

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 PARK VIEW LANE ANNEXATION, NO. 539) FROM COUNTY RU-43 TO CITY'S S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT).

WHEREAS, on May 1, 2024, via Ordinance S-50829, the City of Phoenix annexed an approximately 6.39-acre property located approximately 710 feet east of the northeast corner of 19th Avenue and Park View Lane, 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 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 6.39-acre property located approximately 710 feet east of the northeast corner of 19th Avenue and Park View Lane, 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, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

19TH AVENUE AND PARK VIEW LANE ANNEXATION

Legal Description

Exhibit A

That part of the Northwest quarter of Section 7, Township 4 North, Range 3 East, G&SRB&M, Maricopa County, Arizona lying adjacent to part of the South and the East boundary of the area previously annexed by the City of Phoenix Ordinance No. G-5000 recorded in Document No. 2007-1144844 in the Office of the County Recorder of said Maricopa County, more particularly described as;

the East half of the Northeast quarter of the Southwest quarter of the Northwest quarter, and the East half of the South half of GLO Lot 10, said Section 7;

EXCEPTING therefrom any area lying within the South 25 feet of said East half of the South half of GLO Lot 10 being the "easement and agreement for highway purposes" as described in Docket 10160, page 223 in the Office of the County Recorder of Maricopa County, Arizona.

Area = 6.386 Acres

Area = 0.0100 Sq. Miles

EXHIBIT B