

**ORDINANCE NO. 21-20**

**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 REZONE APPROXIMATELY 13 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. PORTER ROAD AND W. APPELEGATE ROAD, JUST NORTH OF MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO GENERAL MIXED USE (MU-G) AS DESCRIBED IN CASE #ZON 21-03. THE PARCEL OF LAND IS LOCATED IN 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 as part of the Maricopa City Code, which has been amended from time to time; and

**WHEREAS**, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 13 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to General Mixed Use (MU-G), 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 October 11, 2021, in zoning case #ZON 21-03, 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 ZON 21-03", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 13 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to General Mixed Use (MU-G), 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 21-03 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 2<sup>nd</sup> day of November, 2021.

APPROVED:


  
Christian Price  
Mayor

ATTEST:

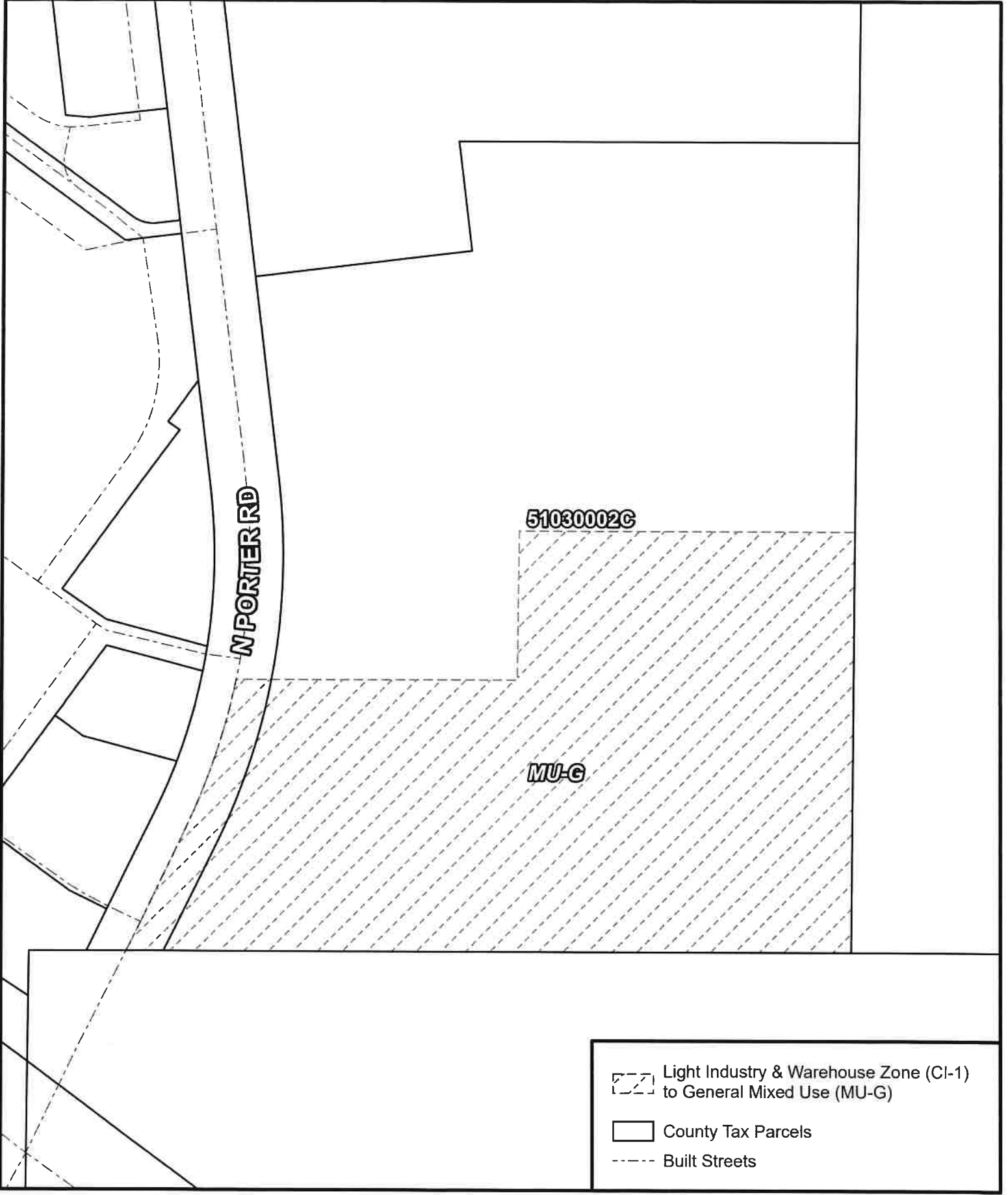
  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

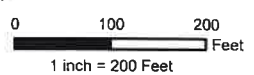
# **EXHIBIT 1**



- Light Industry & Warehouse Zone (CI-1) to General Mixed Use (MU-G)
- County Tax Parcels
- Built Streets

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.

10/25/2021  
8.5" x 11"



## **EXHIBIT 2**

**Legal Description  
For  
El Dorado – 13 Acre Parcel**

Located in the Northwest Quarter of Section 36, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

Commencing at the West Quarter Corner of said Section 36, from which the Northwest Corner of said Section bears North 00°41'43" East, a distance of 2678.84 feet;

Thence South 89°56'05" East, along the South line of said Northwest Quarter, a distance of 216.06 feet to the East Right of Way line of Porter Road and the Point of Beginning;

Thence North 26°10'21" East, along said Right of Way, a distance of 184.53 feet, to the beginning of a 1,055.00 feet curve, concave Northwesterly;

Thence Northeasterly along the arc of said curve, through a central angle of 15°50'27", an arc distance of distance of 291.68 feet;

Thence departing said East Right of Way line, South 79°40'05" East, a distance of 39.00 feet;

Thence South 89°56'05" East, a distance of 352.61 feet;

Thence North 00°35'31" East, a distance of 240.00 feet;

Thence South 89°56'05" East, a distance of 540.00 feet to the East line of the West half of said Northwest Quarter;

Thence South 00°35'31" West, along said East line, a distance of 675.00 feet to the South line of said Northwest Quarter;

Thence departing said East line, North 89°56'05" West, along said South line, a distance of 1,098.94 feet to the Point of Beginning.

Containing 566,164.15 square feet or 13.00 acres, more or less.

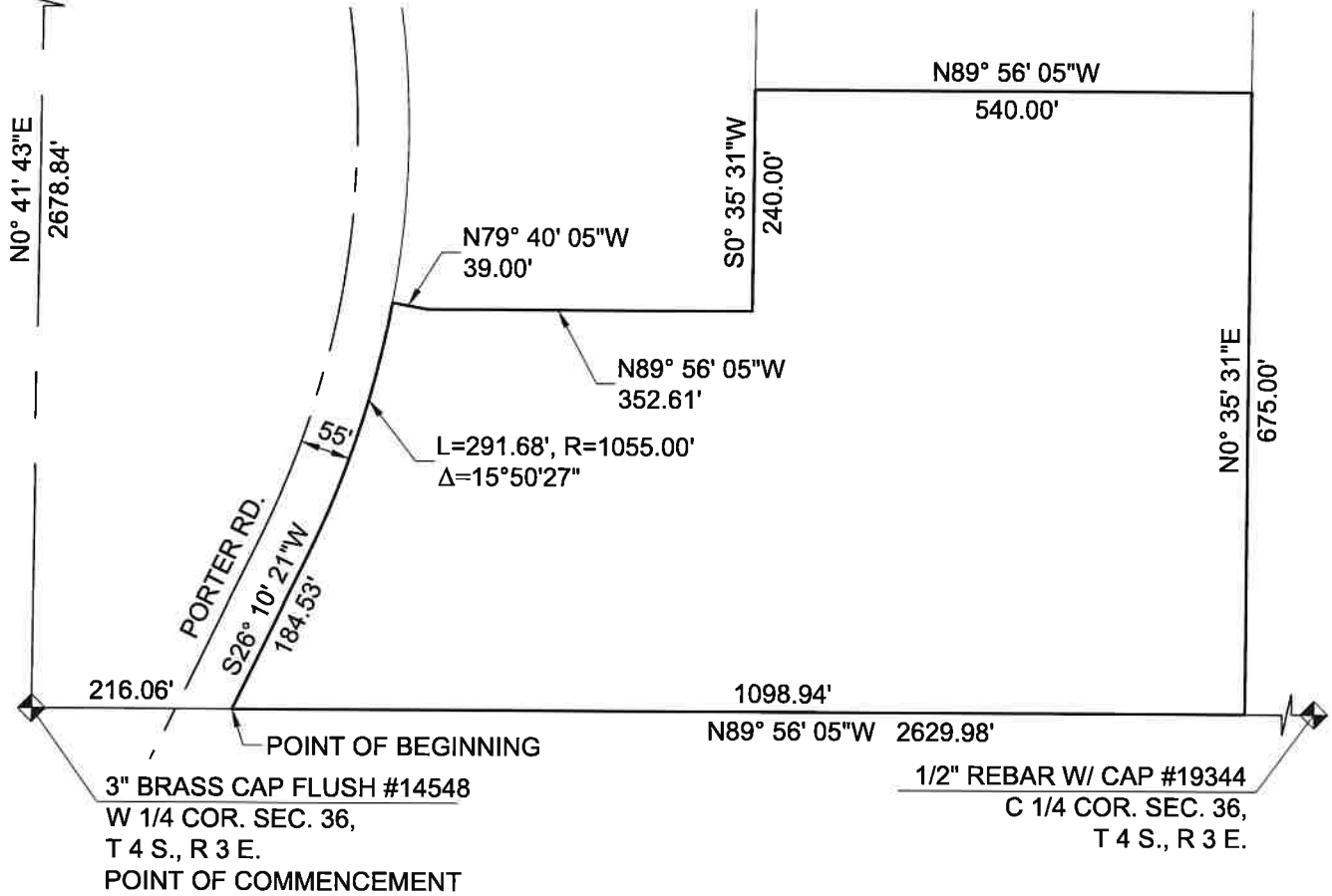
  
48943  
Mitchell H.  
Ragsdale  
3/23/21  
Date Signed  
ARIZONA U.S.A.



N.T.S.



3" BRASS CAP FLUSH #14548  
NW COR. SEC. 36,  
T 4 S., R 3 E.



Plotted: 03/23/21 - 11:07 AM, By: mragdale  
File: M:\1018 El Dorado Holdings-Porter 27-Maricopa\Survey\1018\_EXH\_13.ac.dwg, --> EXH



645 E. MISSOURI AVE., STE. 160  
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.3458

## EXHIBIT

### BOUNDARY

EL DORADO - 13 AC.  
CITY OF MARICOPA

Project No. 1018  
Sheet 1 of 1

Date : 03/23/21