

ORDINANCE NO. 23-37

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 2.38 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. JOHN WAYNE PKWY. AND W. HONEYCUTT AVE., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON A PORTION OF PINAL COUNTY APN # 510-25-009, FROM GENERAL MIXED-USE (MU-G) TO GENERAL COMMERCIAL (GC), AS DESCRIBED IN ZONING CASE #ZON 23-05. 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 City initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 2.38 acres from General Mixed-Use (MU-G) and General Commercial (GC), 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 25, 2023 in zoning case #ZON 23-05, 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 2.38 acres from General Mixed-Use (MU-G) to General Commercial (GC). 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 23-05 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 3rd day of October, 2023.

APPROVED:

Nancy Smith
Nancy Smith, Mayor

ATTEST:

Vanessa Bueras
Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:

Denis Fitzgibbons
Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

August 17, 2023

LEGAL DESCRIPTION FOR
JOHN WAYNE PARKWAY & HONEYCUTT
PROPOSED PARCEL 1

That part of the Northwest Quarter 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 the 1 - 1/2" Iron Pipe marking the West Quarter Corner of said Section 27, from which the Brass Cap in Hand Hole marking the Northwest Corner of said Section 27 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence South 89°46'40" East, along the South line of said Northwest Quarter, a distance of 411.42 feet;

Thence North 00°13'20" East, a distance of 174.06 feet to a point on a 1550.00 foot radius non-tangent curve, whose center bears North 84°29'09" West, being a point on the Easterly right-of-way line of State Route 347 and the Point of Beginning;

Thence Northerly, along said curve and along said Easterly right-of-way, through a central angle of 05°28'34", a distance of 148.14 feet;

Thence North 00°02'18" East, along said Easterly right-of-way, a distance of 81.29 feet;

Thence North 45°02'18" East, a distance of 21.23 feet to a point on the Southerly right-of-way of Honeycutt Avenue;

Thence South 89°57'42" East, along said Southerly right-of-way, a distance of 233.70 feet;

Thence South 00°00'00" East, departing said Southerly right-of-way, a distance of 244.05 feet;

Thence North 90°00'00" West, a distance of 255.95 feet to the Point of Beginning.

Containing 60,973 Square Feet or 1.400 Acres, more or less.



JOHN WAYNE PARKWAY & HONEYCUTT
PROPOSED PARCEL 1

S89°46'40.27" E 411.42

N00°13'19.73" E 174.06

BOUNDARY

RB = N84°29'08.69" W

R = 1550.00

A = 148.14

C = 148.08

CB = N02°46'34.52" E

D = 05°28'33.58"

T = 74.13

RB = S89°57'42.27" E

N00°02'17.73" E 81.29

N45°02'17.73" E 21.23

S89°57'42.27" E 233.70

S00°00'00.00" E 244.05

N90°00'00.00" W 255.95

to

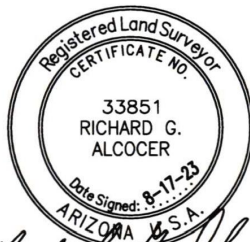
Area = 60973 1.400 AC

Closing course: 06°59'17.13" 0.008425

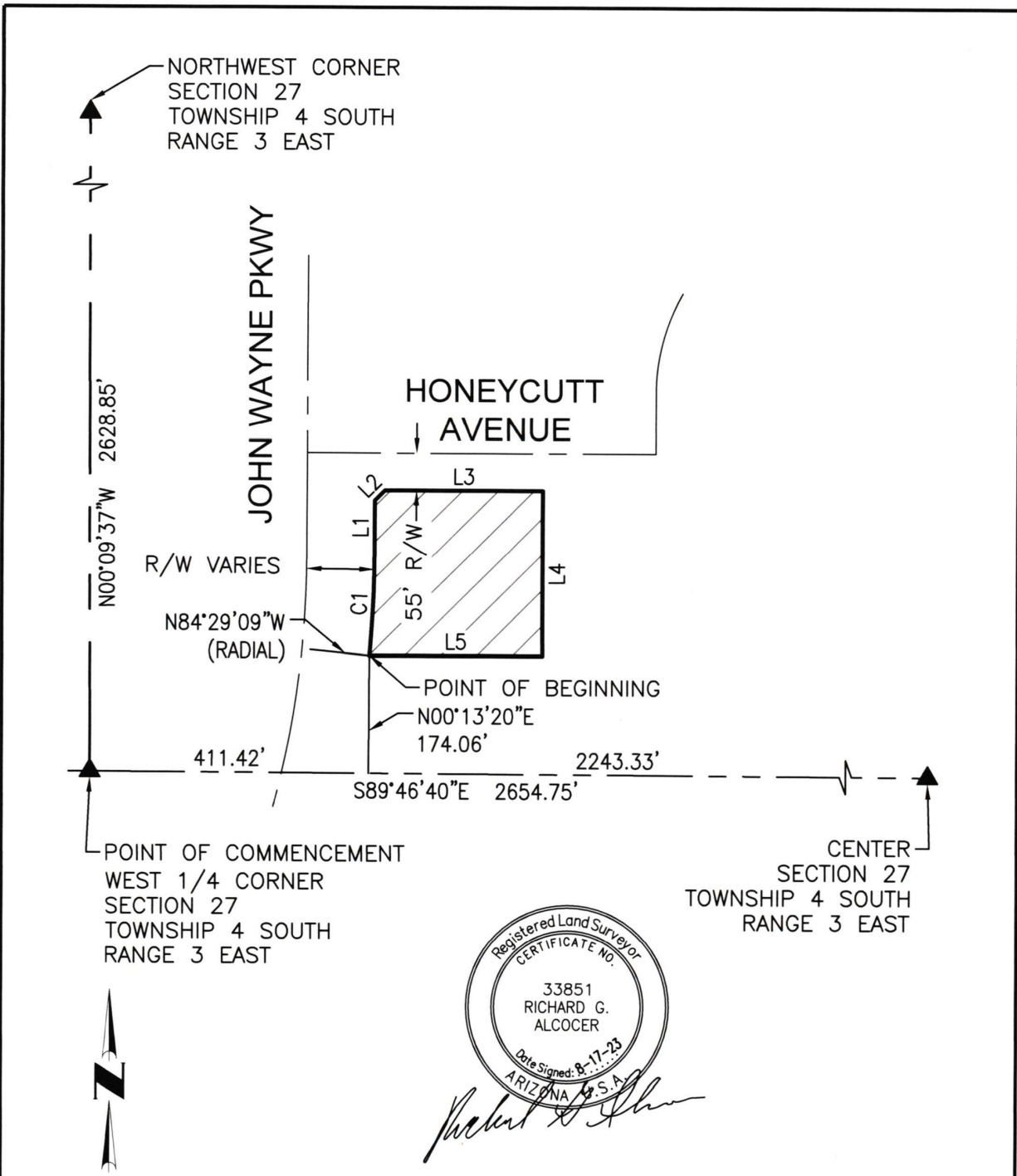
Misclosure: 1/116,833

North Error: 0.008362

East Error: 0.001025



Richard G. Alcocer



SCALE 1" = 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

JWP & HONEYCUTT

PROPOSED PARCEL 1

CVL
CONSULTANTS


1 OF 2

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	148.14'	1550.00'	005°28'34"	74.13'	148.08'	N02°46'35"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°02'18"E	81.29'
L2	N45°02'18"E	21.23'
L3	S89°57'42"E	233.70'
L4	S00°00'00"E	244.05'
L5	N90°00'00"W	255.95'



Richard G. Alcocer

NO SCALE	JWP & HONEYCUTT	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	PROPOSED PARCEL 1	2 OF 2

August 17, 2023

LEGAL DESCRIPTION FOR
JOHN WAYNE PARKWAY & HONEYCUTT
PROPOSED PARCEL 2

That part of the Northwest Quarter 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 the 1 - 1/2" Iron Pipe marking the West Quarter Corner of said Section 27, from which the Brass Cap in Hand Hole marking the Northwest Corner of said Section 27 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence South 89°46'40" East, along the South line of said Northwest Quarter, a distance of 667.37 feet;

Thence North 00°13'20" East, departing said South line, a distance of 175.05 feet to the Point of Beginning;

Thence North 00°00'00" East, a distance of 244.05 feet to a point on the Southerly right-of-way of Honeycutt Avenue;

Thence South 89°57'42" East, along said Southerly right-of-way, a distance of 78.82 feet to a point on a 118.50 foot radius non-tangent curve, whose center bears North 61°24'41" East;

Thence Southeasterly, departing said Southerly right of way and along said curve, through a central angle of 25°09'26", a distance of 52.03 feet;

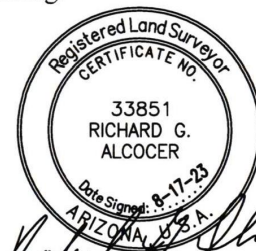
Thence South 53°44'45" East, a distance of 181.76 feet;
Thence North 59°41'30" West, a distance of 19.61 feet;

Thence South 36°09'48" West, a distance of 107.82 feet to the beginning of a tangent curve of 50.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 53°50'12", a distance of 46.98 feet;

Thence North 90°00'00" West, a distance of 138.45 feet to the Point of Beginning.

Containing 42,898 Square Feet or 0.985 Acres, more or less.



JOHN WAYNE PARKWAY & HONEYCUTT
PROPOSED PARCEL 2

S89°46'40.27" E 667.37

N00°13'19.73" E 175.05

BOUNDARY

N00°00'00.00" E 244.05

S89°57'42.27" E 78.82

RB = N61°24'40.75" E

R = 118.50

A = 52.03

C = 51.61

CB = S41°10'02.21" E

D = 25°09'25.92"

T = 26.44

RB = S36°15'14.83" W

S53°44'45.29" E 181.76

N59°41'29.91" W 19.61

S36°09'48.31" W 107.82

RB = N53°50'11.69" W

R = 50.00

A = 46.98

C = 45.27

CB = S63°04'54.16" W

D = 53°50'11.69"

T = 25.39

RB = S00°00'00.00" E

N90°00'00.00" W 138.45

Area = 42898 0.985 AC

Closing course: 162°55'22.47" 0.013608

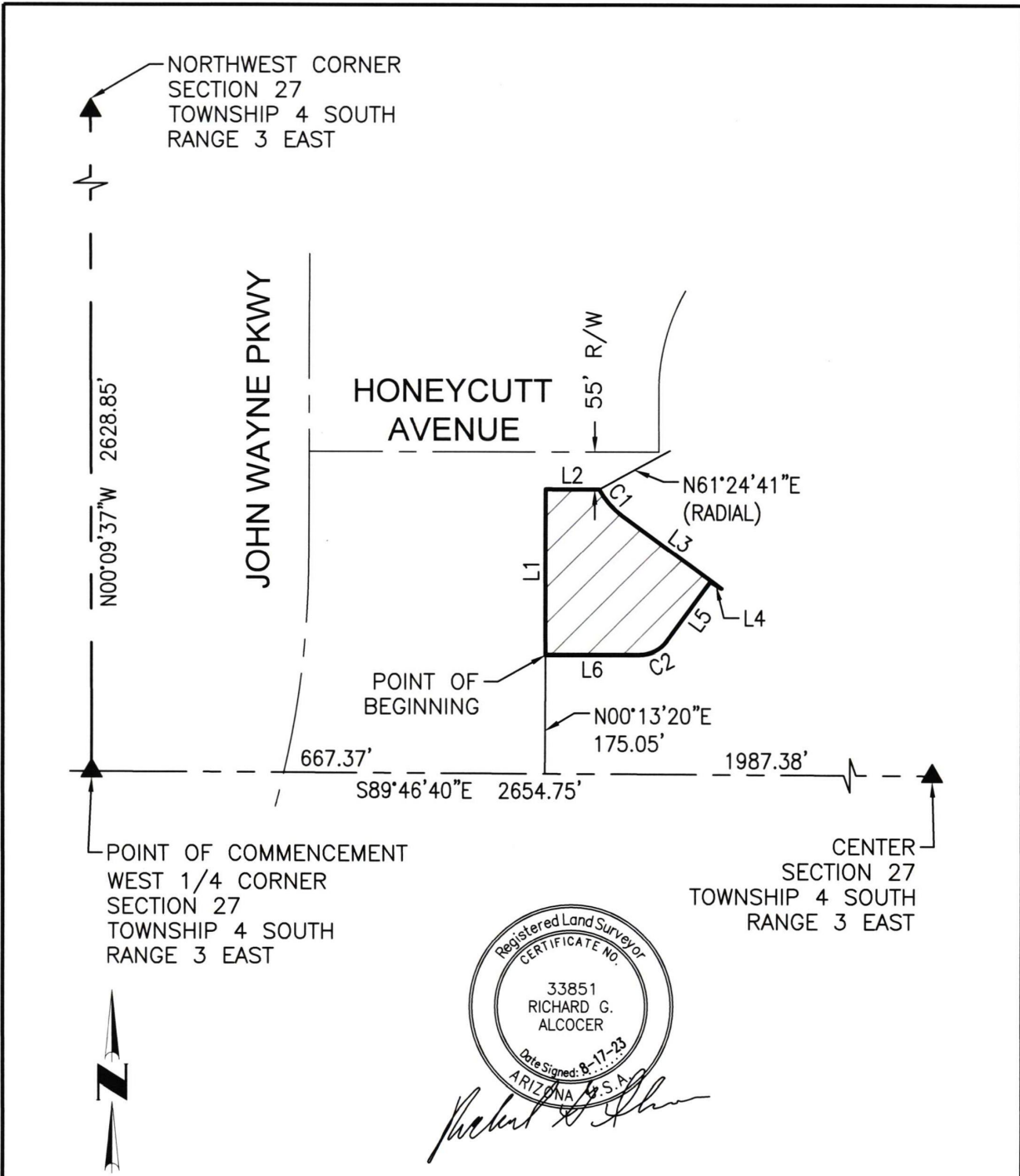
Misclosure: 1/63,740

North Error: 0.013008

East Error: 0.003996



Richard G. Alcocer



SCALE 1" = 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
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JWP & HONEYCUTT

PROPOSED PARCEL 2


CVL
CONSULTANTS

1 OF 2

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	52.03'	118.50'	025°09'26"	26.44'	51.61'	S41°10'02"E
C2	46.98'	50.00'	053°50'12"	25.39'	45.27'	S63°04'54"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°00'00"E	244.05'
L2	S89°57'42"E	78.82'
L3	S53°44'45"E	181.76'
L4	N59°41'30"W	19.61'
L5	S36°09'48"W	107.82'
L6	N90°00'00"W	138.45'



NO SCALE	JWP & HONEYCUTT	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	PROPOSED PARCEL 2	2 OF 2