

**ORDINANCE NO. 23-05**

**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 20.17 ACRES OF LAND GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY (SR347) AND MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRY AND WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 22-13. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 27, 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 20.17 acres from Light Industry and Warehouse (CI-1) 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 December 12, 2022 in zoning case #PAD 22-13, 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 20.17 acres from Light Industry and Warehouse (CI-1) 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.

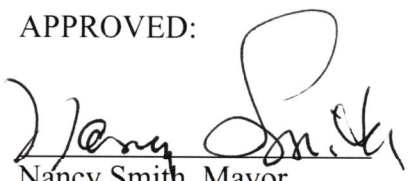
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case PAD 22-13 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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 17<sup>th</sup> day of January, 2023.

APPROVED:

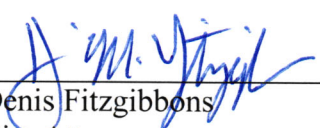
  
Nancy Smith, Mayor

ATTEST:

  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

**EXHIBIT A**  
**Legal Description**

## Property Legal Description

**SEC John Wayne Parkway & Maricopa Casa-Grande Highway**  
City of Maricopa, Arizona

A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A ADOT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 0 DEGREES 31 MINUTES 53 SECONDS WEST, 2628.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27, SOUTH 89 DEGREES 50 MINUTES 59 SECONDS EAST, 1167.08 FEET;

THENCE SOUTH 32 DEGREES 05 MINUTES 24 SECONDS EAST, 96.21 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 36 DEGREES 06 MINUTES 54 SECONDS EAST, 785.30 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, 1205.60 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 50 SECONDS EAST, 409.11 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 24 SECONDS WEST, 446.40 FEET;

THENCE NORTH 53 DEGREES 53 MINUTES 26 SECONDS WEST, 444.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS NORTH 15 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 350.71 FEET;

THENCE WESTERLY 198.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32 DEGREES 29 MINUTES 11 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 73 DEGREES 45 MINUTES 55 SECONDS WEST, 302.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 365.00 FEET;

THENCE NORTHWESTERLY 211.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 34 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 49 DEGREES 23 MINUTES 39 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

*LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 1602045, HAVING AN EFFECTIVE DATE OF MARCH 7, 2022 AT 8:00 A.M.*