

## 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 (ISMAIL ANNEXATION, NO. 510) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on October 27, 2021, via Ordinance S-48052, the City of Phoenix annexed an approximately 6.67-acre property located at 3335 W. Baseline Road and 3437 W. Baseline Road, in a portion of Section 2, Township 1 South, 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 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 RU-43 zoning district;

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

SECTION 1. The approximately 6.67-acre property located at 3335 W. Baseline Road and 3437 W. Baseline Road, in a portion of Section 2, Township 1 South, 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 RU-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 "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 26th day of January, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

ISMAIL ANNEXATION  
Legal Description  
Appendix A

That part of Lot 4, YOUNG'S ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 17 of Maps at page 15, bounded on the North by the city limits line of the City of Phoenix as established in Ordinance No. G-4651, recorded at Document No. 2004-1243330, official records of Maricopa County, Arizona, bounded on the West by the city limits line of the City of Phoenix as established in Ordinance No. G2996, recorded at Document No. 1987-322046, official records of Maricopa County, Arizona, bounded along the southerly boundary thereof by the city limits line of the City of Phoenix as established in Ordinances No. G-4687, recorded at Document No. 2005-0448955, official records of Maricopa County, Arizona and S-40678, recorded at Document No. 2014-0222881, official records of Maricopa County, Arizona, described as follows in two parts:

PART NO. 1:

The West half of Lot 4, YOUNG'S ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 17 of Maps at page 15; EXCEPT from said West half, the north 42 feet thereof;

PART NO. 2:

The North 530 feet of the East half of Lot 4, YOUNG'S ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 17 of Maps at page 15; EXCEPT from said East half, the North 42 feet thereof;

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*

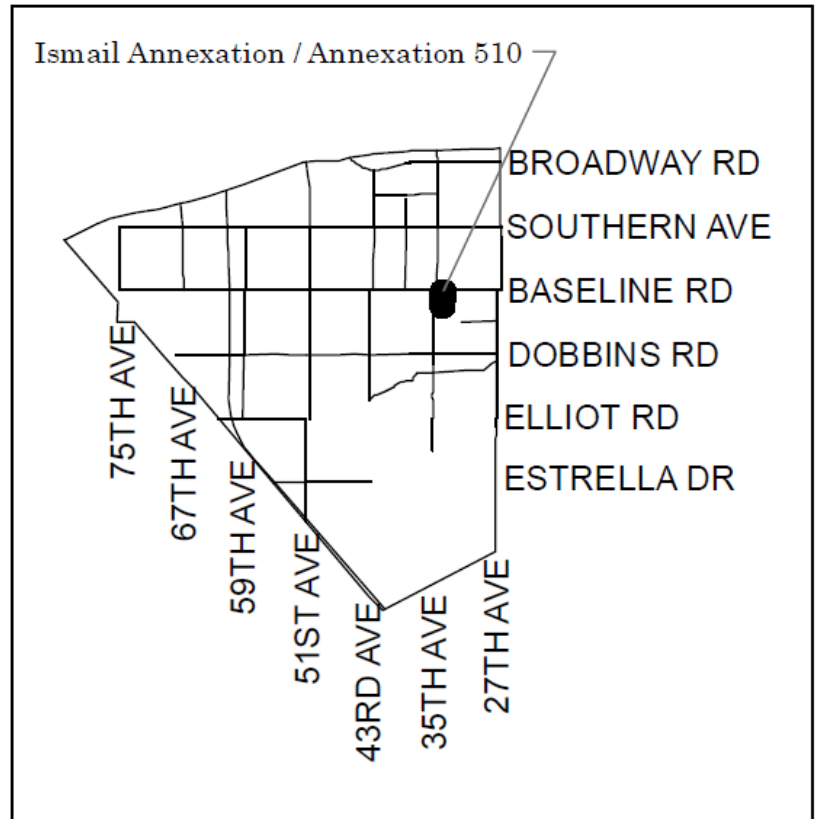
SUBJECT AREA: ■ ■ ■ ■ ■



Annexation Case: Ismail Annexation / Annexation 510

Zoning Overlay: N/A

Planning Village: Laveen



NOT TO SCALE



Drawn Date: 12/10/2021