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CITY OF MARICOPA



**OFFICIAL RECORDS OF
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(The above space reserved for recording information)

ORDINANCE NO 18-10

DOCUMENT TITLE

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ORDINANCE NO. 18-10

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 # ZON18-01 FOR APPROXIMATELY 5.83 ACRES GENERALLY SITUATED ON THE SOUTHWEST CORNER OF PORTER ROAD AND THE SHEA WAY ALIGNMENT WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 35 AND A PORTION OF SECTION 36 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, applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 5.83 acres from CI-1 (Light Industry Warehouse Zone) PAD (Planned Area Development) as defined in the City's previous Zoning Code to MU-G (General Mixed Use) 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 September 10, 2018, in zoning case #ZON 18-01, 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 18-01", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 5.83 acres from CI-1 (Light Industry Warehouse Zone) PAD (Planned Area Development) as defined in the City's previous Zoning Code to MU-G (General Mixed Use) as defined in the City's new Zoning Code 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 18-01 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.

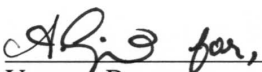
Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 2nd day of October, 2018.

APPROVED:



Christian Price
Mayor

ATTEST:

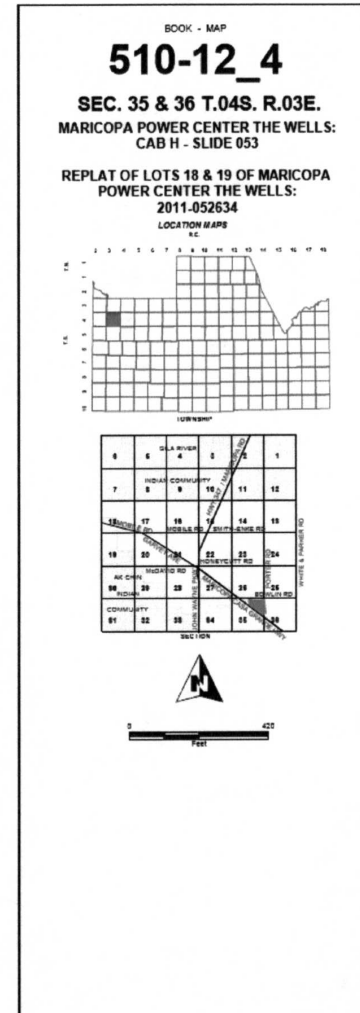
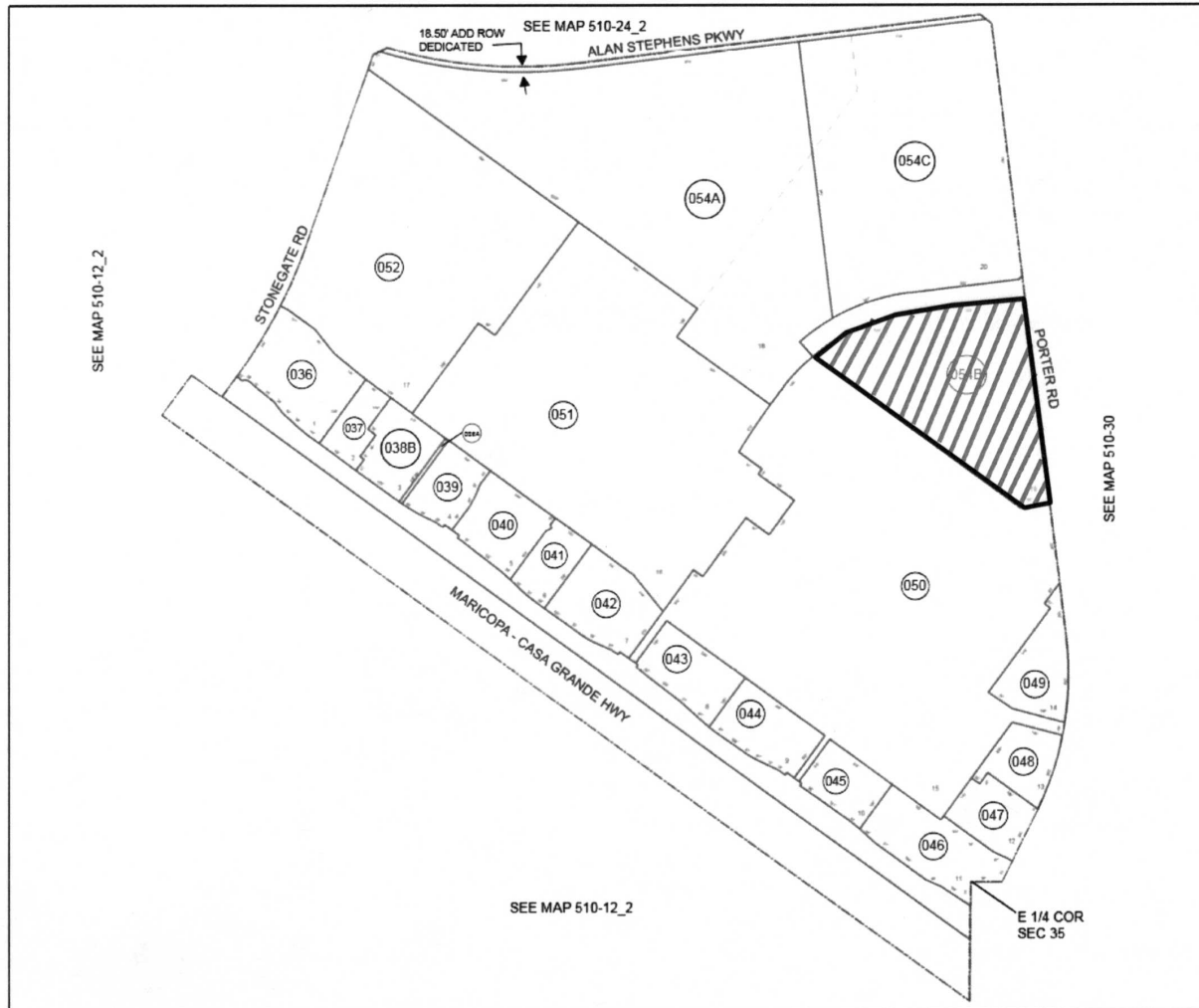

Vanessa Bueras
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

CITY OF MARICOPA AMENDED ZONING MAP



 ZONE CHANGE FROM CI-I PAD TO MU-G

EXHIBIT 2

LEGAL DESCRIPTION

LOT 19 OF THE "REPLAT OF LOTS 18 & 19 OF MARICOPA POWER CENTER THE WELLS" AS RECORDED, 2011-052634, PCR, AND LOCATED IN A PORTION OF SECTION 36, AND A PORTION OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.