

**ORDINANCE NO. 23-06**

**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 308 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF STEEN ROAD AND THE ANDERSON ROAD ALIGNMENT, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM THE EXISTING HARTMAN RANCH PLANNED AREA DEVELOPMENT TO THE ARDEN TRAILS PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 22-15, WHICH WILL BE RENAMED HARTMAN TRAILS AS PART OF THE FINAL PLAT APPROVAL PROCESS. THE LAND IS LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 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**, on March 21, 2006, the City adopted Ordinance 06-03 approving the Hartman Ranch Planned Area Development; and

**WHEREAS**, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 308 acres from the existing Hartman Ranch Planned Area Development to the Arden Trails 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 January 9, 2023 in zoning case #PAD22-15, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property; and

**WHEREAS**, since the Planning and Zoning Commission meeting the City received a request to rename the development Hartman Trails which will be done during the final plat approval process.

**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 308 acres from the existing Hartman Ranch Planned Area Development to the Arden Trails 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

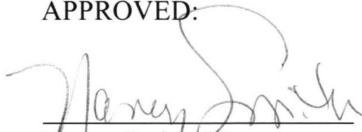
as part of zoning case PAD 22-15 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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 7<sup>th</sup> day of February, 2023.

APPROVED:

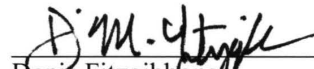
  
Nancy Smith, Mayor

ATTEST:

  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

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

EXHIBIT A



**Legal Description  
RWCD Irrigation Easement - Lateral 14  
EAST GERMANN ROAD RIGHT-OF-WAY**

Job No. 17-007.32

December 30, 2020

A portion of the southwest quarter of Section 5, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a nail at the southwest corner of said Section 5, from which a brass cap in handhole at the south quarter corner of said Section 5 bears North 89 degrees 36 minutes 32 seconds East, 2678.25 feet.

thence along the west line of said Section 5, North 0 degrees 06 minutes 35 seconds West, 64.64 feet to the POINT OF BEGINNING;

thence continuing along the west line of said Section 5, North 0 degrees 06 minutes 35 seconds West, 14.01 feet;

thence South 88 degrees 29 minutes 26 seconds East, 84.18 feet;

thence South 45 degrees 15 minutes 02 seconds East, 1.20 feet;

thence North 89 degrees 36 minutes 32 seconds East, 24.82 feet;

thence South 88 degrees 29 minutes 26 seconds East, 60.30 feet to a point on a line parallel with and 73 feet north of the south line of said southwest quarter;

thence along said parallel line, North 89 degrees 36 minutes 32 seconds East, 371.49 feet;

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thence South 0 degrees 23 minutes 28 seconds East, 3.00 feet to a point on a line parallel with and 70 feet north of the south line of said southwest quarter;

thence along said parallel line, North 89 degrees 36 minutes 32 seconds East, 2112.69 feet;

thence South 0 degrees 23 minutes 30 seconds East, 14.00 feet to a point on a line parallel with and 56 feet north of the south line of said southwest quarter;

thence along said parallel line, South 89 degrees 36 minutes 32 seconds West, 2115.69 feet;

thence North 87 degrees 53 minutes 35 seconds West, 68.83 feet to a point on a line parallel with and 59 feet north of the south line of said southwest quarter;

thence along said parallel line, South 89 degrees 36 minutes 32 seconds West, 299.97 feet;

thence North 88 degrees 29 minutes 26 seconds West, 170.00 feet to the POINT OF BEGINNING.

Contains 37,261 square feet and 0.8554 acres, more or less.



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