

ATTACHMENT A

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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 (EKMARK ANNEXATION, NO. 529) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on November 15, 2023, via Ordinance S-50339, the City of Phoenix annexed an approximately 18.96-acre property located at the southwest corner of the 78th Avenue and Alta Vista Road alignments, in a portion of Section 35, Township 1 North, Range 1 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 18.96-acre property located at the southwest corner of the 78th Avenue and Alta Vista Road alignments, in a portion of Section 35, Township 1 North, Range 1 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 "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 3rd day of January, 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)

EKMARK ANNEXATION
Legal Description
Exhibit A

That part of the Southwest quarter of the Northeast quarter of Section 35, Township 1 North, Range 1 East, G&SRB&M, Maricopa County, Arizona described as follows:

BEGINNING at the Northwest lot corner common to Lots 28 and 351, LAVEEN FARMS-UNIT 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 931 of Maps at page 47, said corner also being the Southeast corner of said Southwest quarter of the Northeast quarter of Section 35, said corner also being a point common to the areas annexed by City of Phoenix ordinances G-3835 and G-4196;

thence Westerly along the North line of said area annexed by ordinance G-3835 also being South line of said Northeast quarter of Section 35 to the Southwest corner of the East half of the West half of said Southwest quarter of the Northeast quarter of Section 35;

thence, departing said ordinance boundary, Northerly along the West line of said East half to the Northwest corner thereof;

thence Easterly along the North line of said East half to the Northeast corner thereof;

thence Southerly along the East line of said East half to the North line of the South 600 of the East half of said Southwest quarter of the Northeast quarter of Section 35;

thence Easterly along last said North line to the East line of said Southwest quarter of the Northeast quarter of Section 35 and the West line of the area annexed by said ordinance G-4196;

thence Southerly along last said East line and last said West ordinance line to the POINT OF BEGINNING.

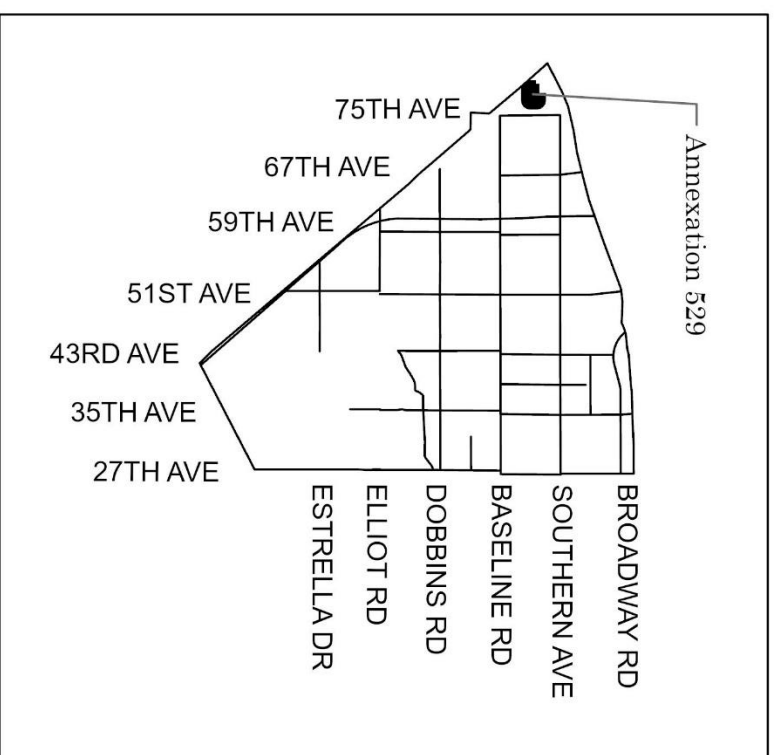
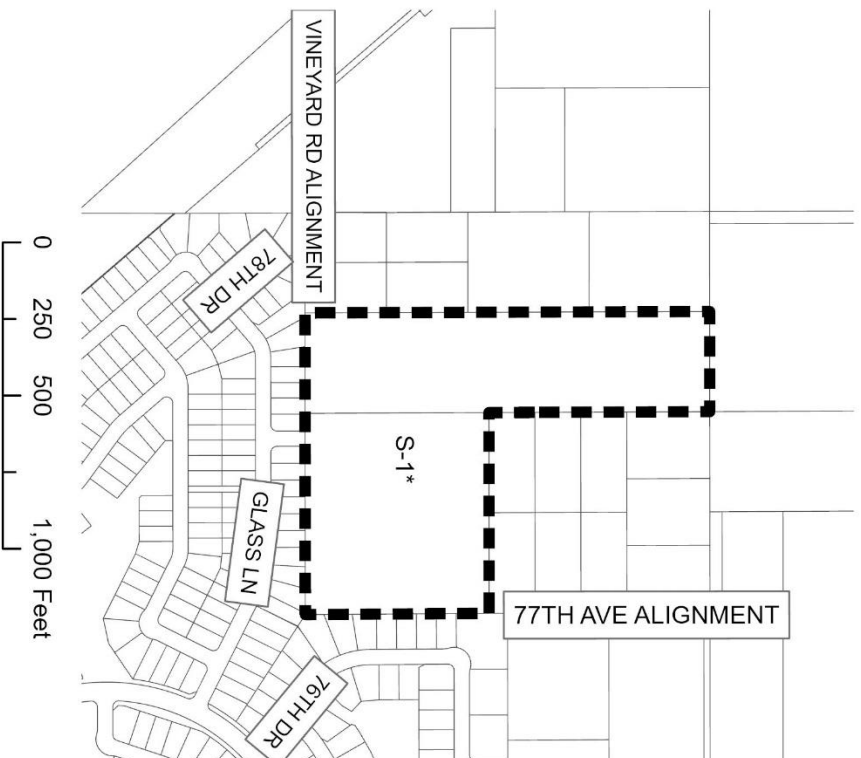
Area = 18.972 Acres
Area = 0.0296 Sq. Miles

EQUIVALENCY ZONING MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Annexation Case: Annexation 529
Zoning Overlay: N/A
Planning Village: Laveen



Drawn Date: 12/5/2023