

**RESOLUTION NO. 23-70**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, FINDING CERTAIN FACTS AND ADOPTING THE PROPOSED MAJOR GENERAL PLAN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF MARICOPA, ARIZONA TO CHANGE THE LAND USE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND COMMERCIAL (C) ON APPROXIMATELY 80 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF W. STEEN AND N. MURPHY ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, AS REQUESTED BY CVL CONSULTANTS ON BEHALF OF MARICOPA 80, LLC IN CASE #GPA 23-02.**

**WHEREAS**, A.R.S. §9-461.06(H) states that a Major Amendment to the General Plan of the City of Maricopa shall be approved by an affirmative vote of at least two-thirds of the legislative body, and that these amendments must be presented at a single public hearing during the calendar year during which the proposal is made; and

**WHEREAS**, the City has consulted with, advised and provided an opportunity for official comment by public officials and agencies, the county, appropriate school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public service corporations, civic educational, professional and other organizations, together with property owners and citizens; and

**WHEREAS**, at least sixty (60) days prior to the adoption of this resolution, the City has provided a copy of the Proposed Major Amendment to the General Plan for the review and further comment to:

1. Maricopa Association of Governments
2. Pinal County Planning Department
3. City of Casa Grande Planning Department
4. City of Goodyear Planning Department
5. Ak-Chin Indian Community
6. Gila River Indian Community
7. Arizona Department of Commerce
8. Arizona Department of Environmental Quality
9. Arizona Department of Transportation
10. Central Arizona Association of Governments
11. Arizona Department of Water Resources
12. Maricopa Unified School District #20
13. Maricopa Flood Control District
14. Maricopa Stanfield Irrigation District
15. Pinal County Planning Department
16. Electrical District – 3
17. Union Pacific Railroad

18. Arizona State Land Department
19. Global Water

**WHEREAS**, the Planning and Zoning Commission of the City having held a public hearing on the Proposed Major Amendment to the General Plan on September 25, 2023, and November 13, 2023 and notice of such hearings was posted in a local newspaper of general circulation within the City of Maricopa not less than fifteen (15) days nor more than thirty (30) days prior to the hearing; and

**WHEREAS**, the Mayor and City Council held a public hearing on the Proposed Major Amendment to the General Plan on December 5, 2023, and notice of such hearings was posted in a local newspaper of general circulation within the City of Maricopa not less than fifteen (15) days nor more than thirty (30) days prior to the hearing; and

**WHEREAS**, the proposed Major Amendment would have the effect of changing the General Plan land designations from Low Density Residential to Medium Density Residential (+/- 75 acres) and Commercial (+/- 5 acres) on approximately 80 acres generally located at the northwest corner of W. Steen Road and N. Murphy Road within the City of Maricopa incorporated limits; and

**WHEREAS**, the Mayor and City Council of the City of Maricopa, Arizona believe it is in the best interest of the City and citizens of the City of Maricopa that the proposed Major General Plan Amendment be approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Maricopa, Arizona as follows:

**Section 1:** The Mayor and City Council of the City of Maricopa, Arizona find and determine that Notice has been given in the manner required by A.R.S. §9-461.06 of the proposal of the City to adopt a Major Amendment to the General Plan of the City of Maricopa as requested by CVL Consultants on behalf of Maricopa 80, LLC and that each of the required publications have been made as required by law.

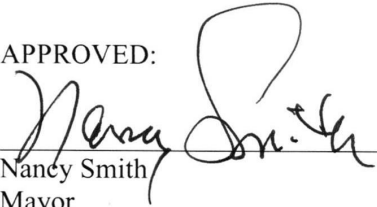
**Section 2:** The Proposed Major Amendment to the General Plan of the City of Maricopa, Arizona as requested by CVL Consultants on behalf of Maricopa 80, LLC has been approved by an affirmative vote of at least two-thirds of the City Council as required by the General Plan Amendment Process as outlined in A.R.S. §9-461.06(H).

**Section 3:** That the City of Maricopa General Plan be amended to change the General Plan Land Use Designation from Low Density Residential to Medium Density Residential and Commercial on approximately 80 acres generally located at the northwest corners of W. Steen Road and N. Murphy Road within the City of Maricopa incorporated limits as shown on attached Exhibit A.

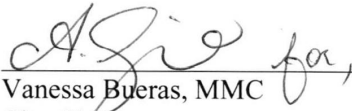
**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 5<sup>th</sup> day of December, 2023.




APPROVED:

  
\_\_\_\_\_  
Nancy Smith  
Mayor






ATTEST:

  
\_\_\_\_\_  
Vanessa Bueras, MMC  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Denis Fitzgibbons  
City Attorney



-  Low Density Residential (LDR) to Commercial (C)
-  Low Density Residential (LDR) to Medium Density Residential (MDR)
-  Paved Streets
-  Planned Streets
-  County Tax Parcels

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.  
3/23/2023  
8.5" x 11"

