

ORDINANCE NO. 22-02

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 566 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF MURPHY ROAD AND FARRELL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM GENERAL RURAL (GR) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-09. THE PARCEL OF LAND IS LOCATED IN A PORTION 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 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 566 acres from General Rural (GR) as defined in the City's old Zoning Code to 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 December 12, 2021, in zoning case #PAD 21-09, 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 21-09", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 566 acres from General Rural (GR) as defined in the City's old Zoning Code to 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 21-09 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 18th day of January, 2022.

APPROVED:



Christian Price
Mayor

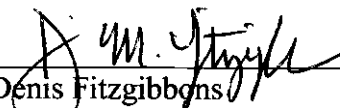
ATTEST:



Vanessa Bueras, MMC
City Clerk

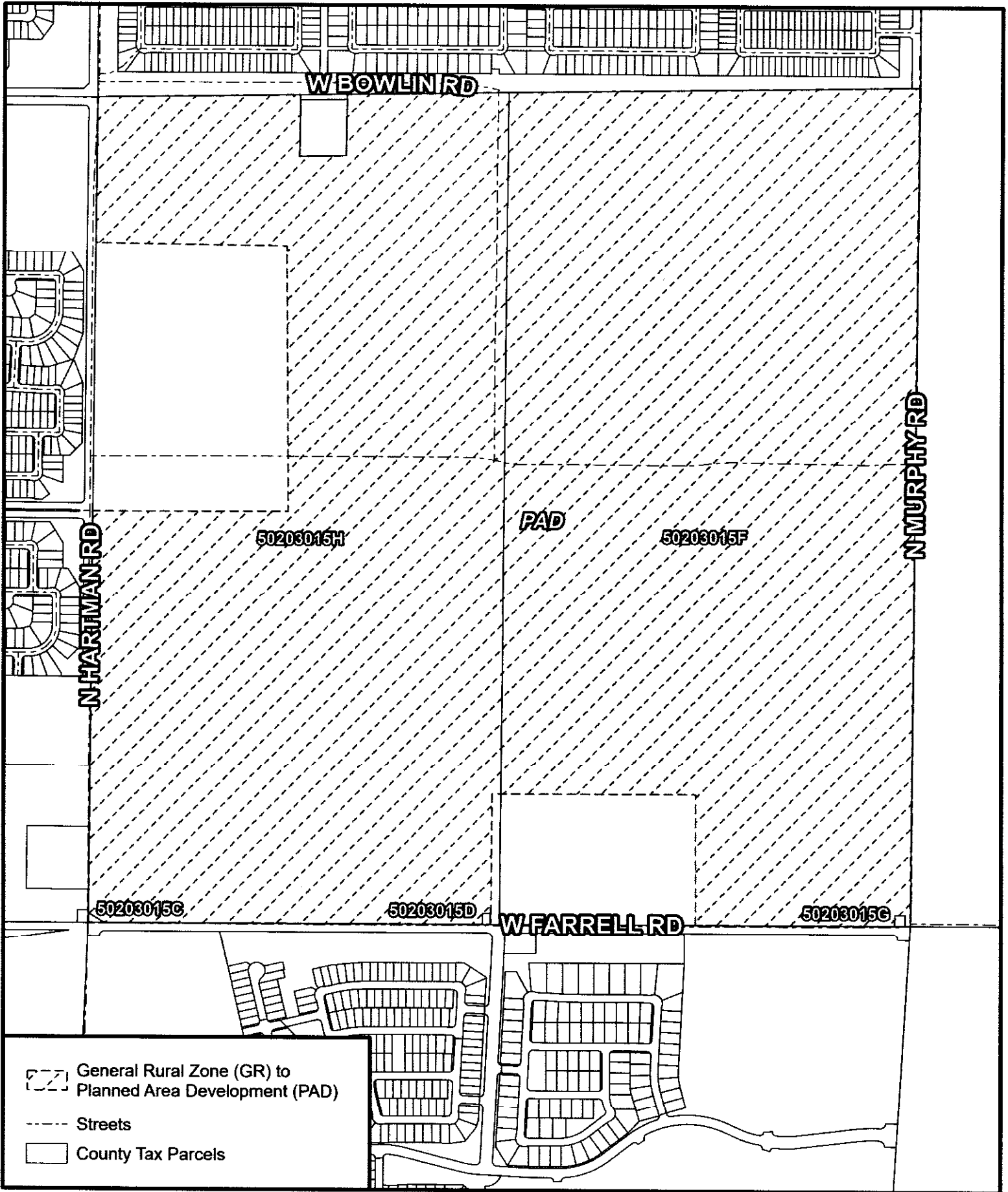


APPROVED AS TO FORM:



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.

1/11/2022

8.5" x 11"

H:\Projects\Development Services\2022\PAD21-09 Anderson Farms\pad2109.aprx

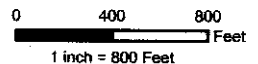


EXHIBIT 2



**Legal Description
Anderson Farms
PAD**

Job No. 21-0141

8/18/2021

ALL OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THOSE PORTIONS DESCRIBED IN EXCLUSION FOR THE MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT AS SET FORTH IN QUIT CLAIM DEED RECORDED DOCKET 2037, PAGE 70; AND

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED IN FEE NO. 2008-111730 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89°08'55" EAST, 2638.58 FEET;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 33, 1299.97 FEET;

THENCE SOUTH 00°51'05" EAST, 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOWLIN ROAD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH SAID RIGHT OF WAY LINE, 300.00 FEET;

THENCE SOUTH 00°51'05" EAST, DEPARTING SAID RIGHT OF WAY LINE, 357.00 FEET;

THENCE SOUTH 89°08'55" WEST, 300.00 FEET;

THENCE NORTH 00°51'05" WEST, 357.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR FARMSTEAD DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, BEING MARKED BY A REBAR WITHOUT ID, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION



33, BEING MARKED BY A REBAR WITHOUT ID, BEARS NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 2639.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 56.12 FEET TO THE SOUTHEAST CORNER OF THAT MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT RIGHT-OF-WAY AS CONVEYED IN DOCKET 1538, PAGE 561 AND DOCKET 1479, PAGE 740 OF PINAL COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID RIGHT-OF-WAY AND THE NORTHERLY PROLONGATION THEREOF, NORTH 0 DEGREES 31 MINUTES 24 SECONDS EAST, 829.98 FEET;

THENCE ALONG A LINE 830.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, 1307.00 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 06 SECONDS WEST, 830.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, 1258.20 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1A PLAT DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARS NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,639.89 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 735.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 195.01 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 1046.31 FEET;



THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 685.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, 561.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 605.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 71.55 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1B PLAT DESCRIBED AS FOLLOWS:

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 24,670,657 SQUARE FEET OR 566.3604 ACRES, MORE OR LESS.

