

ORDINANCE NO. 18-12

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 #ZON 18-04 FOR APPROXIMATELY 9.21 ACRES OF LAND GENERALLY SITUATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH JOHN WAYNE PARKWAY (SR-347) AND MARTIN LUTHER KING JR. BLVD., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34 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 9.21 acres from TR (Transitional Zone) 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 November 13, 2018, in zoning case #ZON 18-04, 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 18-04", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 9.21 acres from TR (Transitional Zone) 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 18-04 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.

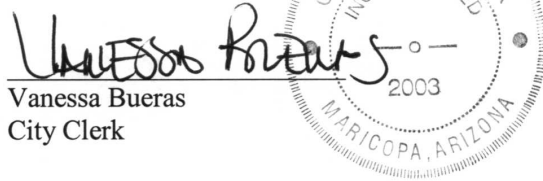
Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 4th day of December, 2018.

APPROVED:

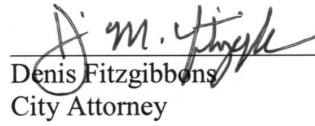

Christian Price
Mayor

ATTEST:


Vanessa Bueras
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

LOT 1 LEGAL DESCRIPTION

A parcel of land lying within the northwest quarter of Section 34, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 34, a PK nail with no identification, from which the west quarter corner of said section, a PK nail with no identification, bears South 00°06'47" East (basis of bearing), a distance of 2631.62 feet;

THENCE along the west line of said section, South 00°06'47" East, a distance of 1362.38 feet;

THENCE leaving said west line, North 89°53'13" East, a distance of 259.42 feet, to a point on the proposed southerly right-of-way line of Martin Luther King Jr Blvd and the POINT OF BEGINNING;

THENCE along said right-of-way line, North 89°19'29" East, a distance of 342.67 feet, to the beginning of a curve;

THENCE northeasterly along said curve, having a radius of 340.00 feet, concave northwesterly, through a central angle of 46°36'03", a distance of 276.54 feet, to a point of intersection with a non-tangent curve;

THENCE leaving said right-of-way line, southeasterly along said curve, having a radius of 366.50 feet, concave southwesterly, whose radius bears South 36°17'39" West, through a central angle of 53°48'12", a distance of 344.16 feet, to the curve's end;

THENCE South 00°05'51" West, a distance of 265.60 feet;

THENCE North 90°00'00" West, a distance of 50.00 feet;

THENCE South 00°05'51" West, a distance of 50.00 feet;

THENCE North 90°00'00" West, a distance of 736.76 feet;

THENCE North 10°05'12" West, a distance of 102.59 feet;

THENCE North 00°40'57" West, a distance of 157.72 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said curve, having a radius of 84.00 feet, concave easterly, whose radius bears North 89°15'03" East, through a central angle of 30°04'25", a distance of 44.09 feet, to a point of intersection with a non-tangent line;

THENCE North 29°18'05" East, a distance of 90.51 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said curve, having a radius of 100.00 feet, concave westerly, whose radius bears North 58°14'40" West, through a central angle of 34°36'37", a distance of 60.41 feet, to a point of intersection with a non-tangent line;

THENCE North 00°40'57" West, a distance of 60.80 feet, to the POINT OF BEGINNING.