

ORDINANCE NO. 21-23

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 330 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF W. MARICOPA-CASA GRANDE HIGHWAY AND N. HARTMAN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM SINGLE FAMILY RESIDENTIAL (CR-3), GENERAL RURAL (GR) AND GENERAL COMMERCIAL (CB-2) TO A PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-07. THE PARCEL OF LAND IS LOCATED IN SECTION 9 OF TOWNSHIP 5 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 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 330 acres from Single Family Residential (CR-3), General Rural (GR) and General Commercial (CB-2) as defined in the City's old Zoning Code to a Planned Area Development (PAD), 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 8, 2021, in zoning case #PAD 21-07, 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 PAD 21-07", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 330 acres from Single Family Residential (CR-3), General Rural (GR) and General Commercial (CB-2) as defined in the City's old Zoning Code to a Planned Area Development (PAD), 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.

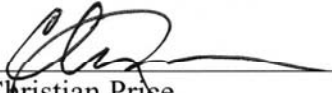
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of Case PAD 21-07 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 7th day of December, 2021.

APPROVED:


Christian Price
Mayor

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:

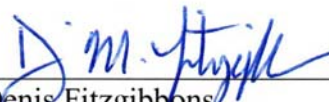
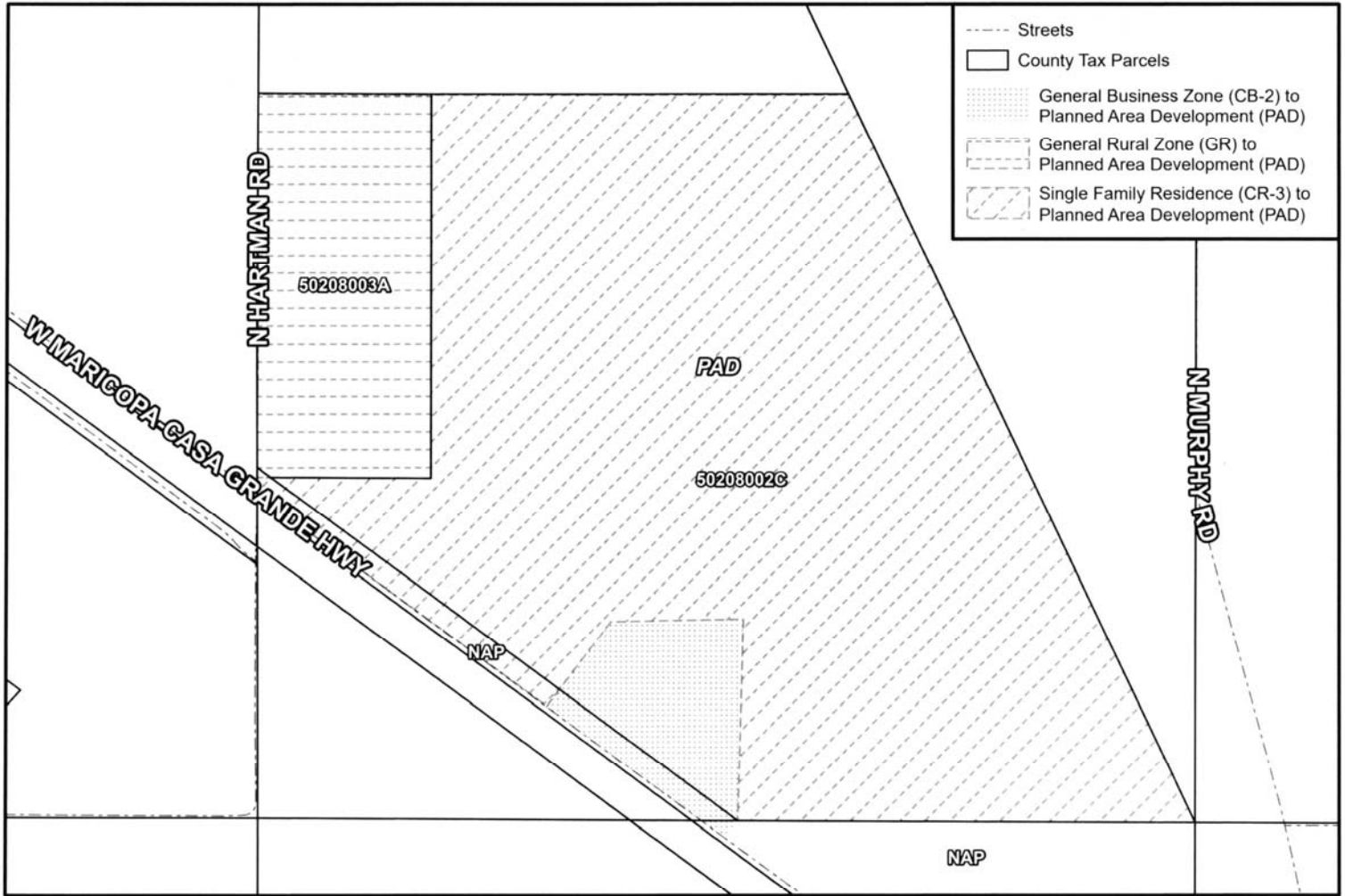

Denis Fitzgibbons
City Attorney

EXHIBIT 1



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.

11/22/2021
11" x 8.5"

H:\Projects\Development Services\2021\PAD21-07 The Sanctuary\pad2107.aprx

0 350 700 Feet
1 inch = 700 Feet



EXHIBIT 2

LEGAL DESCRIPTION

ALL OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 TO THE NORTHEAST
CORNER OF SAID SECTION 9;

THENCE RUNNING SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 9, TO THE SOUTHEAST
CORNER THEREOF;

THENCE RUNNING IN A NORTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE NORTH QUARTER
SECTION CORNER OF SAID SECTION 9, AND THE POINT OF BEGINNING; AND EXCEPTING THAT PORTION
OF THE NORTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9,
A DISTANCE OF 1397.83 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A CERTAIN
PARCEL OF LAND AS RECORDED IN SPECIAL WARRANTY DEED, FEE NO, 2000-046959, PINAL COUNTY
RECORDS;

THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL
AND PROLONGATION THEREOF A DISTANCE OF 3243.06 FEET TO A POINT BEING ON A LINE FROM THE
SOUTHEAST CORNER OF SAID SECTION 9, TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 25 DEGREES 29 MINUTES 23 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1526.39
FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION
9, A DISTANCE OF 2587.10 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT
PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9,
A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY
RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF
WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;

THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;

THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE MARICOPA-CASA GRANDE HIGHWAY NORTHEASTERLY RIGHT OF WAY LINE.

PARCEL NO 2:

THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;

THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;

THENCE WEST A DISTANCE OF 953.00 FEET FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING.