

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 (67TH AVENUE AND FULTON STREET II, ANNEXATION NO. 483 FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE)).

WHEREAS, on April 19, 2017, via Ordinance S-43402, the City of Phoenix annexed an approximately 10.56 acre property located east of 67th Avenue and south of Fulton Street, Section 19, Township 1 North, Range 2 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 RU-43 zoning district; and

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

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

SECTION 1. The approximately 10.56 acre property located east of 67th Avenue and south of Fulton Street, in that part of Section 19, Township 1 North, Range 2 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 Rural-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 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 10th day of May, 2017.

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)

ATTACHMENT A

LEGAL DESCRIPTION FOR
ANNEXATION 483

67TH AVENUE AND FULTON STREET II ANNEXATION
Appendix A

That part of the Southwest quarter of Section 19, Township 1 North, Range 2 East, G&SRB&M, described as follows:

COMMENCING at a point in the East-West mid-section line of said Section 19 which bears East (assumed) a distance of 1,947.81 feet from the West quarter corner thereof, being a point in common of the areas annexed to the City of Phoenix, Arizona, by its Ordinance No. G-4463, recorded in Document No. 2002-1061529, records of Maricopa County, Arizona;

thence South $01^{\circ} 38' 03''$ East along a line in common of said annexed areas, a distance of 454.98 feet;

thence North $88^{\circ} 59' 16''$ West, along a line parallel with said East-West mid-section line, a distance of 385.30 feet to a point in common of the areas annexed to the City of Phoenix, Arizona, by its Ordinance No. G-4875, recorded in Document No. 2007-0345561, records of Maricopa County, Arizona;

thence South $89^{\circ} 45' 32''$ West along a line in common of said annexed areas, a distance of 779.58 feet to the POINT OF BEGINNING;

thence South along a line in common of said annexed areas, a distance of 458.37 feet to the South line of the North 923.00 feet of said Southwest quarter of Section 19;

thence Westerly along said South line of the North 923.00 feet to the East line of the West 620.19 feet of said Southwest quarter of Section 19;

thence Southerly along said East line of the West 620.19 feet to the South line of the North 1,405.00 feet of said Southwest quarter of Section 19;

thence Westerly along said South line of the North 1,405.00 feet to the East line of the West 45.00 feet of said Southwest quarter of Section 19;

thence Northerly along said East line of the West 45.00 feet to the South line of the North 923.00 feet of said Southwest quarter of Section 19;

thence Easterly along said South line of the North 923.00 feet to the East line of the West 393.50 feet of said Southwest quarter of Section 19;

thence Northerly along said East line of the West 393.50 feet to the South line of the North 464.63 feet of said Southwest quarter of Section 19, being a line in common of said annexed areas;

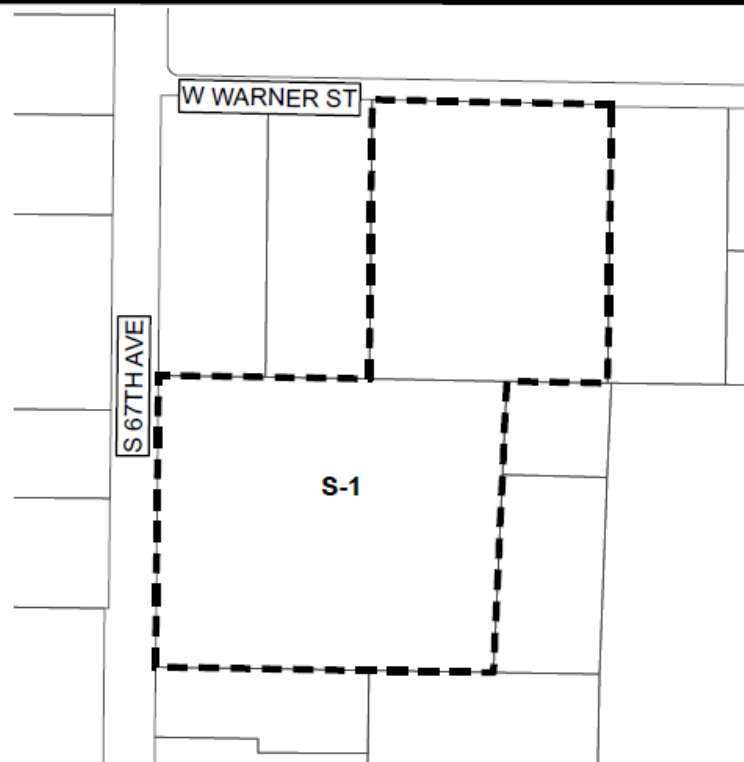
thence Easterly along said South line of the North 464.63 feet, being a line in common of said annexed areas to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

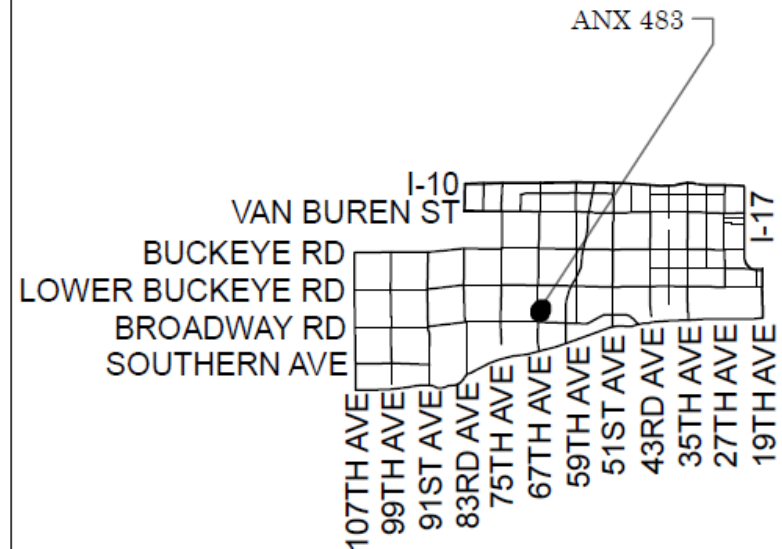
EXHIBIT B

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

Zoning Case Number: ANX 483
Zoning Overlay: N/A
Planning Village: Estrella



200 100 0 200 Feet



NOT TO SCALE



Drawn Date: 4/17/2017

R:\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2017_Ord\4_19_17\ANX 483.mxd