ORDINANCE NO. 20-04-A

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 19-11 FOR APPROXIMATELY 1.25 ACRES OF LAND GENERALLY LOCATED EAST OF GUNSMOKE ROAD AND SOUTH OF MAGNOLIA ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 25 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 1.25 acres from GR (General Rural) as defined in the City's old 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 May 11, 2020, in zoning case #ZON 19-11, 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 20-04", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 1.25 acres from GR (General Rural) as defined in the City's old 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 19-11 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 June, 2020.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, CMC
City Clerk

CITY OF MARICOPA
INCORPORATED
2003
MARICOPA, ARIZONA

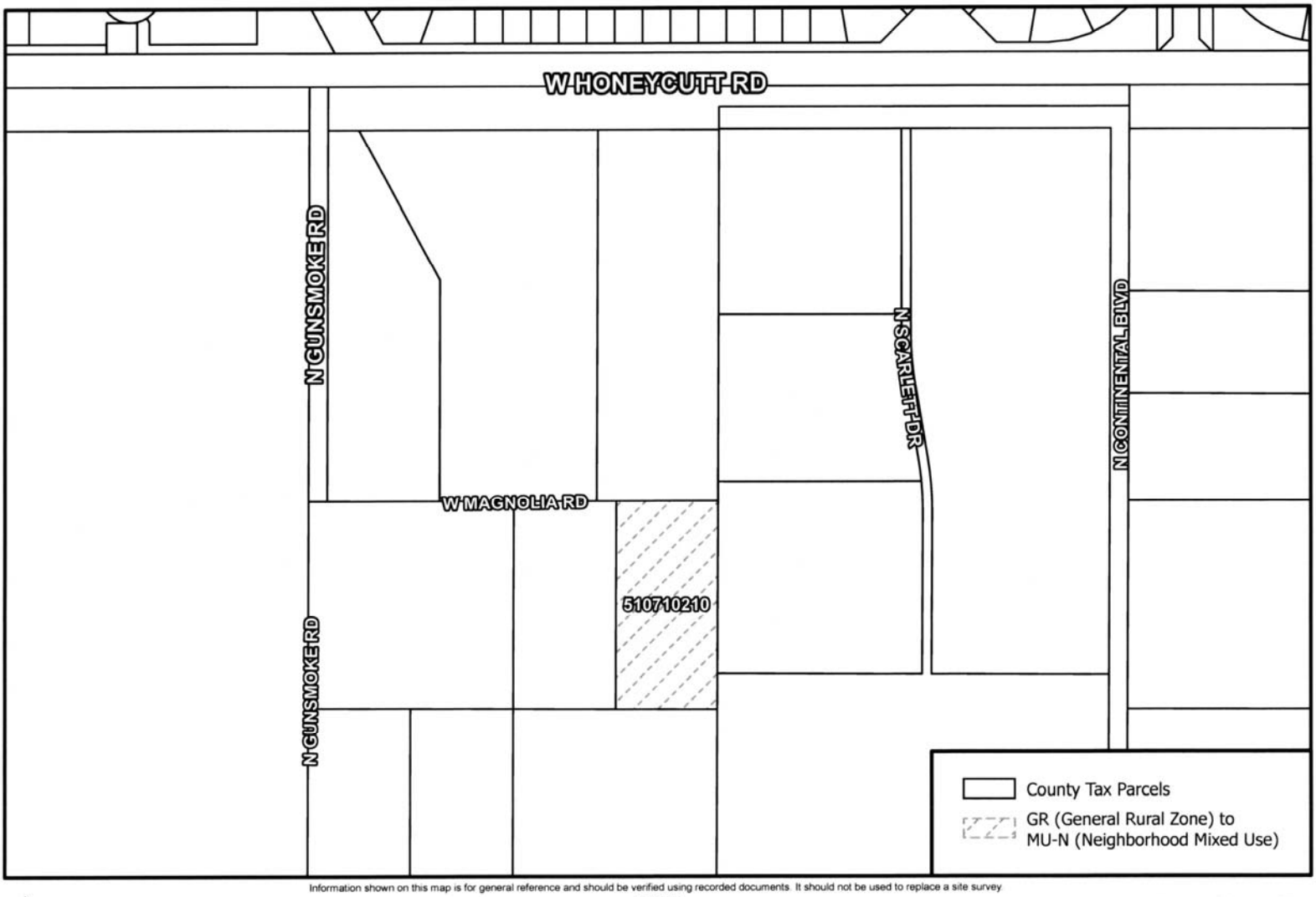
APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

00116288

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

ZON19-08



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

5/20/2020

11" x 8.5"

H:\Projects\Economic and Community Development\2020\Rezone Kooline Plumbing\rezone_kooline_plumbing.aprx

0 100 200 Feet

1 inch = 200 Feet

EXHIBIT 2

Legal Description

The east half of the northeast quarter of the southwest quarter of the northwest quarter of the northeast quarter of section 25, township 4 south, range 3 east, of the Gila and Salt River base and meridian, Pinal County, Arizona. APN: 510-71-0210