

RESOLUTION NO. 23-04

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING A MINOR GENERAL PLAN LAND USE AMENDMENT TO CHANGE THE LAND USE FROM EXISTING EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) FOR APPROXIMATELY 20.17 ACRES OF LAND GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY (SR 347) AND MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, AS DESCRIBED IN CASE #GPA 22-09. 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, A.R.S. §9-461.06 requires any amendment to the general plan be by resolution of the governing body of the municipality; and

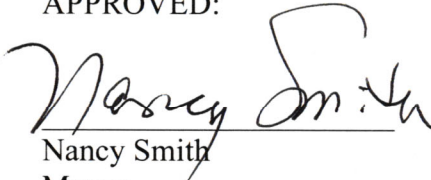
WHEREAS, on December 12, 2022 the Planning and Zoning Commission reviewed the proposed general plan amendment known as case #GPA 22-09 and recommended approval of the amendment; and

WHEREAS, after reviewing the proposed minor amendment to the General Plan as described in case #GPA 22-09, regarding the land use of approximately 20.17 acres generally located southeast of the southeast corner of John Wayne Parkway (SR 347) and Maricopa-Casa Grande Highway, the City Council of the City of Maricopa believes that the proposed amendment to the General Plan is in the best interest of the City of Maricopa.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Council of the City of Maricopa, Arizona, hereby approve and adopt an amendment to the General Plan Land Use Map of the City of Maricopa, Arizona by approving case # GPA 22-09 amending the General Plan Land Use from Employment (E) to High Density Residential (HDR) for approximately 20.17 acres generally located southeast of the southeast corner of John Wayne Parkway (SR 347) and Maricopa-Casa Grande Highway.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 17th day of January, 2023.

APPROVED:


Nancy Smith

Mayor

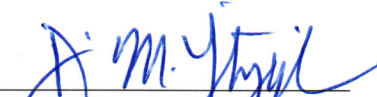
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ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

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.