

ORDINANCE NO. 26-04

AN ORDINANCE 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 INDUSTRIAL (CI-2) ZONE TO PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 150.86 GROSS ACRES OF LAND KNOWN AS ASSESSOR PARCEL NOS. 510-15-002F, 510-15-002C, 510-15-002G GENERALLY LOCATED 0.5 MILES WEST OF THE NWC CORNER OF STATE ROUTE 238 AND NORTH GREEN ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, AS DESCRIBED IN CASE #PAD 25-04. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 17, 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 150.86 acres from Industrial (CI-2) zone to 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 March 9, 2026 on zoning case #PAD25-04, 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 150.86 acres of land from Industrial (CI-2) zone to 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 25-04 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 7th day of April 2026.

APPROVED:

Nancy Smith, Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

Parcel No. 1:

That portion of the East Half of the Southwest Quarter of Section 17, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Northeasterly of the Southern Pacific Railroad right-of-way; Excepting therefrom, as conveyed to Pinal County, Arizona, in Docket 1018, Page 933, that portion of the South Half of the Southwest Quarter of said Section 17, described as follows:

A strip of land 80 feet in width lying parallel with, and adjacent to, the existing Northern right-of-way line of the Southern Pacific Transportation Company, 200 foot railroad right-of-way; and Excepting therefrom, as conveyed to the State of Arizona, by and through its Department of Transportation, that portion of the Southwest Quarter which lies Northeasterly of the existing 80.00 foot public highway and Southwesterly of the following described line:

Commencing at the Southwest corner of said Section;

Thence North $00^{\circ}02'59''$ West a distance of 512.14 feet along the West line of said Section, to a point on the Northeastern right-of-way line of said public highway;

Thence from a local tangent bearing of South $69^{\circ}12'00''$ East, along said Northeastern right-of-way line, along the arc of a curve to the right having a radius of 34,620.61 feet, a distance of 439.25 feet to the Point of Beginning;

Thence North $21^{\circ}31'37''$ East a distance of 8.00 feet;

Thence from a local tangent bearing South $68^{\circ}28'23''$ East along the arc of curve to the left having a radius of 5679.58 feet, a distance of 1600 feet to the terminus of said line; and

Excepting therefrom any portion of the South 33 feet of said Section lying Northeasterly of said existing 80.00 foot public highway: and

Excepting therefrom 1/2 interest in all gas and oil rights for a period of 50 years from October 1, 1957, as reserved in Docket 189, Page 406.

Parcel No. 2:

That portion of the West Half of the Southwest Quarter of Section 17, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Northeasterly of the Southern Pacific Railroad right-of-way;

Except that portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 17,

Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying

Northeasterly of the Southern Pacific Railroad right-of-way;

Excepting therefrom, as conveyed to Pinal County, Arizona, in Docket 1018, Page 933, that portion of the

South Half of the Southwest Quarter of said Section 17, described as follows:

A strip of land 80 feet in width lying parallel with, and adjacent to, the existing Northern right-of-way line of the Southern Pacific Transportation Company, 200 foot railroad right of way; and Excepting therefrom, as conveyed to the State of Arizona, by and through its Department of Transportation, that portion of the Southwest Quarter which lies Northeasterly of the existing 80.00 foot public highway and Southwesterly of the following described line:

Commencing at the Southwest corner of said Section;

Thence North 00°02'59" West a distance of 512.14 feet along the West line of said Section, to a point on the Northeastern right-of-way line of said public highway;

Thence from a local tangent bearing of South 69°12'00" East, along said Northeastern right-of-way line, along the arc of a curve to the right having a radius of 34,620.61 feet, a distance of 439.25 feet to the Point of Beginning;

Thence North 21°31'37" East a distance of 8.00 feet;

Thence from a local tangent bearing South 68°28'23" East along the arc of curve to the left having a radius of 5679.58 feet, a distance of 1600 feet to the terminus of said line; and

Excepting therefrom any portion of the South 33 feet of said Section lying Northeasterly of said existing 80.00 foot public highway; and

Excepting therefrom 1/2 interest in all gas and oil rights for a period of 50 years from October 1, 1957, as reserved in Docket 189, Page 406.

Parcel No. 3:

That portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Northeasterly of the Southern Pacific Railroad right-of-way;

Excepting therefrom, as conveyed to Pinal County, Arizona, in Docket 1018, Page 933, that portion of the South Half of the Southwest Quarter of said Section 17, described as follows:

A strip of land 80 feet in width lying parallel with, and adjacent to, the existing Northern right-of-way line of the Southern Pacific Transportation Company, 200 foot railroad right of way; and Excepting therefrom, as conveyed to the State of Arizona, by and through its Department of Transportation, that portion of the Southwest Quarter which lies Northeasterly of the existing 80.00 foot public highway and Southwesterly of the following described line:

Commencing at the Southwest corner of said Section;

Thence North 00 degrees 02 minutes 59 seconds West a distance of 512.14 feet along the West line of said Section, to a point on the Northeastern right-of-way line of said public highway;

Thence from a local tangent bearing of South 69 degrees 12 minutes 00 seconds East, along said Northeastern right-of-way line, along the arc of a curve to the right having a radius of 34,620.61 feet, a distance of 439.25 feet to the Point of Beginning;

Thence North 21 degrees 31 minutes 37 seconds East a distance of 8.00 feet;

Thence from a local tangent bearing South 68 degrees 28 minutes 23 seconds East along the arc of curve to the left having a radius of 5679.58 feet, a distance of 1600 feet to the terminus of said line; and Excepting therefrom any portion of the South 33 feet of said Section lying Northeasterly of said existing 80.00 foot public highway.

1. The PAD request case #PAD25-04 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance, any applicable design guideline documents, and all applicable provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements, cash-in-lieu agreements identified by the City's Engineering Division at the time of platting or the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards, current Area Transportation Plan and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. The development shall be responsible for constructing a pedestrian trail system throughout the development that also connects to the city's parks, trails, and open space network.
5. Zoning development standards shall be in accordance with the Planned Area Development Booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
6. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
7. Prior to the City Council approval of the PAD25-04, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
8. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
9. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
10. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.