

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 ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-28-J-83-6) FROM R-4A PCD (MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT) TO R-5 PCD (MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT).

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

SECTION 1. The zoning of an approximately 0.60-acre property located at the southeast corner of 44th Street and Knox Road in a portion of Section 19, Township 1 South, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "R-4A PCD" (Multifamily Residence District, Planned Community District) to "R-5 PCD" (Multifamily Residence District, Planned Community District).

SECTION 2. 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 3. 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 6th day of September, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-28-J-83-6

A portion of the Southeast quarter of Section 19, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the center of said Section 19;

Thence North 89 degrees 37 minutes 42 seconds East, along the North line of that certain strip of land 40.00 feet in width conveyed to the City of Phoenix in Recording No. 84-263473, M.C.R., a distance of 50.42;

Thence South 00 degrees 22 minutes 18 seconds East, a distance of 40.00 feet to a point on the South line of said strip, said point being the POINT OF BEGINNING;

Thence North 89 degrees 37 minutes 42 seconds East, along said South line, a distance of 53.90 feet to the beginning of a tangent curve concave Southerly which has a radius of 1160.00 feet;

Thence Easterly along said curve and said South line through a central angle of 02 degrees 03 minutes 13 seconds an arc distance of 41.58 feet

Thence South 01 degrees 40 minutes 55 seconds West, a distance of 139.00 feet to a point on a non- tangent curve concave Southerly from which the radius bears South 01 degrees 40 minutes 55 seconds West, a distance of 1021.00 feet;

Thence Westerly along said curve through a central angle of 02 degrees 03 minutes 13 seconds an arc distance of 36.60 feet to a point of tangency;

Thence South 89 degrees 37 minutes 42 seconds West, a distance of 76.93 feet to a point on the East right-of-way line of 44th Street as shown on the Map of Dedication, 44th Street and Ray Road, as recorded at Book 268 of Maps, page 24, records of said Maricopa County;

Thence North 00 degrees 27 minutes 59 seconds East, along said right-of-way line, a distance of 118.02 feet, said right-of-way line being parallel with and 30.00 feet East of the West line of the Southeast quarter of said Section 19;

Thence North 45 degrees 02 minutes 51 seconds East, along said right-of-way line, a distance of 29.92 feet to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

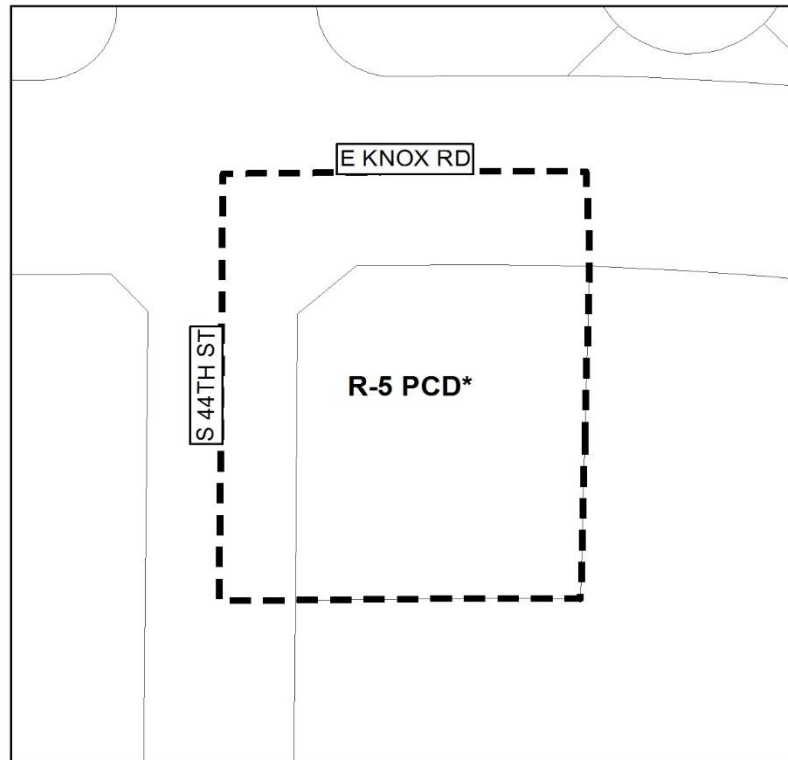
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

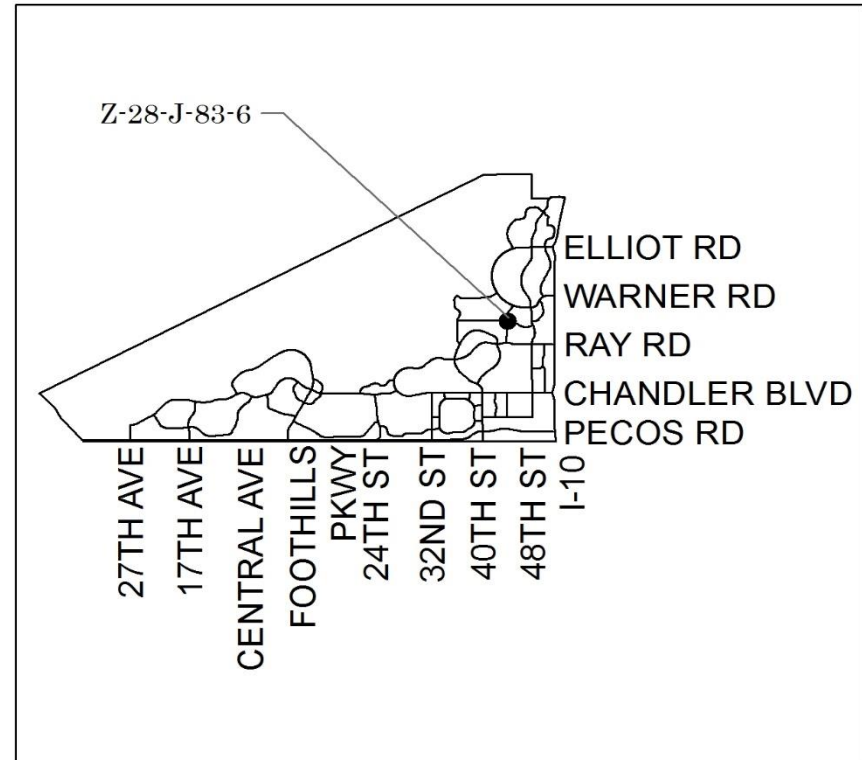
Zoning Case Number: Z-28-J-83-6

Zoning Overlay: N/A

Planning Village: Ahwatukee Foothills



0 62.5 125 250 Feet



NOT TO SCALE



Drawn Date: 8/10/2017