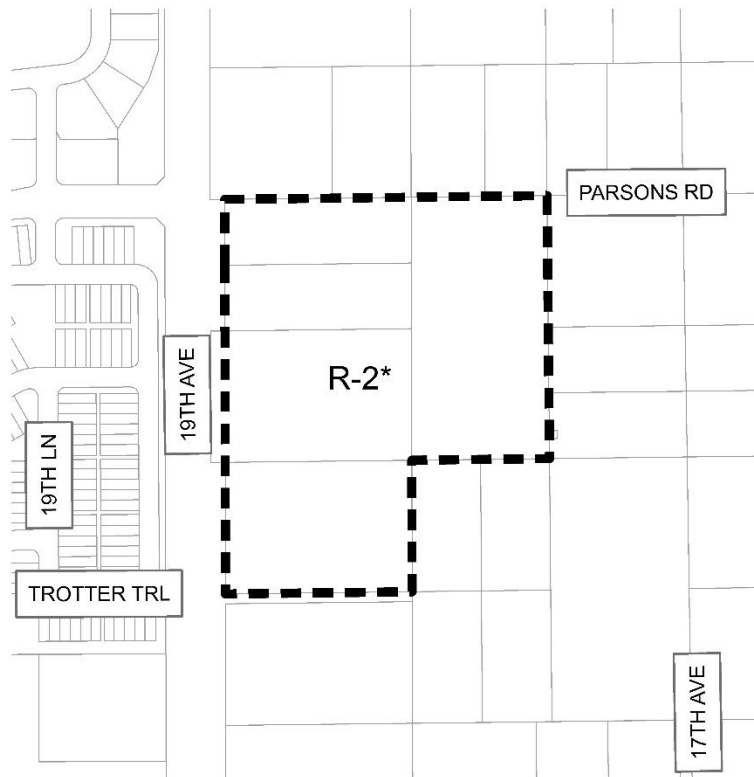
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

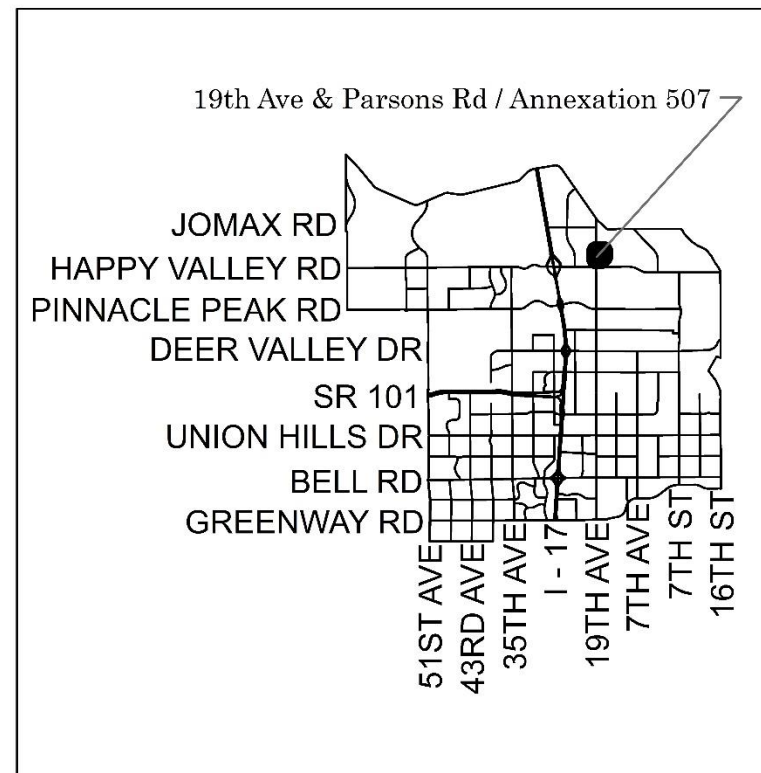
Annexation Case: 19th Ave & Parsons Rd / Annexation 507

Zoning Overlay: N/A

Planning Village: Deer Valley



0 195 390 780 Feet



NOT TO SCALE



Drawn Date: 7/19/2022