

ORDINANCE NO. 23-04

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 16.31 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF W. WHITE AND PARKER ROAD AND W. FARRELL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM GENERAL RURAL (GR) TO HIGH DENSITY RESIDENTIAL (RH) AS DESCRIBED IN ZONING CASE #ZON 22-10. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 31, 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, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 16.31 acres from General Rural (GR) to High Density Residential (RH), 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, 2022 in zoning case #ZON 22-10, 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 16.31 acres from General Rural (GR) to High Density Residential (RH). 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.

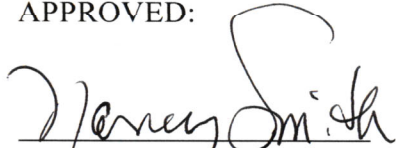
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 22-10 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 17th day of January, 2023.

APPROVED:


Nancy Smith, Mayor

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

**LOT 2
LEGAL
EXHIBIT A**

A PORTION OF PARCEL NO. 2 AS RECORDED IN DOCUMENT 2018-038808 PER COUNTY RECORDS LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF PINAL, STATE OF ARIZONA MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 31, WHOSE SOUTH ONE-QUARTER CORNER BEARS SOUTH 89°58'36" EAST, 2615.71 FEET;

THENCE ALONG THE SOUTH SECTION LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 NORTH 89°58'36" WEST, 851.54 FEET, TO THE **POINT OF BEGINNING**;

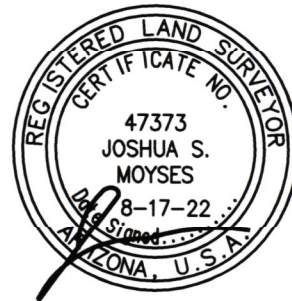
THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 89°58'36" EAST, 710.67 FEET;

THENCE LEAVING SAID SECTION LINE NORTH 0°01'26" EAST, 999.98 FEET;

THENCE NORTH 89°58'36" WEST, 710.67 FEET;

THENCE SOUTH 0°01'26" WEST, 999.98 FEET, TO THE **POINT OF BEGINNING**

SAID AREA CONTAINS 710,653 SQ. FT. OR (16.31) ACRES MORE OR LESS.



EXPIRES 03/31/23

N89°58'35"W 710.67'

LEGEND

- ⊙ FOUND BRASS CAP
- BOUNDARY CORNER PER TITLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.C.R. PINAL COUNTY RECORDS
- EASEMENT LINE
- G.&S.R.B.&M. GILA AND SALT RIVER BASE & MERIDIAN

LOT 3

LOT 2

710,653 SQ. FT.

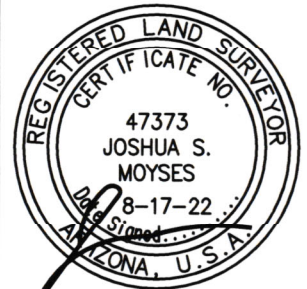
LOT 1

LOT 4

S0°01'26"W 999.98'

N0°01'26"E 999.98'

33' COUNTY ROAD
DKT.375, PG.572 P.C.R.



EXPIRES 03/31/23

(P.O.B.)

851.54'

710.67'

1053.50'

S89°58'36"E 2615.71'
W. FARRELL RD.

S 1/4 COR. OF SEC. 31
T.4S., R.4E., PER
G.&S.R.B.&M.

BRASS CAP IN HANDHOLE
SW COR. OF SEC. 31
T.4S., R.4E., PER
G.&S.R.B.&M.
(P.O.C.)



MARICOPA MIXED USE
LOT 2
EXHIBIT B



STRATEGIC
SURVEYING, LLC
2443 WEST 12TH STREET
SUITE 1
TEMPE, AZ 85281
PHONE: (480) 272-7634

DRAWN	AV
CHECKED	JSM
SCALE	N.T.S.
DATE	8/17/22
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