

ORDINANCE NO. 22-24

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 325.93 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. MURPHY ROAD AND W. FARRELL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM GENERAL RURAL (GR) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 22-08. THE LAND IS LOCATED IN A PORTION OF THE WEST HALF OF SECTION 3, 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, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 325.93 acres from General Rural (GR) 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 September 26, 2022 in zoning case #PAD22-08, 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 325.93 acres from General Rural (GR) to Planned Area Development (PAD). 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.

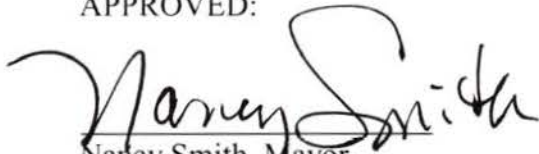
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case PAD 22-08 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 October, 2022.

APPROVED:



Nancy Smith, Mayor

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney



**Legal Description
Murphy & Farrell
PAD**

Job No. 21-0389

6/3/2022

The West Half of Section 3, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as-surveyed via metes and bounds as follows:

BEGINNING at the Southwest Corner of said Section 3, being marked by a brass cap stamped "NW COR 10 T5S R4E 36562", from which the West Quarter Corner of said Section 3, being marked by a cotton picker spindle bears North 3 degrees 35 minutes 27 seconds East, 2706.35 feet;

thence along the West line of the Southwest Quarter of said Section 3, North 3 degrees 35 minutes 27 seconds East, 2706.35 feet to the West Quarter Corner thereof;

thence along the West line of the Northwest Quarter of said Section 3, North 3 degrees 31 minutes 34 seconds East, 2718.17 feet to the Northwest Corner thereof;

thence along the North line of the Northwest Quarter of said Section 3, South 89 degrees 58 minutes 14 seconds East, 2641.79 feet to the North Quarter Corner thereof;

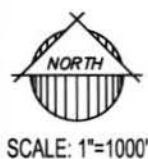
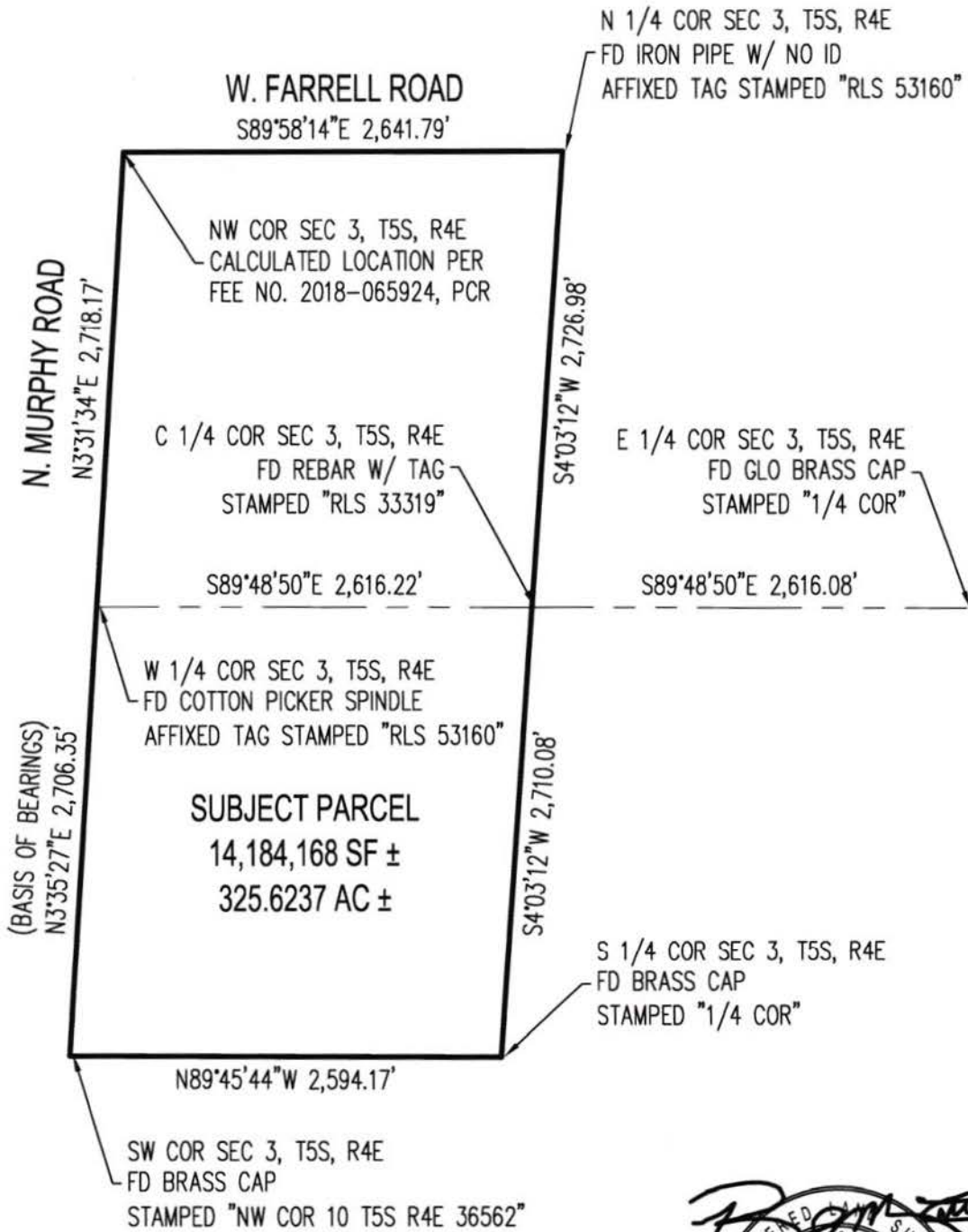
thence along the East line of the Northwest Quarter of said Section 3, South 4 degrees 03 minutes 12 seconds West, 2726.98 feet to the Center Quarter Corner thereof;


thence along the East line of the Southwest Quarter of said Section 3, South 4 degrees 03 minutes 12 seconds West, 2710.08 feet to the South Quarter Corner thereof;

thence along the South line of the Southwest Quarter of said Section 3, North 89 degrees 45 minutes 44 seconds West, 2594.17 feet to the Southwest Corner thereof and the **POINT OF BEGINNING**.

Contains 14,184,168 square feet or 325.6237 acres, more or less.





21-0389	Murphy & Farrell PAD	 1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T: 480.503.2250 F: 480.503.2258 www.epsgroupinc.com
	EXHIBIT	