

**ORDINANCE NO. 19-08**

**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 19-01 FOR APPROXIMATELY 28.65 ACRES OF LAND GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF THE WEST HALF OF SECTION 33 OF TOWNSHIP 4 SOUTH, RANGE 4 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 28.65 acres from GR (General Rural) as defined in the City's previous Zoning Code to RS-5 (Medium Density Residential) 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 July 8, 2019, in zoning case #ZON 19-01, 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 19-01", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 28.65 acres from GR (General Rural) as defined in the City's previous Zoning Code to RS-5 (Medium Density Residential) 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 19-01 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.

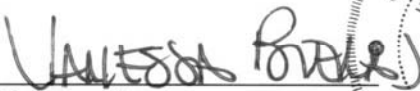
**Section 4.** This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 6<sup>th</sup> day of August, 2019.

APPROVED:

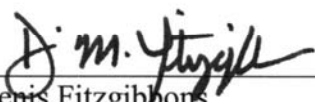
  
\_\_\_\_\_  
Christian Price  
Mayor

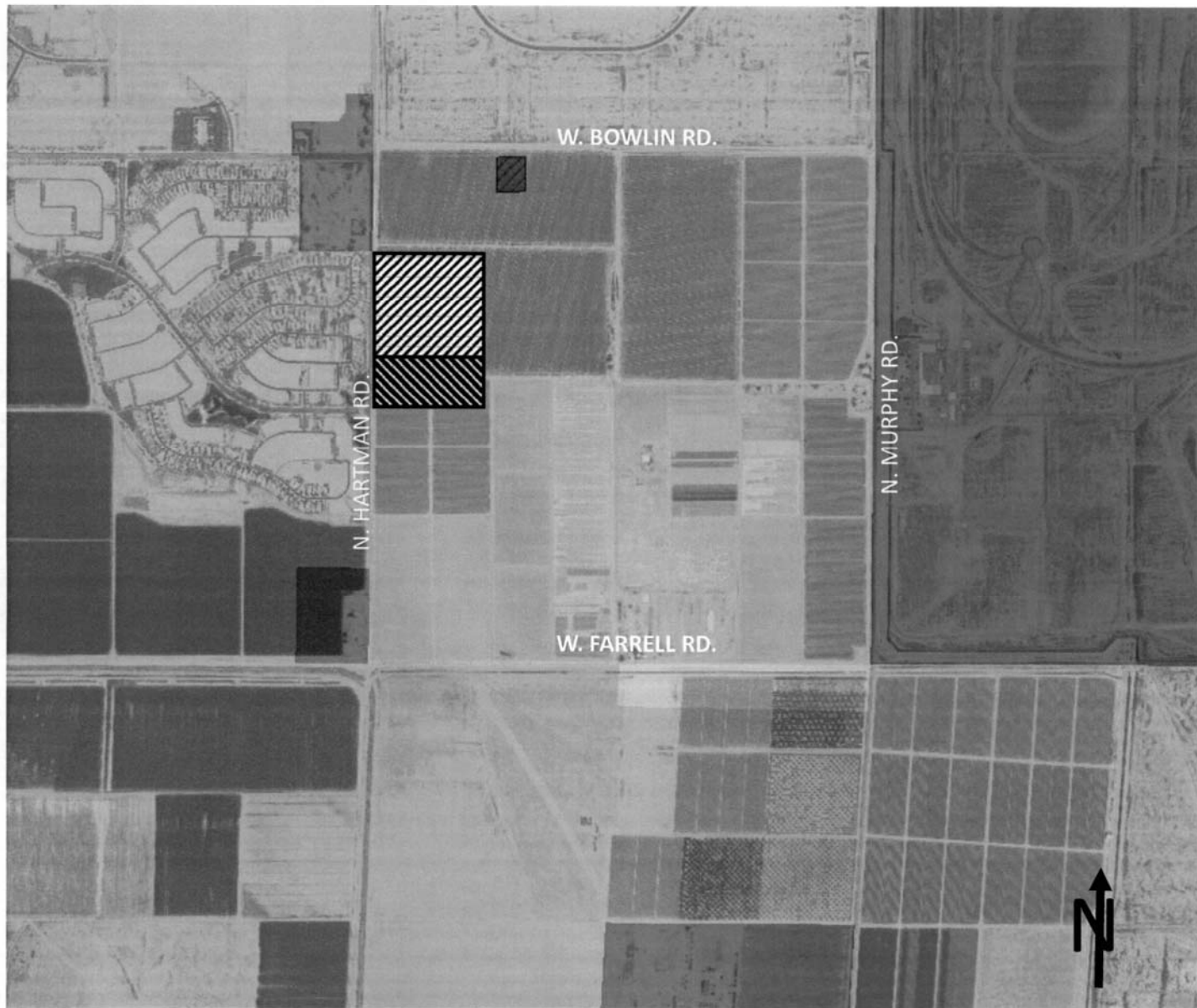
ATTEST:

  
\_\_\_\_\_  
Vanessa Bueras  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Denis Fitzgibbons  
City Attorney



### LEGEND

- |   |   |
|---|---|
|  CI-2 INDUSTRIAL                   |  CB-2 - GENERAL BUSINESS   |
|  GR - GENRAL RURAL                 |  GR - GENERAL RURAL        |
|  RS-5 (PROPOSED ZONE CHANGE)       |  CR-5 - MULTIPLE RESIDENCE |
|  RS-5 - Medium Density Residential |   |



**Legal Description  
ANDERSON FARMS PHASE 1B  
City of Maricopa, Arizona**

Job No. 17-497

June 28, 2019

A portion of the Northwest quarter of Section 33, Township 4 South, Range 4 East of the Gila and Salt River Meridian, described as follows:

COMMENCING at the West quarter corner of said Section 33, said point being marked by a brass cap in hand hole, from which the Northwest corner of said Section 33, said point being marked by a brass cap in hand hole, bears North 00 degrees 32 minutes 46 seconds East, a distance of 2639.89 feet;

thence along the west line of said Northwest quarter, North 0 degrees 32 minutes 46 seconds East, 735.10 feet to the POINT OF BEGINNING;

thence continuing along said west line, North 0 degrees 32 minutes 46 seconds East, 982.46 feet;

thence South 89 degrees 11 minutes 22 seconds East, 1225.32 feet;

thence South 0 degrees 24 minutes 10 seconds East, 1006.38 feet;

thence South 89 degrees 35 minutes 50 seconds West, 1046.31 feet;

thence North 0 degrees 24 minutes 10 seconds West, 50.00 feet;

thence South 89 degrees 35 minutes 50 seconds West, 195.01 feet to the POINT OF BEGINNING.

Contains 1,247,810 square feet or 28.6458 acres, more or less.



OCOTILLO ROAD

NORTHWEST CORNER  
SECTION 33 T4S, R4E  
FOUND BRASS CAP IN HAND HOLE

S89°11'22"E 1225.32'

HARTMAN ROAD

BASIS OF BEARINGS

N0°32'46"E 2639.89'

982.46'

SUBJECT PROPERTY

S0°24'10"E 1006.36'

POB

N0°24'10"W 50.00'

S89°35'50"W 1046.31'

S89°35'50"W 195.01'

735.10'

POC  
WEST QUARTER CORNER  
SECTION 33 T4S, R4E  
FOUND BRASS CAP IN HAND HOLE



17-497

EXHIBIT

ANDERSON FARMS PHASE 1B  
City of Maricopa, Arizona

