

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 (RANCHO GRANDE ANNEXATION, NO. 557) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on February 18, 2026, via Ordinance S-52611, the City of Phoenix annexed an approximately 18.75-acre property located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road, in a portion of Section 36, 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 18.75-acre property located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road, in a portion of Section 36, 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 8th day of April, 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 (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

RANCHO GRANDE ANNEXATION

Legal Description

Located in the Southeast Quarter of Section 36, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Lots 7, 8, 9 and 10, Rancho Grande Uno, according to the plat of record in the office of the Maricopa County recorder, Arizona in Book 144 of Maps, Page 12. Being described as follows:

Commencing at the Southeast corner of said Section 36;

Thence North 90°00'00" West, along the South line of said Southeast Quarter, a distance of 1,323.87 feet;

Thence departing said South line, North 00°00'00" East, a distance of 55.00 feet to the Southwest Quarter of said Lot 7 and the Point of Beginning;

Thence North 00°49'38" West, along the West line of said Lot 7, a distance of 967.25 feet to the Northwest corner thereof;

Thence South 89°54'42" East, along the North line of said Lots 7, 8, 9 and 10, a distance of 845.23 feet to the Northeast corner of said Lot 10;

Thence South 00°50'13" East, along the East line of said Lot 10, a distance of 965.95 feet to the Southeast corner thereof;

Thence North 90°00'00" West, along the South line of said Lots 10, 9, 8 and 7, a distance of 845.37 feet to the Point of Beginning.

Containing 816,967.26 square feet or 18.75 acres, more or less.

