

ORDINANCE NO. 574 N.S.

AN ORDINANCE OF THE CITY OF TOLLESON, MARICOPA COUNTY, ARIZONA, AMENDING THE CITY OF TOLLESON ZONING ORDINANCE TO EXPAND THE ZONING DISTRICT KNOWN AS THE DOWNTOWN TOLLESON COMMERCIAL OFFICE RESIDENTIAL ENTERTAINMENT (CORE) DISTRICT, AND AMENDING THE ZONING MAP ACCORDINGLY.

WHEREAS, the City of Tolleson (the “City”) established the Downtown Tolleson CORE Zoning District, as reflected in Ordinance 531 N.S., passed October 22, 2013; and

WHEREAS, the City has initiated an application to amend the City of Tolleson Zoning Ordinance to expand the CORE District from the current approximately 51.21 acres and generally located along Van Buren Road, from 91st Avenue to 97th Avenue; and

WHEREAS, the expanded CORE District will add approximately 6.51 acres located along the west side of 91st Avenue, from Roosevelt Street to Jackson Street; and

WHEREAS, said rezoning application was reviewed by staff and recommended to the Planning and Zoning Commission for approval; and

WHEREAS, the Planning and Zoning Commission reviewed the rezoning application, held a public hearing on said rezoning application on June 27, 2017, and recommends approval of the rezoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

SECTION 1. Those properties as legally described and depicted in Exhibit A hereto, are hereby rezoned Tolleson Downtown CORE District.

SECTION 2. The City Manager is directed, upon the effective date of this Ordinance, to cause the amendment of the City’s zoning map to reflect the new zoning of the property.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the City Council of the City of Tolleson, Arizona this 27th day of June, 2017.



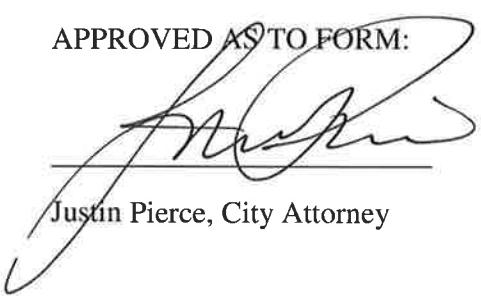
Anna Tovar, Mayor

ATTEST:



Crystal Zamora, City Clerk

APPROVED AS TO FORM:



Justin Pierce, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 574 N.S.
[Legal Description and Depiction of Subject Property]
See following pages.

LEGAL DESCRIPTION:

REAL PROPERTY LOCATED IN SECTIONS 4 and 9, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT ONE (1) TRACT G AND LOT SEVENTEEN (17) TRACT F, SUBDIVISION OF TRACTS F, G, M AND N, BADEN SUBDIVISION, ACCORDING TO BOOK 73 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

THE NORTH 131.75 FEET OF THE SOUTH 147.75 FEET OF THE EAST 50.00 FEET OF THE WEST 150.00 FEET OF THE EAST 300.00 FEET OF TRACT F, BADEN SUBDIVISION, ACCORDING TO BOOK 17 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

THE NORTH 131.75 FEET OF THE SOUTH 147.75 FEET OF THE EAST 50.00 FEET OF THE WEST 100.00 FEET OF THE WEST 150.00 FEET OF THE EAST 300.00 FEET OF TRACT F, BADEN SUBDIVISION, ACCORDING TO BOOK 17 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

THE NORTH 131.75 FEET OF THE SOUTH 147.75 FEET OF THE WEST 50.00 FEET OF THE WEST 150.00 FEET OF THE EAST 300.00 FEET OF TRACT F, BADEN SUBDIVISION, ACCORDING TO BOOK 17 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

THE NORTH 131.75 FEET OF THE SOUTH 147.75 FEET OF THE EAST 150.00 FEET OF THE EAST 300.00 FEET OF TRACT F, BADEN SUBDIVISION, ACCORDING TO BOOK 17 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOT ONE (1), TRACT D AND LOT TWENTY-FOUR (24), TRACT E, SUBDIVISION OF TRACTS D, E, K AND L OF BADEN SUBDIVISION, ACCORDING TO BOOK 37 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOT ONE (1), CARNICERIA, ACCORDING TO BOOK 1030 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOT ONE (1), McKINLEY CORNER, ACCORDING TO BOOK 1088 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOTS ONE (1) AND TWENTY-FOUR (24), TRACT B AND LOTS ONE (1) AND TWENTY-FOUR (24), TRACT C, SUBDIVISION OF TRACTS B, C, I AND J OF BADEN SUBDIVISION, ACCORDING TO BOOK 32 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOTS ONE (1) AND TWENTY-FOUR (24), TRACT A, SUBDIVISION OF TRACTS A AND H OF BADEN SUBDIVISION, ACCORDING TO BOOK 21 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

LOTS ONE (1) AND TWO (2), BLOCK THREE (3), BADEN SUBDIVISION, ACCORDING TO BOOK 17 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

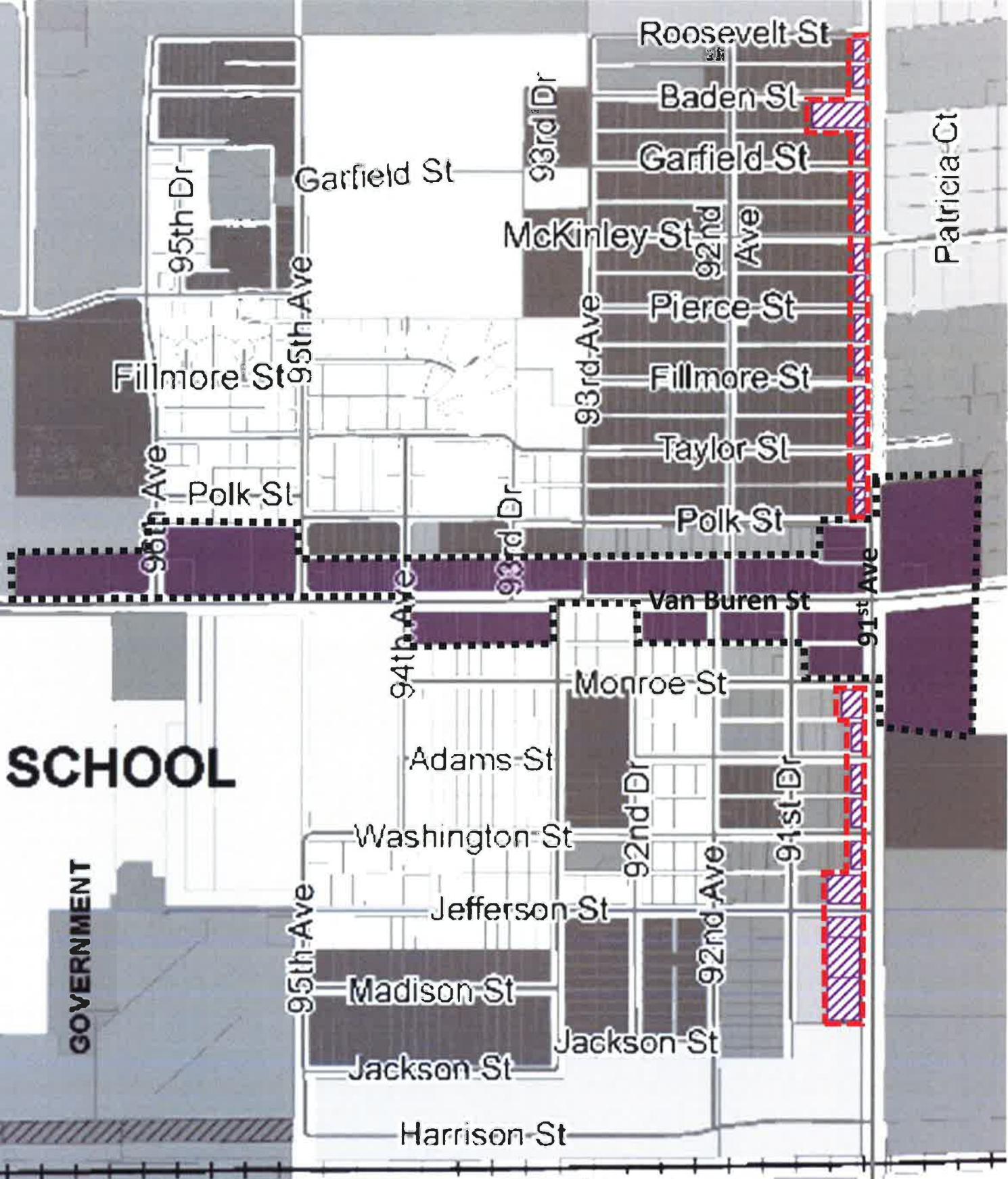
LOTS THIRTEEN (13), FIFTEEN (15), SEVENTEEN (17), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK TWO (2) AND LOTS FOURTEEN (14), SIXTEEN (16), EIGHTEEN (18), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK THREE (3) AND LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK FOUR (4) TOWNSITE OF TOLLESON, ACCORDING TO BOOK 28 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY;

TOGETHER WITH,

THE WEST 160 FEET OF THE EAST 200 FEET OF THE NORTH 66.50 FEET OF THE SOUTH 1151.50 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

TOGETHER WITH,

THE WEST 150 FEET OF THE EAST 190 FEET OF THE NORTH 420 FEET OF THE SOUTH 1085 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



Legend

 Existing CORE Zoning District
 Expanded CORE Zoning District

 Existing CORE Boundary Area
 Expanded CORE Boundary Area

