

**ORDINANCE NO. 22-23**

**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 10.17 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF W. EDISON RD. AND N. ESTRELLA PKWY., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRIAL (LI) TO HIGH DENSITY RESIDENTIAL (RH) AS DESCRIBED IN ZONING CASE #ZON 22-05. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 21, 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**, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 10.17 acres from LI (Light Industrial) to RH (High Density Residential), 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 September 12, 2022 in zoning case #ZON 22-05, 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 10.17 acres from LI (Light Industrial) to RH (High Density Residential). 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.

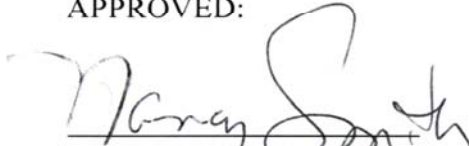
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 22-05 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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 4<sup>th</sup> day of October, 2022.

APPROVED:

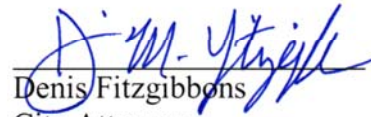
  
Nancy Smith, Mayor

ATTEST:

  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

## LEGAL DESCRIPTION

Parcel 2  
Amended Final Plat of  
Estrella Gin Business Park

Parcel 2, of the AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Fee No. 2019-073078, being more particularly described as follows:

That portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, described as follows:

Commencing at the West Quarter corner of said Section 21, being an Aluminum Cap, from which the Center Quarter corner of said Section 21, being a Brass Cap, bears North 89 degrees 53 minutes 30 second East (Basis of Bearing), a distance of 2655.93 feet;

Thence North 89 degrees 53 minutes 30 second East, along the North line of the Southwest Quarter of said Section 21, a distance of 2655.93 feet to the Center Quarter corner of said Section 21;

Thence South 00 degrees 30 minutes 38 seconds East, along the East line of the Northeast Quarter of the Southwest Quarter of said Section 21, a distance of 72.00 feet to a point on the South right-of-way line of Edison Road, said point being the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees 30 minutes 38 seconds East, along said East line, a distance of 461.54 feet to the Northeast corner of the right-of-way of Roosevelt Avenue;

Thence along said right-of-way the following five courses:

Thence South 89 degrees 38 minutes 52 seconds West, a distance of 40.00 feet to the Northwest corner of said right-of-way;

Thence South 00 degrees 30 minutes 38 seconds East, parallel to and 40.00 feet distant (as measured at right angles) from the East line of the Southwest Quarter of said Section 21, and along the West line of said right-of-way, a distance of 381.30 feet to a point on a tangent curve to the right, having a radius of 160.00 feet;

Thence clockwise along the arc of said curve, and along said right-of-way, through a central angle of 21 degrees 07 minutes 21 seconds, an arc distance of 58.99 feet to a point of tangency;

Thence South 20 degrees 36 minutes 43 seconds West, along said right-of-way, a distance of 62.71 feet;

Thence South 73 degrees 06 minutes 56 seconds West, along said right-of-way, a distance of 24.38 feet to a point on the Northerly line of that certain strip of land conveyed to the County of Pinal, Arizona, by Quit Claim Deed recorded as Docket 1018, Page 934, in the office of the County Recorder of Pinal County, Arizona, said point being on a non-tangent curve to the left, the radius point of which bears South 35 degrees 35 minutes 35 seconds West, a distance of 34,433.74 feet;

Thence counterclockwise along the arc of said curve, and along said Northerly line, through a central angle of 01 degree 13 minutes 50 seconds, an arc distance of 739.56 feet to the intersection of said Northerly line with the East right-of-way line of Estrella Parkway;

Thence along said East right-of-way line the following three courses:

Thence North 36 degrees 07 minutes 15 seconds East, along said East right-of-way, a distance of 186.28 feet to a point on a tangent curve to the left, having a radius of 540.00 feet;

Thence counterclockwise, along the arc of said curve, and along said East right-of-way, through a central angle of 22 degrees 37 minutes 18 seconds, an arc distance of 213.20 feet to a point of tangency;

Thence North 13 degrees 29 minutes 56 seconds East, along said East right-of-way, a distance of 247.09 feet to the intersection of said East right-of-way with the South right-of-way of Edison Road, said point being on a non-tangent curve to the left, the radius point of which bears North 15 degrees 39 minutes 50 second East, a distance of 1094.10 feet;

Thence counterclockwise along the arc of said curve, and along said South right-of-way, through a central angle of 15 degrees 46 minutes 00 seconds, an arc distance of 301.07 feet to a point of tangency;

Thence North 89 degrees 53 minutes 49 seconds East, continuing along said South right-of-way, a distance of 140.36 feet to the TRUE POINT OF BEGINNING.

Said parcel contains approximately 10.1879 acres, more or less.

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