

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 (107TH AVENUE AND BROADWAY ROAD ANNEXATION, NO. 489) FROM COUNTY RURAL 43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE) ZONING DISTRICT.

WHEREAS, on October 3, 2018, via Ordinance S-45035, the City of Phoenix annexed an approximately 102-acre property located east of 107th Avenue and Broadway Road, in that part of the northwest quarter of Section 29, 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 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 102-acre property located east of 107th Avenue and Broadway Road, in that part of the northwest quarter of Section 29, Township 1 North, Range 1 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 "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 7th day of November,
2018.

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
ANNEXATION 489

107TH AVENUE AND BROADWAY ROAD ANNEXATION
Appendix A

That part of the Northwest quarter of Section 29, Township 1 North, Range 1 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the South line of the North 50 feet of said Northwest quarter of Section 29 and the East line of the West 102 feet of the Northeast quarter of the Northwest quarter of Section 29, being also a point in the boundary of the area annexed to the City of Phoenix by its Ordinance G-4765, recorded in Document No. 2005-1934232, records of Maricopa County, Arizona:

thence Easterly along said South line of the North 50 feet of the Northwest quarter of said Section 29, a distance 20 feet to a point in the boundary line of the area annexed to the City of Phoenix by its Ordinance G-4585, recorded in Document No. 2004-0285771, records of Maricopa County, Arizona;

thence Southerly a distance of 300 feet;

thence Easterly a distance of 300 feet;

thence Northerly a distance of 300 feet to a point in said boundary line of the area annexed to the City of Phoenix;

thence Easterly along said boundary line of the area annexed to the City of Phoenix, and the South line of the North 50 feet of said Section 29 to a point in the North-South mid-section line of said Section 29, being also a point in the boundary line of the area annexed to the City of Phoenix by its Ordinance G-4312, recorded in Document No. 2000-0955466, records of Maricopa County, Arizona;

thence Southerly along said North-South mid-section line of Section 29 and said boundary line to a point in the North line of the South 150 feet of said Northwest quarter of Section 29;

thence Westerly along said North line to a point in the East line of the West 70 feet of said Northwest quarter;

thence Northerly along last said East line to a point in the South line of said Northwest quarter of the Northwest quarter of Section 29;

thence Easterly along last said South line to the Southeast corner of said Northwest quarter of the Northwest quarter;

thence continuing Easterly along the South line of the Northeast quarter of said Northwest quarter of Section 29, a distance of 89.70feet;

thence Northerly along a line which extends to a point in the Northline of said Northeast quarter of the Northwest quarter which bears Easterly a distance of 102.00 feet from the Northwest corner thereof, to a point in said South line of the North 50 feet, being also a point in the boundary of the area annexed to said City of Phoenix by Ordinance G-4765, and the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

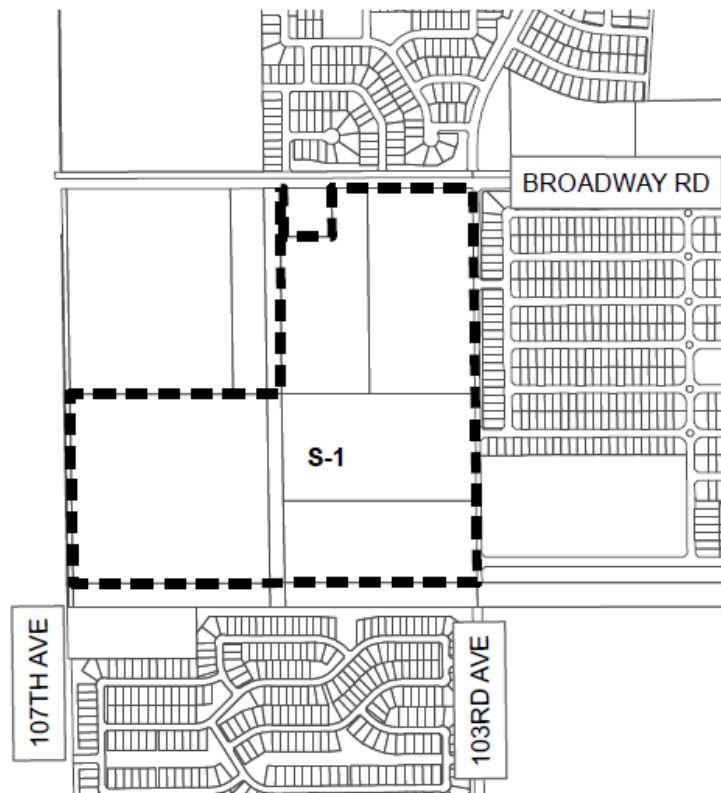
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

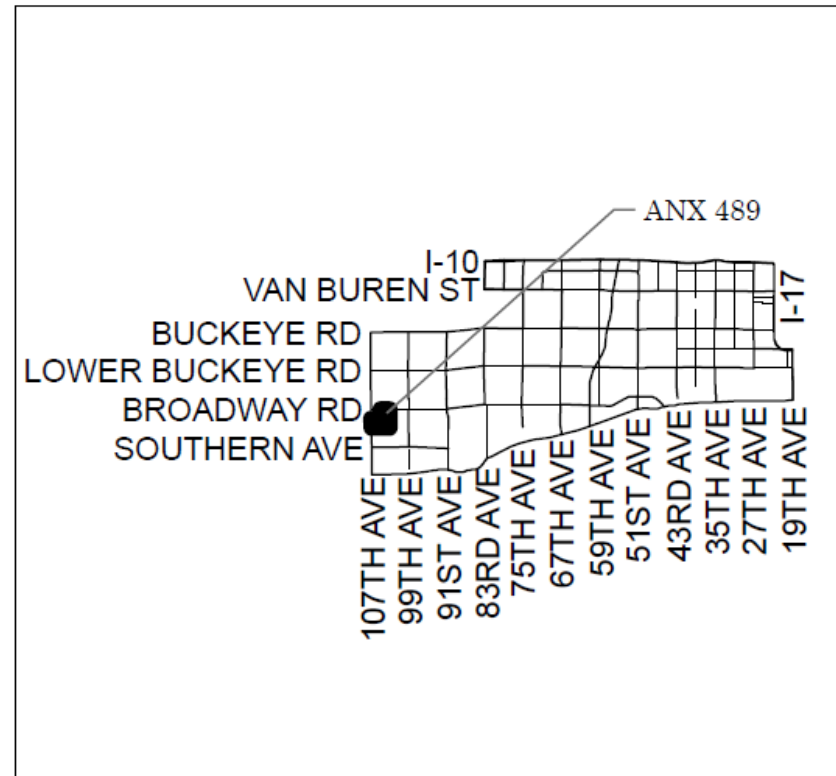
Zoning Case Number: ANX 489

Zoning Overlay: N/A

Planning Village: Estrella



0 500 1,000 2,000 Feet



NOT TO SCALE



Drawn Date: 10/16/2018