

**ORDINANCE NO. 21-20**

**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 13 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. PORTER ROAD AND W. APPLGATE ROAD, JUST NORTH OF MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO GENERAL MIXED USE (MU-G) AS DESCRIBED IN CASE #ZON 21-03. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 36 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 as part of the Maricopa City Code, which has been amended from time to time; and

**WHEREAS**, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 13 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to General Mixed Use (MU-G), 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 October 11, 2021, in zoning case #ZON 21-03, 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 ZON 21-03", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 13 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to General Mixed Use (MU-G), 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 21-03 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 2<sup>nd</sup> day of November, 2021.

APPROVED:

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Christian Price  
Mayor

ATTEST:

APPROVED AS TO FORM:

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Vanessa Bueras, MMC  
City Clerk

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Denis Fitzgibbons  
City Attorney

# **EXHIBIT 1**

## **EXHIBIT 2**