

**ORDINANCE NO. 22-10**

**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 16.10 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STONEGATE ROAD AND ALAN STEPHENS PARKWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO HIGH DENSITY RESIDENTIAL (HDR) AS DESCRIBED IN ZONING CASE #ZON 21-05. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 35, 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 16.10 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to High Density Residential (HDR), 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 April 25, 2022, in zoning case #ZON 21-05, 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 the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 16.10 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to High Density Residential (HDR) as described in zoning case ZON 21-05. The Development Services Department shall amend the Zoning Map to reflect this amendment 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 21-05 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 3<sup>rd</sup> day of May, 2022.

APPROVED:


  
Christian Price  
Mayor

ATTEST:

  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ALAN STEPHENS PARKWAY AND STONEGATE ROAD ACCORDING TO A MAP OF DEDICATION FOR ALAN STEPHENS PARKWAY ON FILE IN CABINET E , SLIDE 163, AND A SPECIAL WARRANTY DEED OF DEDICATION FOR STONEGATE ROAD ON FILE IN FEE NUMBER 2008-005496, IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE ALONG THE MONUMENT LINE OF STONEGATE ROAD, SOUTH 19 DEGREES, 21 MINUTES, 12 SECONDS WEST, A DISTANCE OF 622.33 FEET;

THENCE DEPARTING SAID LINE, SOUTH 70 DEGREES, 38 MINUTES, 48 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STONEGATE ROAD, ALSO BEING COINCIDENT WITH THE WEST LINE OF LOT 17, ACCORDING TO THE FINAL PLAT OF RECORD FOR "MARICOPA POWER CENTER THE WELLS", ON FILE AT THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN CABINET H, SLIDE 53, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID FINAL PLAT, NORTH 19 DEGREES, 21 MINUTES, 12 SECONDS EAST, A DISTANCE OF 568.32 FEET;

THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 63 DEGREES, 12 MINUTES, 52 SECONDS EAST, A DISTANCE OF 20.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 17 DEGREES, 11 MINUTES, 08 SECONDS EAST, A RADIAL DISTANCE OF 1,440.00 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24 DEGREES, 01 MINUTE, 55 SECONDS, A DISTANCE OF 603.99 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, NORTH 83 DEGREES, 09 MINUTES, 13 SECONDS EAST, A DISTANCE OF 196.23 FEET TO THE NORTHEAST CORNER OF LOT 18A ACCORDING TO A MINOR LAND DIVISION OF LOTS 18 AND 20 OF MARICOPA POWER CENTER WELLS ON FILE IN THE OFFICE OF THE PINAL COUNTY, ARIZONA RECORDER , IN FEE NUMBER 2020-021061 ;

THENCE ALONG THE EAST LINE OF SAID LOT 18A, SOUTH 06 DEGREES, 50 MINUTES, 47 SECONDS EAST, A DISTANCE OF 105.48 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 83 DEGREES, 06 MINUTES, 13 SECONDS EAST, A DISTANCE OF 49.54 FEET;

THENCE CONTINUE ALONG SAID LINE, SOUTH 06 DEGREES, 50 MINUTES, 34 SECONDS EAST, A DISTANCE OF 632.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18A;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 18A, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 406.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 OF SAID MARICOPA POWER CENTER WELLS FINAL PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 17, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 424.53 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 62.00 FEET;

**EXHIBIT A**  
LEGAL DESCRIPTION

THENCE CONTINUE ALONG SAID LINE, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 75.00 FEET;

THENCE DEPARTING SAID LINE NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 573.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 662,316.90 SQUARE FEET OR 15.2047 ACRES, MORE OR LESS.

END OF DESCRIPTION.