

ORDINANCE NO. 06-10

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 05.14 AND PAD 05.15 FOR THE DEVELOPMENT OF APPROXIMATELY 2,179 ACRES GENERALLY BOUNDED BY JOHN WAYNE PARKWAY ON THE WEST, PETERS AND NALL ROAD ON THE SOUTH, PORTER ROAD ALONG THE NORTHEAST HALF AND ONE-HALF MILE WEST OF WHITE AND PARKER ROAD AND FARRELL ROAD TO THE NORTH. THE PARCELS OF LAND ARE SITUATED IN SECTIONS 2, 3, 11 AND A PORTION OF SECTION 12 OF TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH IS KNOWN AS AVALEA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

Section 1: That Section 16-1-4(B) of the Maricopa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case ZON 05.14 and PAD 05.15, signed by the Mayor and City Clerk, which is attached to this Ordinance as Exhibit "1" and declared a part hereof, changing the below described property on approximately 2,179 acres from CR-1, CR-2, CR-3, CR-4, CB-1, CB-2, CB-2 SR, PAD Overlay to CR-2, CR-3 (Single Family Residential), CR-4 (Multi-Family Residential), CR-5 (Multi-Family Residential), TR (Transitional Zoning), CB-2 (Commercial) and SR (Golf Course) PAD.

LEGAL DESCRIPTION

Parcel 1: Petra North Parcel

A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°38'08" WEST, A DISTANCE OF 2611.61 FEET;

THENCE SOUTH 89°51'30" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'30" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1836.84 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°06'49" WEST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 89°51'30" EAST, PARALLEL WITH AND 220.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 264.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00°06'49" EAST, A DISTANCE OF 220.00 FEET TO SAID NORTH LINE;

THENCE SOUTH 89°51'30" EAST ALONG SAID NORTH LINE, A DISTANCE OF 162.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°06'49" WEST, A DISTANCE OF 210.00 FEET;

THENCE SOUTH 89°51'30" EAST, PARALLEL WITH AND 210.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 131.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00°06'49" WEST, A DISTANCE OF 2833.73 FEET;

THENCE SOUTH 67°48'02" WEST, A DISTANCE OF 175.49 FEET TO THE BEGINNING OF A 5000.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°48'30", AN ARC LENGTH OF 1990.40 FEET;

THENCE NORTH 89°23'28" WEST, A DISTANCE OF 321.67 FEET;

THENCE NORTH 00°31'22" EAST, A DISTANCE OF 878.48 FEET;

THENCE NORTH 00°40'25" EAST, A DISTANCE OF 2604.62 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL GROSS AREA CONTAINS 8,016,171 SQUARE FEET OR 184.03 ACRES, MORE OR LESS.

THE NORTH 33.00 FEET OF SECTION 3 WITHIN THE SUBJECT PARCEL IS A ROADWAY EASEMENT WHICH CONTAINS 65,967 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

SUBJECT PARCEL NET AREA CONTAINS 7,950,204 SQUARE FEET OR 182.51 ACRES, MORE OR LESS.

Parcel 2: Petra South Parcel

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SECTION 3 BEARS SOUTH 89°44'59" EAST, A DISTANCE OF 5338.69 FEET;

THENCE SOUTH 89°44'59" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 150.26 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°40'25" EAST, A DISTANCE OF 737.85 FEET;

THENCE NORTH 00°31'22" EAST, A DISTANCE OF 1,021.21 FEET;

THENCE SOUTH 89°23'28" EAST, A DISTANCE OF 321.67 FEET TO THE BEGINNING OF A 5,000.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°48'30", AN ARC LENGTH OF 1,990.40 FEET;

THENCE NORTH 67°48'02" EAST, A DISTANCE OF 175.49 FEET TO THE WEST LINE OF PROPOSED FULTON 320 PARCEL;

THENCE SOUTH 00°06'49" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,202.86 FEET TO SAID SOUTH LINE OF SECTION 3;

THENCE DEPARTING SAID WEST LINE, NORTH 89°44'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,440.09 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL GROSS AREA CONTAINS 4,578,190 SQUARE FEET OR 105.10 ACRES, MORE OR LESS.

THE SOUTH 33 FEET OF THE SUBJECT PARCEL IS A ROADWAY EASEMENT WHICH CONTAINS 80,518 SQUARE FEET OR 1.85 ACRES, MORE OR LESS.

SUBJECT PARCEL NET AREA CONTAINS 4,497,672 SQUARE FEET OR 103.25 ACRES, MORE OR LESS.

Parcel 3: Fulton 320 Parcel

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 00°23'38" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 5,252.02 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE DEPARTING SAID EAST LINE, NORTH 89°44'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2,748.35 FEET TO THE EAST LINE OF PROPOSED PETRA SOUTH PARCEL;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°06'49" EAST, ALONG SAID EAST LINE, A DISTANCE OF 5,036.59 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°51'30" EAST, A DISTANCE OF 79.00 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 3;

THENCE NORTH 00°06'49" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 210.00 FEET TO THE NORTH LINE OF SAID SECTION 3;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89°51'30" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,622.82 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL GROSS AREA CONTAINS 14,287,809 SQUARE FEET OR 328.00 ACRES, MORE OR LESS.

THE SOUTH, EAST AND NORTH 33 FEET OF THE SUBJECT PARCEL ARE ROADWAY EASEMENTS WHICH CONTAIN 348,386 SQUARE FEET OR 8.00 ACRES, MORE OR LESS.

SUBJECT PARCEL NET AREA CONTAINS 13,939,423 SQUARE FEET OR 320.00 ACRES, MORE OR LESS.

Parcel 4: Purchase Balance Parcel

PORTIONS OF SECTION 2, SECTION 11 AND THE WEST HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 89°49'42" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 5,246.55 FEET TO THE NORTHEAST CORNER OF SECTION 2;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 2,746.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 00°26'48" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 2,746.63 FEET TO THE SOUTHEAST CORNER OF SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SECTION 12;

THENCE DEPARTING SAID EAST LINE, NORTH 89°06'57" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 2,647.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 00°02'59" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 4,274.45 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 87°01'39" WEST, A DISTANCE OF 229.58 FEET;

THENCE SOUTH 00°02'59" EAST, A DISTANCE OF 951.32 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 87°01'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,394.69 FEET TO THE SOUTHWEST CORNER OF SECTION 12; ALSO BEING THE SOUTHEAST CORNER OF SECTION 11;

THENCE NORTH 89°41'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 5,196.39 FEET TO THE SOUTHWEST CORNER OF SECTION 11;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°01'39" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 5,278.00 FEET TO THE NORTHWEST CORNER OF SECTION 11, ALSO BEING THE SOUTHWEST CORNER OF SECTION 2;

THENCE NORTH 00°23'38" WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 5,252.02 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL GROSS AREA CONTAINS 68,040,915 SQUARE FEET OR 1,562.00 ACRES, MORE OR LESS.

THE NORTH AND EAST 33 FEET OF SECTION 2, THE EAST AND SOUTH 33 FEET OF SECTION 11; THE WEST 33 FEET OF SECTION 12; AND THE SOUTH 33 FEET OF A PORTION OF THE WEST HALF OF SECTION 12 ARE ROADWAY EASEMENTS WHICH CONTAIN 934,925 SQUARE FEET OR 21.46 ACRES, MORE OR LESS.

SUBJECT PARCEL NET AREA CONTAINS 67,105,990 SQUARE FEET OR 1540.54 ACRES, MORE OR LESS

Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 05.14 and PAD 05.15 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3: To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

Section 4: This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.


PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 1st day of August, 2006.

APPROVED:



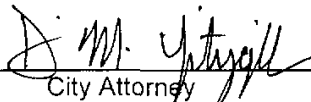
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

EXHIBIT "1"

COMMUNITY DEVELOPMENT

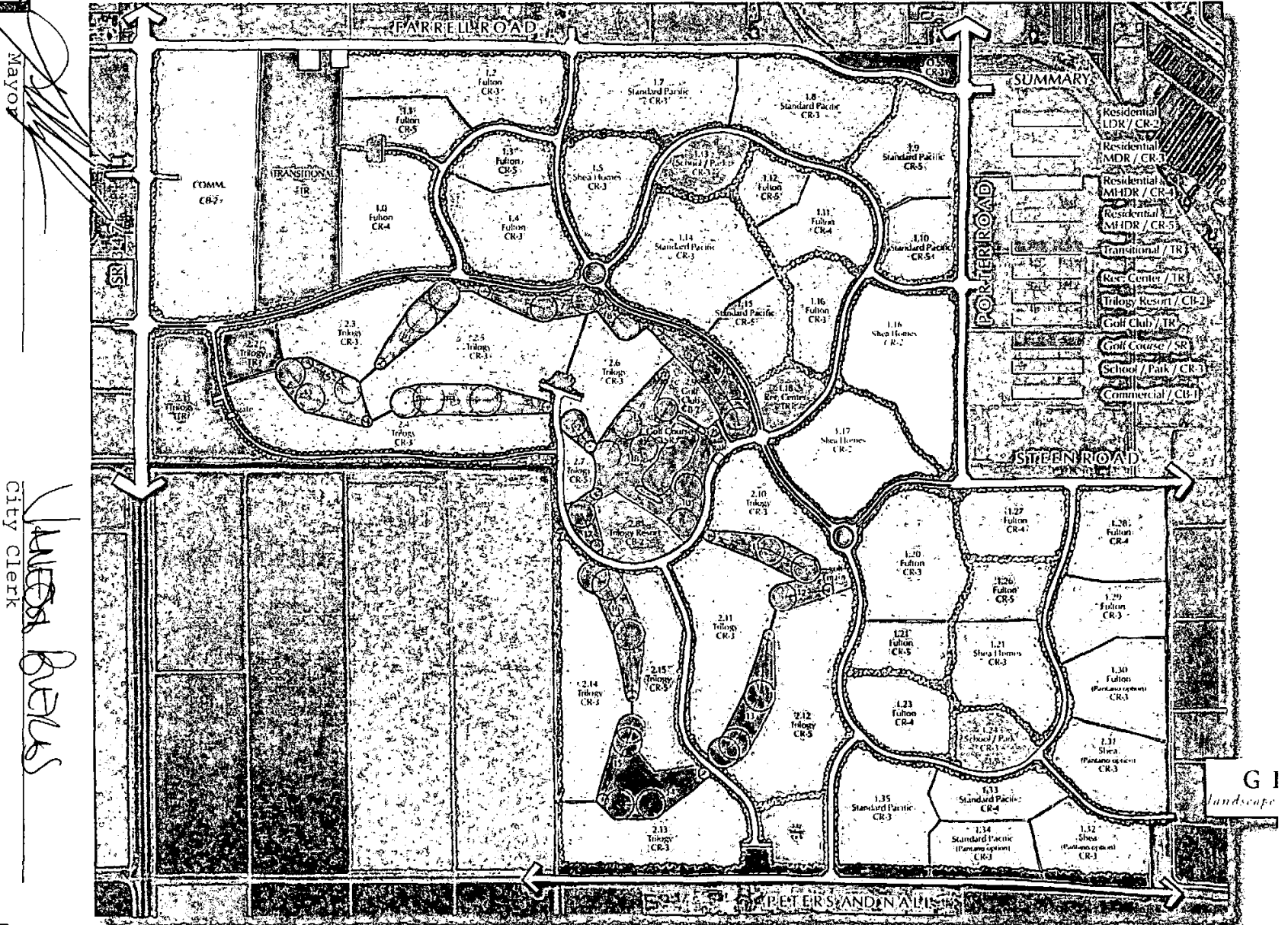


FIGURE 12: CONCEPTUAL ILLUSTRATIVE LAND USE PLAN