

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 (47TH STREET AND ASHLER HILLS DRIVE ANNEXATION, NO. 484) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on April 19, 2017, via Ordinance S-43401, the City of Phoenix annexed an approximately 4.75 acre property located west of 47th Street and south of Ashler Hills Drive, in a portion of Section 18, Township 5 North, Range 4 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 4.75 acre property located west of 47th Street and south of Ashler Hills Drive, in that part of Section 18, Township 5 North, Range 4 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 484

47TH STREET AND ASHLER HILLS DRIVE ANNEXATION
Appendix A

That part of the Northeast quarter of the Southeast quarter of Section 18, Township 5 North, Range 4 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the South line of the North 30 feet of the North half of the West half of the East half of said Northeast quarter of the Southeast quarter of Section 18 and the East line of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, being also a point in the boundary of the area annexed to the City of Phoenix by its Ordinance No. G-4856, recorded in Document No. 2007-0017630, records of Maricopa County, Arizona;

thence Southerly along said East line of the North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, to the Southeast corner of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18;

thence Westerly along the South line of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, to the Southwest corner of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18;

thence Northerly along the West line of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, to a point in said South line of the North 30 feet;

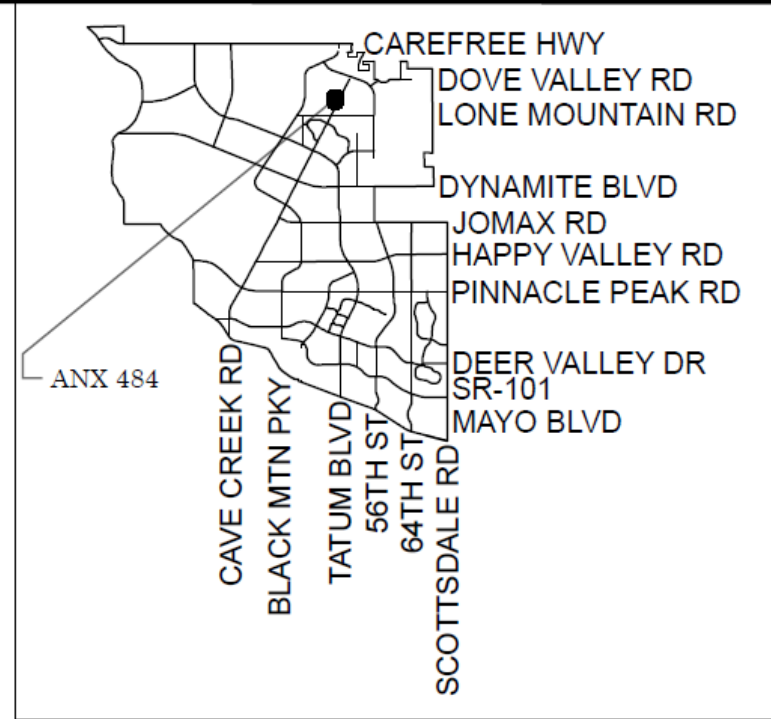
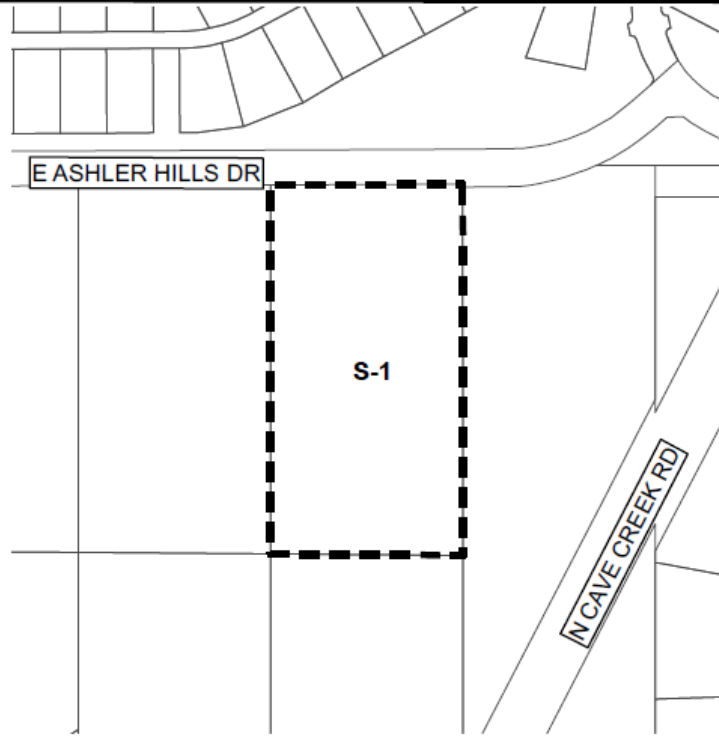
thence Easterly along said South line of the North 30 feet to a point in the East line of said North half of the West half of the East half of the Northeast quarter of the Southeast quarter of Section 18, being also the boundary line of said area annexed to the City of Phoenix, and the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: ANX 484
Zoning Overlay: North Land Use Plan
Planning Village: Desert View



NOT TO SCALE



Drawn Date: 4/17/2017

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