

ORDINANCE NO. 23-40

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 80 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF W. STEEN RD. AND N. MURPHY RD., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APNS # 502-26-0400 AND 502-06-0410, FROM GENERAL INDUSTRIAL (CI-2) TO PECAN GROVES PLANNED AREA DEVELOPMENT (PAD), AS DESCRIBED IN ZONING CASE #PAD 22-17. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 4, 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 City initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 80 acres from General Industrial (CI-2) to Pecan Groves 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 November 13, 2023 in zoning case #PAD 22-17, 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 80 acres from General Industrial (CI-2) to Pecan Groves 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.

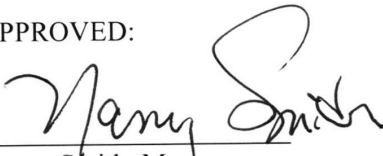
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #PAD 22-17 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 5th day of December, 2023.

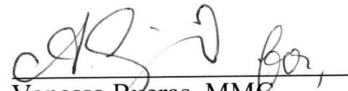
APPROVED:



Nancy Smith, Mayor




ATTEST:



Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

January 5, 2022

LEGAL DESCRIPTION FOR
PECAN GROVES
ZONING BOUNDARY

The South Half of the Southeast Quarter of Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Cotton Picker Spindle marking the Southeast Corner of said Section 4;

Thence North 89°44'20" West, along the South line of said Southeast Quarter, a distance of 2585.75 feet to the 1/2 inch Rebar marking the South Quarter Corner thereof;

Thence North 03°01'56" East, along the West line of said Southeast Quarter, a distance of 1354.22 feet to a point on the North line of the South half thereof;

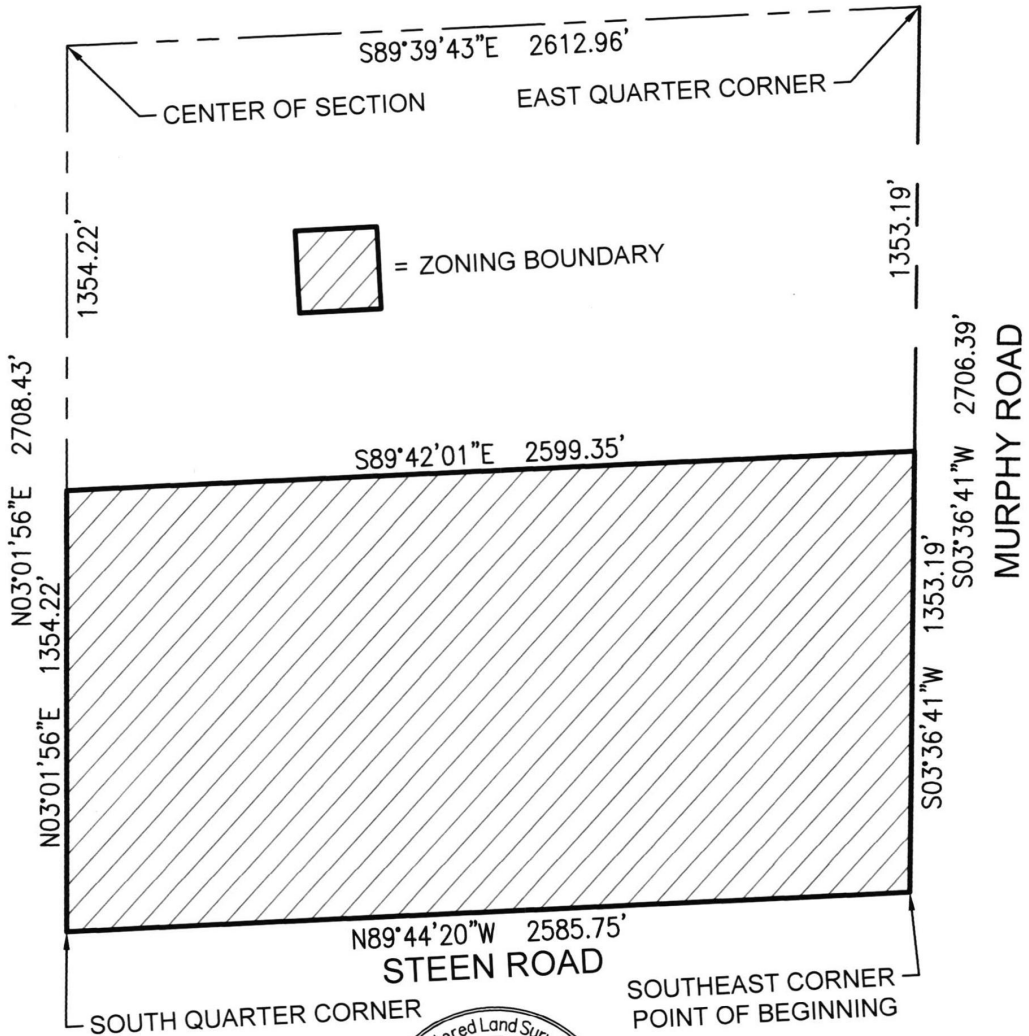
Thence South 89°42'01" East, along said North line, a distance of 2599.35 feet to a point on the East line of said Southeast Quarter;

Thence South 03°36'41" West, along said East line, a distance of 1353.19 feet to the Point of Beginning.

Containing 3,504,562 Square Feet or 80.454 Acres, more or less.



SECTION 4
TOWNSHIP 5 SOUTH, RANGE 4 EAST



Richard G. Alcocer

SCALE 1" = 500'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

PECAN GROVES
ZONING BOUNDARY

1 OF 1

PECAN GROVES
1-01-03756-01

BOUNDARY

N89°44'19.7387" W 2585.75

N03°01'56.0000" E 1354.22

S89°42'00.7199" E 2599.35

S03°36'40.5069" W 1353.19

Area = 3504561.56 80.454 AC

Closing course: 127°39'28.9449" 0.012288

Misclosure: 1/642,284

North Error: 0.007507

East Error: 0.009728

