

ORDINANCE NO. 24-06

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AMENDING THE ZONING REQUIREMENTS AS DESCRIBED IN ZONING CASE PLANNED AREA DEVELOPMENT (PAD) 23-06 FOR THE CORTONA PAD WHICH IS APPROXIMATELY 236 ACRES GENERALLY SITUATED ON THE SOUTHEAST CORNER OF W. FARRELL ROAD AND N. HARTMAN ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on December 20, 2005, the City adopted Ordinance 05-16 approving what is now known as the Cortona Planned Area Development (PAD); and

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 owners are requesting a major PAD amendment to, among other things, allow a variety of residential and commercial uses, increase the allowed density and enhance the interior circulation in Phase II of the PAD; and

WHEREAS, the applicant submitted a Public Participation Plan to inform residents of the proposed PAD amendment, 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 May 13, 2024, in zoning case #PAD 23-06, in the manner prescribed by law; and

WHEREAS, after reviewing the PAD amendment, the City Council of the City of Maricopa believes that the proposed amendment is in the best interest of the City of Maricopa.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That the PAD amendment regarding the property generally known as the Cortona Planned Area Development as described in Zoning Case PAD 23-06 is hereby approved.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #PAD 23-06 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 June, 2024.

APPROVED:

Nancy Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Vanessa Bueras, MMC
City Clerk

Denis Fitzgibbons
City Attorney