

ORDINANCE NO. 22-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO REZONE APPROXIMATELY 21.52 ACRES OF LAND GENERALLY LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF N. WHITE AND PARKER ROAD AND LOCOCO STREET, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM TRANSITIONAL (TR) TO HIGH DENSITY RESIDENTIAL (HR) AS DESCRIBED IN ZONING CASE #ZON 22-02. THE LAND IS LOCATED IN A PORTION OF SECTION 30, 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 21.52 acres from Transitional (TR) as defined in the City's old Zoning Code to High Density Residential (HR), 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 opened the public hearing on June 13, 2022 which was continued until June 27, 2022 and then again until July 11, 2022 , in zoning case #ZON 22-02, 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 21.52 acres from Transitional (TR) as defined in the City's old Zoning Code to High Density Residential (HR) as described in zoning case ZON 22-02. 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 zoning case ZON 22-02 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 19th day of July, 2022.

APPROVED:



Vincent Manfredi
Vice Mayor

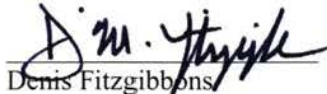
ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
PARCEL OF LAND
A PORTION OF APN 502-03-012M
PINAL COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT FLUSH, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST FROM WHICH A FOUND MONUMENT CAP FLUSH, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, THEREOF BEARS S00°18'48"W A DISTANCE OF 2679.85' FEET;

THENCE, S00°18'48"W ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 670.13;

THENCE, S88°50'48"E A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING**;

THENCE, S88°50'48"E A DISTANCE OF 629.01 FEET;

THENCE, S00°18'48"W A DISTANCE OF 136.99 FEET;

THENCE, S88°50'48"E A DISTANCE OF 417.00 FEET;

THENCE, S00°18'48"W A DISTANCE OF 618.28 FEET;

THENCE, S89°59'59"W A DISTANCE OF 510.95 FEET;

THENCE, N00°18'48"E A DISTANCE OF 243.17 FEET;

THENCE, N88°50'48"W A DISTANCE OF 455.00 FEET;

THENCE, N00°18'48"E A DISTANCE OF 497.39 FEET;

THENCE, N88°50'48"W A DISTANCE OF 80.01 FEET;

THENCE, N00°18'48"E A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.



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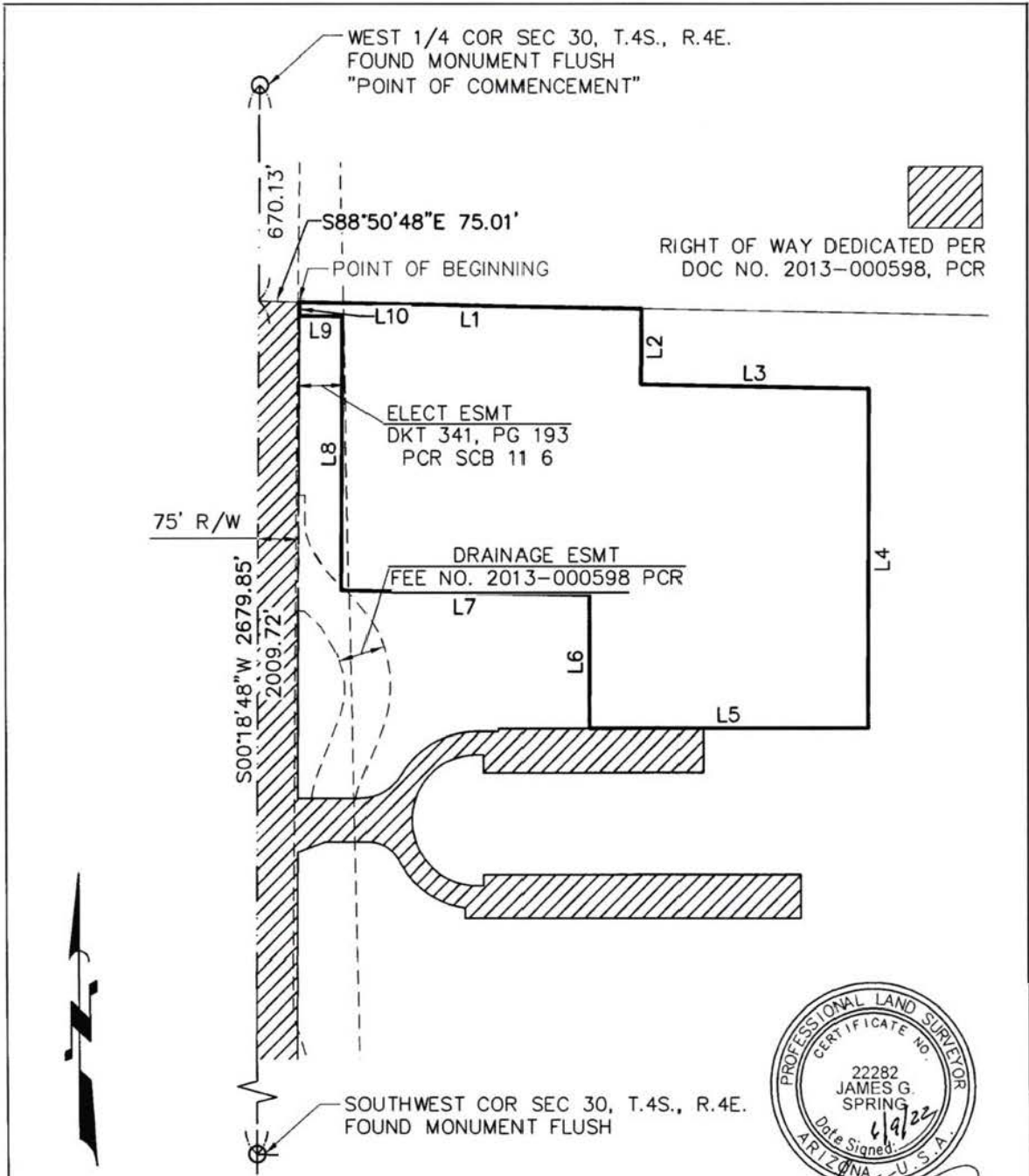
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 571,074 SQUARE FEET OR 13.110 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 22000807
JUNE 8, 2022



A handwritten signature in black ink, appearing to read "James G. Spring", written over the bottom portion of the professional seal.



PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 22282
JAMES G. SPRING
Date Signed: 6/9/22
ARIZONA U.S.A.

Scale: 1"=250'

JOB NO. 22000807 DATE: 06-08-2022 SHEET 3 OF 4

ATWELL
666.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT "A"
PARCEL OF LAND
A PORTION OF APN 502-03-012M
PINAL COUNTY, ARIZONA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'48"E	629.01'
L2	S00°18'48"W	136.99'
L3	S88°50'48"E	417.00'
L4	S00°18'48"W	618.28'
L5	S89°59'59"W	510.95'
L6	N00°18'48"E	243.17'
L7	N88°50'48"W	455.00'
L8	N00°18'48"E	497.39'
L9	N88°50'48"W	80.01'
L10	N00°18'48"E	25.00'



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EXHIBIT "A"
 PARCEL OF LAND
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**LEGAL DESCRIPTION
ZONING EXHIBIT
A PORTION OF APN 502-03-012M
PINAL COUNTY, ARIZONA**

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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THENCE, S00°18'48"W ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 670.13 TO THE POINT OF BEGINNING;

THENCE, S88°50'48"E A DISTANCE OF 1121.02 FEET;

THENCE, S00°18'48"W A DISTANCE OF 755.27 FEET;

THENCE, S89°59'59"W A DISTANCE OF 677.04 FEET;

THENCE, S00°00'01"E A DISTANCE OF 5.50 FEET;

THENCE, S89°59'59"W A DISTANCE OF 41.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 165.25 FEET, WITH A RADIUS OF 161.00 FEET AND THE RADIAL BEARING OF S00°00'12"W AND A CENTRAL ANGLE OF 58°48'30" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 92.37 FEET, WITH A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 58°48'16";

THENCE, S89°59'59"W A DISTANCE OF 188.36 FEET;

THENCE, N00°18'48"E A DISTANCE OF 904.33 FEET TO THE POINT OF BEGINNING.



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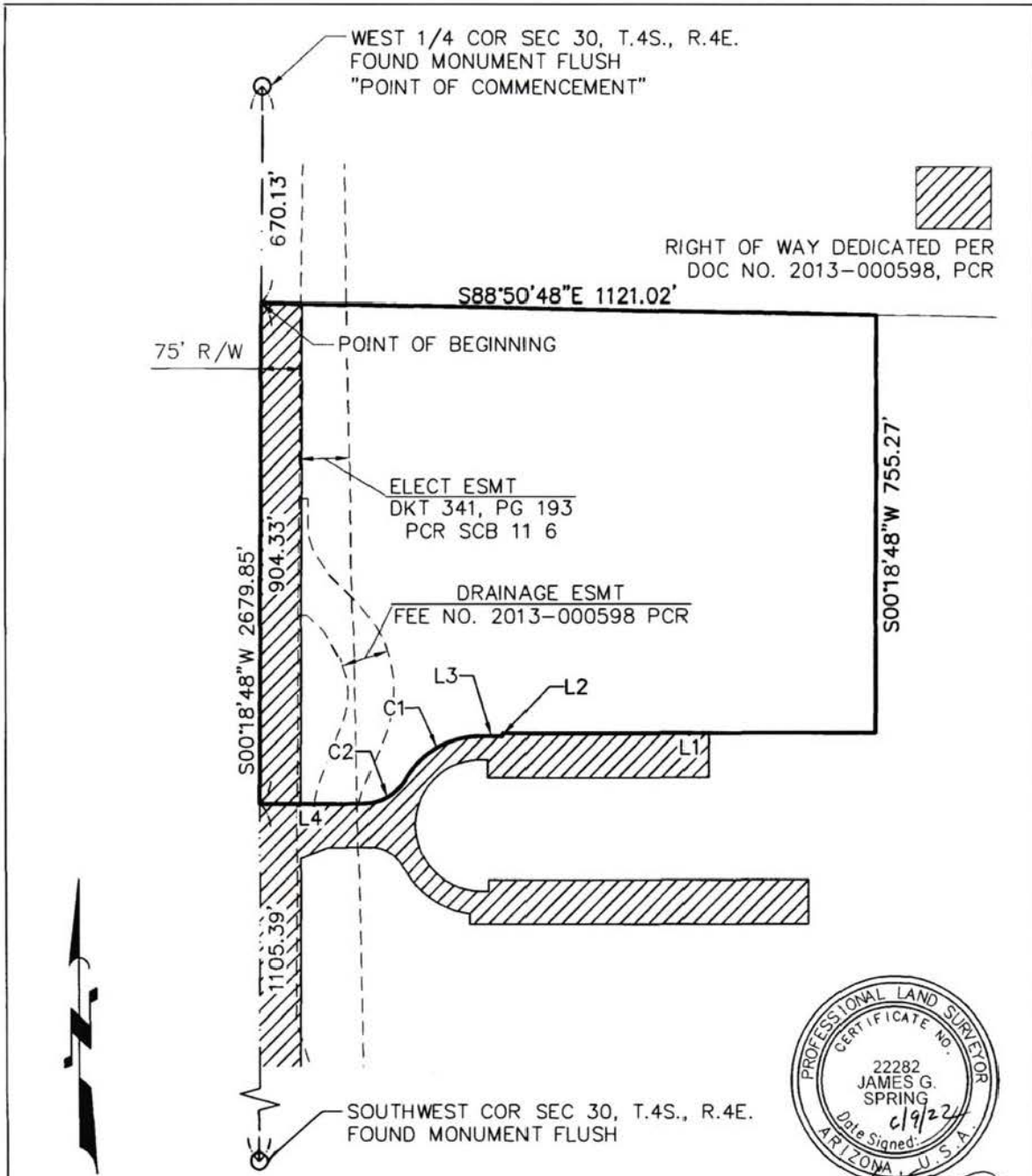
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 895,887 SQUARE FEET OR 20.567 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
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PROJECT NO. 22000807
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Scale: 1"=250'

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ZONING EXHIBIT
A PORTION OF APN 502-03-012M
PINAL COUNTY, ARIZONA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°59'59"W	677.04'
L2	S00°00'01"E	5.50'
L3	S89°59'59"W	41.48'
L4	S89°59'59"W	188.36'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	165.25'	161.00'	058°48'30"
C2	92.37'	90.00'	058°48'16"



JOB NO. 22000807 DATE: 06-08-2022 SHEET 4 OF 4



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