

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 (SHROEDER ANNEXATION, NO. 556) FROM COUNTY RU-43 TO CITY'S S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT).

WHEREAS, on December 17, 2025, via Ordinance S-52503, the City of Phoenix annexed an approximately 5.20-acre property located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive, 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 5.20-acre property located approximately 445 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive, 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 4th day of February, 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)

SCHROEDER ANNEXATION

Legal Description

Exhibit A

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED IN THE WARRANTY DEED DOCUMENT 2021-1278121, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, MARKED BY A FOUND 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE DOWN 0.60", FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST, (BASIS OF BEARINGS) A DISTANCE OF 2644.32 FEET, SAID WEST QUARTER CORNER BEING MARKED BY A FOUND CITY OF PHOENIX BRASS CAP FLUSH;

THENCE NORTH 89 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2647.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING MARKED BY A FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH FROM WHICH THE CALCULATED POSITION OF THE CENTER SECTION OF SAID SECTION 7 BEARS SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF 2644.02 FEET;

THENCE SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1322.01 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, SAID CORNER BEING THE TRUE POINT OF THE BEGINNING.

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF 330.50 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE OF 684.54 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 330.48 FEET TO THE NORTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE

NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 687.33 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, AND THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 226,534 SQ FT. (5.201 ACRES) OF LAND MORE OR LESS.

DRAFT

EQUIVALENCY ZONING MAP

EXHIBIT B

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

Annexation Case: Annexation 556 - Schroeder
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Deer Valley



NOT TO SCALE

Drawn Date: 12/5/2025