

## ORDINANCE NO. 25-11

**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 REZONE APPROXIMATELY 9.33 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF W. BOWLIN ROAD AND N. JOHN WAYNE PARKWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN 510-12-014D AND 510-12-014N, FROM D3 PLANNED AREA DEVELOPMENT (PAD) TO COPPER SKY MEDICAL CAMPUS PLANNED AREA DEVELOPMENT (PAD), AS DESCRIBED IN ZONING CASE #PAD 25-06. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 34, 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 9.33 acres from existing D3 Planned Area Development (PAD) to Copper Sky Medical Campus 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 September 22, 2025 on zoning case #PAD 25-06, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property and recommended approval of the amendment.

**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 9.33 acres from existing D3 Planned Area Development (PAD) to Copper Sky Medical Campus 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 25-06 listed in Exhibit B 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 7<sup>th</sup> day of October, 2025.

APPROVED:

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Nancy Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

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Vanessa Bueras, MMC  
City Clerk

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Denis Fitzgibbons  
City Attorney

**Pursuant to A.R.S. 9-802(A), Exhibit A and Exhibit B are on file at:**

**Office of the City Clerk, City of Maricopa and**

**[www.maricopa-az.gov](http://www.maricopa-az.gov)**