

ORDINANCE NO. 25-02

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 2.93 ACRES OF LAND GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF N. PORTER ROAD AND W. HONEYCUTT ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APNS #510-71-030E AND 510-71-030F FROM GENERAL BUSINESS (CB-2) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 25-02. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 25, 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 2.93 acres from General Business (CB-2) to General Commercial (GC), 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 February 24, 2025, in zoning case #ZON #25-02, 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 2.93 acres from General Business (CB-2) to General Commercial (GC). 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 #ZON 25-02 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 4th day of March, 2025

APPROVED:

Nancy Smith, Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

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.**

Exhibit A
DESCRIPTION OF THE SUBJECT PROPERTY

APN 510-71-030E

THE EAST 146.67 FEET OF THE SOUTH 297.00 FEET OF LOT 1 OF RECORD OF SURVEY MINOR LAND DIVISION RECORDED IN FEE NUMBER 2021-104090, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 04 SOUTH, RANGE 03 EAST, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 25, THENCE EAST 1598.68 FEET, THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING, THENCE EAST 146.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 297.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE WEST 146.67 FEET, THENCE NORTH 297.00 FEET TO THE POINT OF BEGINNING.

APN 510-71-030F

Lot 1:

Lot 1, of Record of Survey Minor Land Division, recorded in Book 2021-104090, records of Pinal County, Arizona. More Particularly described as follows:

The West 430.00 feet of the North 367.00 feet of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona;

Except the North 70.00 feet thereof and except the following area described as follows:

The East 146.67 feet of the South 297 .00 feet of Lot I of Record of Survey Minor Land Division, recorded in Book 2021-104090, Records of Pinal County, Arizona, being located in the Northwest Quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

Commencing at the Northwest Quarter corner said Section 25, from which the North corner of said Section 25 bears South 89°58'59" East 2630.70 feet;

Thence along the north line of the Northwest quarter of said Section 25, South 89°58'59" East 1598.68 feet;

Thence departing said north line South 00°08'04" West 70.00 feet to the south Right of Way line of West Honeycutt Road, as shown on "Record of Survey Minor Land Division" recorded as Fee Number 2021-104090 in Pinal County Records, also being the Point of Beginning

Thence along said south Right of Way line South 89°58'59" East 146.67 feet to the Northeast corner of said Lot 1;

Thence departing said south Right of Way line and along the east line of said Lot I South 00°08'04" West 297 .00 feet to the Southeast corner of said Lot 1;

Thence along the south line of said Lot 1 North 89°58'59" West 146.67 feet;

Thence departing said south line North 00°08'04" East 297.00 feet to the Point of Beginning.

The hereinabove described property comprising an area of 75,239 square feet or 1.727 acres, more or less.

Exhibit B

COPY OF RELEVANT APPROVAL
INCLUDING ALL APPLICABLE STIPULATIONS

APN 510-71-030 E

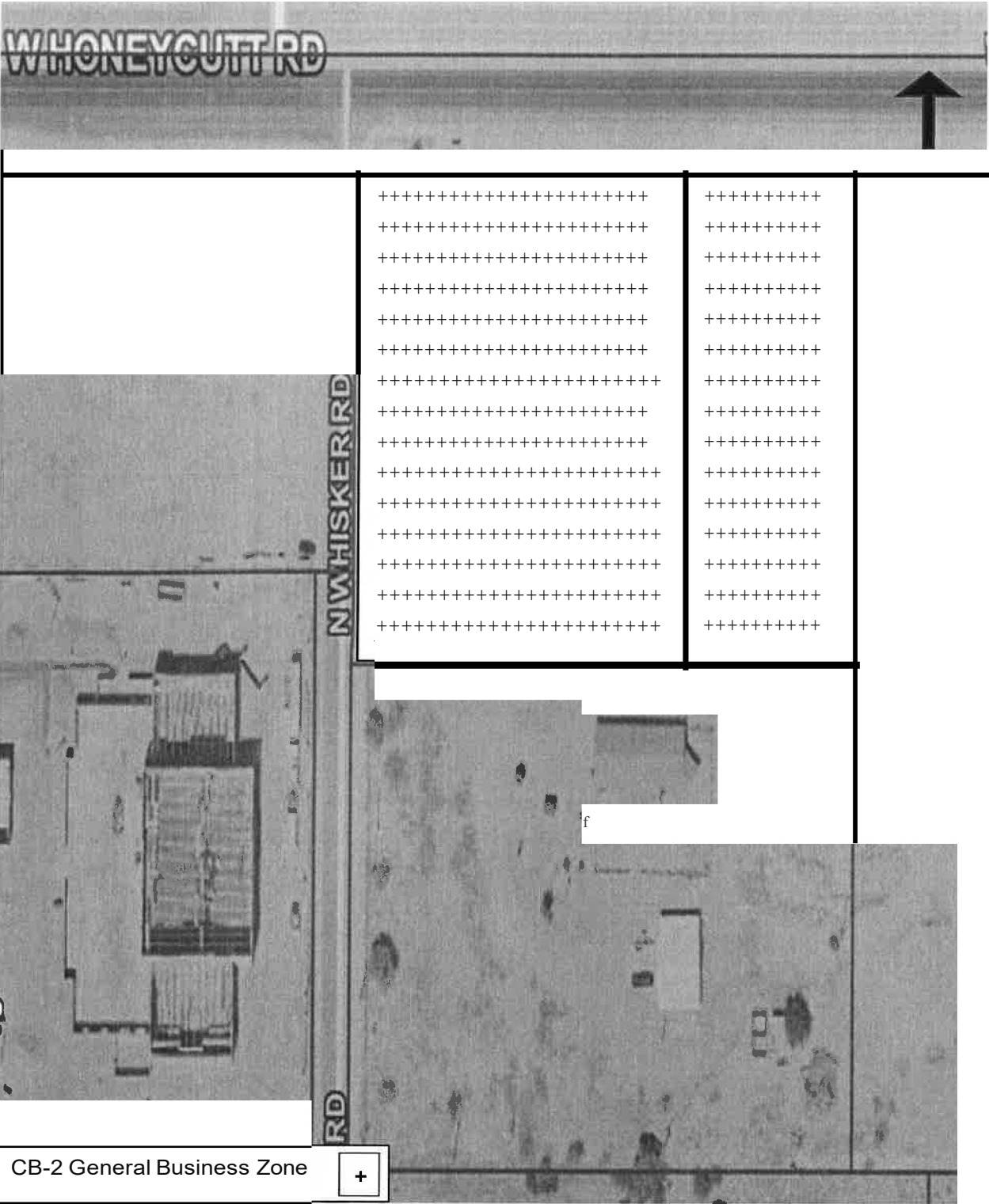
1. Any future proposed commercial uses of the said properties shall require a pre-application conference meeting and site plan review and approval, conforming Maricopa City Code (MCC);
2. Future developers of the area shall ensure all traffic related recommendations are provided in the Final Traffic Impact Analysis, as approved by the City;
3. Applicant shall sign waiver pursuant to Proposition – 207, and as applicable, prior to Council approval of the rezoning;
4. Any future signage shall require a sign permit and must comply with Section 18.115 of the MCC.

APN 510-71-030F

1. Any future proposed commercial uses of the said properties shall require a pre-application conference meeting and site plan review and approval, conforming Maricopa City Code (MCC);
2. 30 feet of ROW along Whisker Road frontage shall be dedicated;
3. Future developers of the area shall ensure all traffic related recommendations are provided in the Final Traffic Impact Analysis, as approved by the City;
4. Applicant shall sign waiver pursuant to Proposition – 207, and as applicable, prior to Council approval of the rezoning;
5. Any future signage shall require a sign permit and must comply with Section 18.115 of the MCC.

Previous Zoning

CB-2 General Business Zone



New Zoning

GC General Commercial Zone

