

ORDINANCE NO. 16-14

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE 16-01 FOR APPROXIMATELY 52 ACRES GENERALLY SITUATED WEST OF NORTH ROOSEVELT AVENUE BETWEEN STATE ROUTE 238 AND WEST GARVEY AVENUE WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 21 OF TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on November 4, 2014, the City adopted as a public record a new zoning code pursuant to Chapter 16 of the Maricopa City Code; and,

WHEREAS, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 52 acres from the CI-2 (Industrial Zone) as defined in the City's previous Zoning Code to LI (Light Industrial) as defined in the City's new Zoning Code, which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and,

WHEREAS, the City's Planning and Zoning Commission held a public hearing on October 10, 2016, in zoning case #ZON 16-01, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property known as the Estrella Gin Industrial Park.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That certain document entitled "MARICOPA ZONING MAP AMENDMENT 16-01", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 52 acres from CI-2 (Industrial Zone) to LI (Light Industrial) is hereby adopted and declared to be a public record, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 16-01 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 November, 2016.

APPROVED:



Christian Price
Mayor

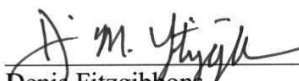
ATTEST:



Vanessa Bueras
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT 2
Legal Description

LOTS 1, 2, AND 3 OF FINAL PLAT ESTRELLA GIN BUSINESS PARK RECORDED IN PLAT FEE #2016-059695.

MARICOPA ZONING MAP AMENDMENT 16-01



MAP LEGEND



PROPOSED ZONE CHANGE FROM (CI-2)
INDUSTRIAL ZONE TO LIGHT INDUSTRIAL (LI)