

ORDINANCE NO. 23-41

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 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF W. SANTI RD. AND N. GUNSMOKE RD., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APNS # 510-71-027B, 510-71-027A, 510-71-028A, 510-71-028B, 510-71-026P, 510-71-026N, 510-71-026M, 510-71-026G, 510-71-026J, 510-71-026H, 510-71-026K, 510-71-026S, 510-71-026T, 510-71-026V AND 510-71-026W, FROM GENERAL RURAL (GR) TO SEVEN RANCHES ESTATES PLANNED AREA DEVELOPMENT (PAD), AS DESCRIBED IN ZONING CASE #PAD 22-20. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 28, 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 20 acres from General Rural (GR) to Seven Ranches Estates 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 22-20, 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 acres from General Rural (GR) to Seven Ranches Estates 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.

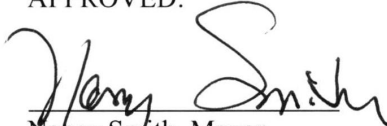
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #PAD 22-20 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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.

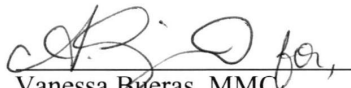
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 5th day of December, 2023.

APPROVED:


Nancy Smith, Mayor



ATTEST:


Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

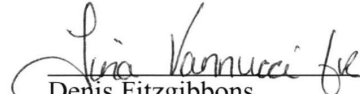

Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 25 BEARS SOUTH 89D 44' 05" WEST, 2,630.76 FEET;

THENCE SOUTH 00D 05' 27" EAST, 2010.31 FEET ALONG THE NORTH-SOUTH MID-SECTION LINE TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00D 05' 27" EAST, 670.10 FEET;

THENCE DEPARTING THE SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89D 41'19" EAST, 1312.52 FEET;

THENCE NORTH 00D 09' 07" WEST, 670.36 FEET;

THENCE NORTH 89D 42'01" EAST, 1313.24 FEET TO THE **POINT OF BEGINNING**.