

ORDINANCE NO. 19-11

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 ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE #ZON 19-02 FOR APPROXIMATELY 20.2 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY (SR 347) AND BOWLIN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF THE WEST HALF OF SECTION 34 OF 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 pursuant to Chapter 16 of the Maricopa City Code; and,

WHEREAS, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 20.2 acres from TR (Transitional) and CB-2(General Business) as defined in the City's previous Zoning Code to MU-G (Mixed Use General) as defined in the City's new Zoning Code, 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 August 12, 2019, in zoning case #ZON 19-02, 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 certain document known as "MARICOPA ZONING MAP AMENDMENT 19-02", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 20.2 acres from TR (Transitional) and CB-2(General Business) as defined in the City's previous Zoning Code to MU-G (Mixed Use General) as defined in the City's new Zoning Code is hereby adopted and declared to be a public record, 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 Case ZON 19-02 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 September, 2019.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT 1

EXHIBIT 2