

ORDINANCE NO. 17-09

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 17-01 FOR APPROXIMATELY 31.18 ACRES GENERALLY SITUATED NORTHWEST OF THE NORTHWEST CORNER OF POWERS PARKWAY AND PLACONE ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 13 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 31.18 acres from CI-2 (Industrial Zone) as defined in the City's previous Zoning Code to GI (General 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 August 24, 2017, in zoning case #ZON 17-01, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property.

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

Section 1. That certain document known as "MARICOPA ZONING MAP AMENDMENT 17-01", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 31.18 acres from CI-2 (Industrial Zone) to GI (General 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 17-01 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.

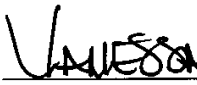
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 19th day of September, 2017.

APPROVED:

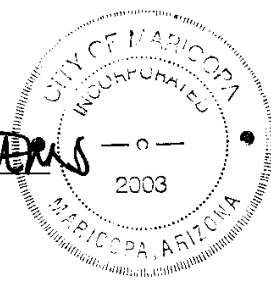


Christian Price
Mayor

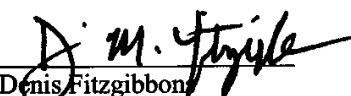
ATTEST:



Vanessa Bueras
City Clerk

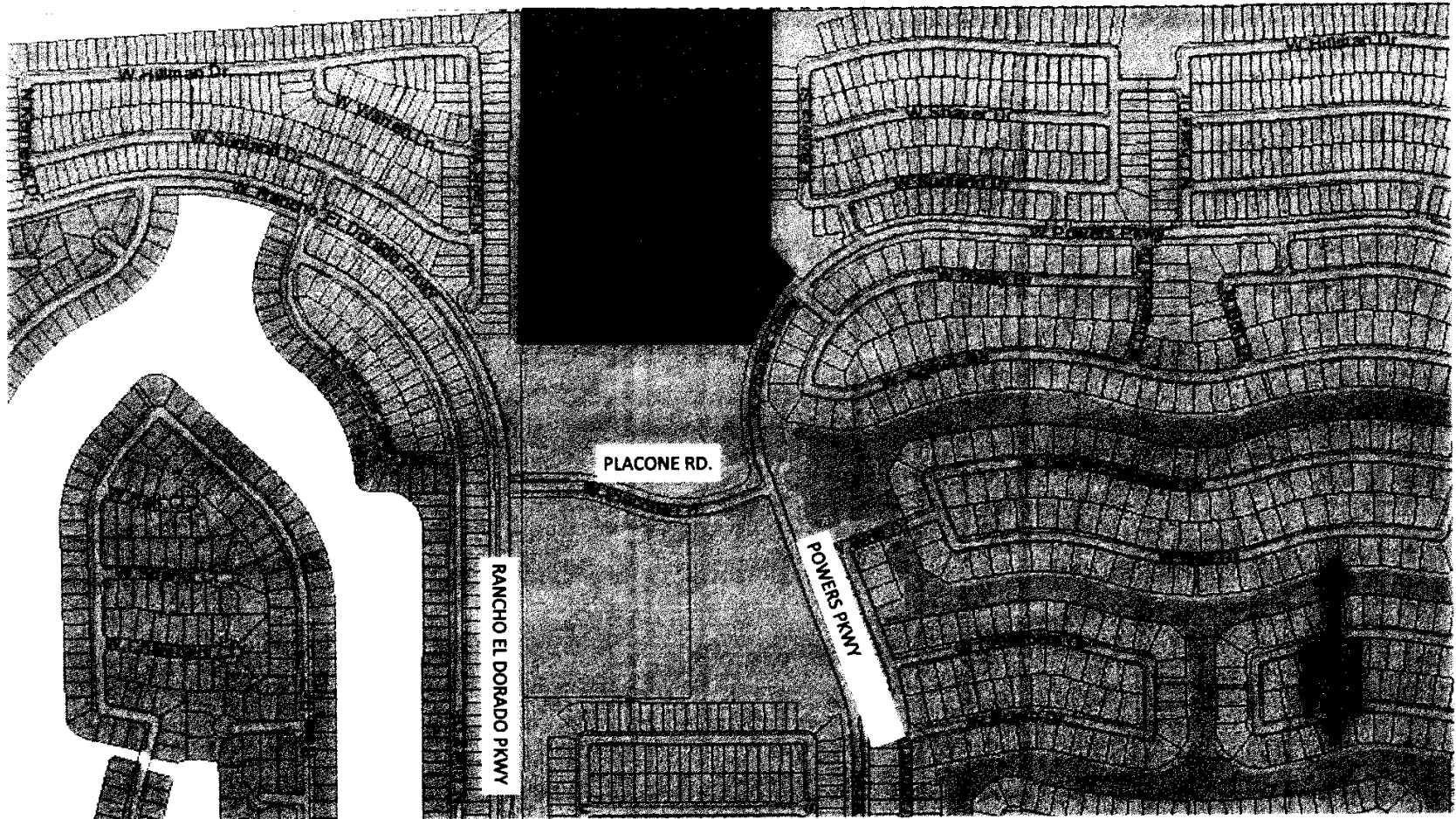


APPROVED AS TO FORM:



Denis Fitzgibbon
City Attorney

MARICOPA AMENDED ZONING MAP



MAP LEGEND

 CR-3 Zoning

 SR Zoning

 PROPOSE ZONE CHANGE FROM CI-2 to GI ZONING

PARCEL NO. 1:

TRACTS DD AND EE, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR RANCHO EL DORADO, AS RECORDED IN THE OFFICE OF THE PINAL COUNTY RECORDER AT CABINET C, SLIDE 172, PINAL COUNTY, ARIZONA; AFFIDAVIT OF CORRECTION RECORDED AS 2001-017062 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2001-050962 OF OFFICIAL RECORDS.

PARCEL NO. 2:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, MARKED BY A GLO BRASS CAP FROM WHICH THE NORTH QUARTER CORNER OF SECTION 13, MARKED BY A GLO BRASS CAP, BEARS NORTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, A DISTANCE OF 2,655.12 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, 122.46 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13 TO THE NORTHEAST CORNER OF TRACT "GG" OF PARCEL MAP FOR RANCHO EL DORADO PHASE II, ACCORDING TO CABINET D, SLIDE 130, RECORDS OF PINAL COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREE 04 MINUTE 17 SECONDS WEST, 58.41 FEET ALONG THE EAST LINE OF SAID TRACT "GG";

THENCE SOUTH 0 DEGREE 16 MINUTES 32 SECONDS WEST, 1291.63 FEET ALONG THE EAST LINE OF SAID TRACT "GG";

THENCE NORTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, 937.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 68 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 800.00 FEET;

THENCE NORTHEASTERLY 320.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22 DEGREES 58 MINUTES 26 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 45 DEGREES 57 MINUTES 03 SECONDS WEST, 148.77 FEET;

THENCE NORTH 0 DEGREE 16 MINUTE 33 SECONDS EAST, 978.25 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS WEST, 412.49 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13 TO THE NORTHEAST CORNER OF TRACT "DD" OF PARCEL MAP FOR RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 0 DEGREE 03 MINUTE 51 SECONDS WEST, 61.98 FEET ALONG THE EAST LINE OF SAID TRACT "DD";

THENCE SOUTH 0 DEGREE 16 MINUTES 32 SECONDS WEST, 748.02 FEET ALONG THE EAST LINE OF SAID TRACT "DD";

THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS WEST, 537.80 FEET ALONG THE SOUTH LINE

OF SAID TRACT "DD";

THENCE NORTH 0 DEGREE 16 MINUTES 32 SECONDS EAST, 751.29 FEET ALONG THE WEST LINE OF SAID TRACT "DD" AND THE WEST LINE OF TRACT "EE" OF SAID PARCEL MAP FOR RANCHO EL DORADO;

THENCE NORTH 0 DEGREE 03 MINUTE 51 SECONDS EAST, 58.71 FEET ALONG THE WEST LINE OF SAID TRACT "EE" TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS WEST, 49.99 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING.