

ORDINANCE NO. 23-33

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S HERITAGE DISTRICT OVERLAY MAP, GENERALLY LOCATED SOUTH OF W. EDISON ROAD, NORTH OF DESERT CEDARS DR. BETWEEN N. ROOSEVELT AVENUE AND N. PLAINVIEW STREET, AS DESCRIBED IN ZONING CASE #ZON 23-03.

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, part of the Zoning Code includes a Heritage District Overlay, which helps promote pedestrian-oriented infill development while developing a strong identity as a mixed-use urban core; and

WHEREAS, with the current zoning in place and the development along SR 347, the Heritage District Overlay is no longer compatible nor applicable to the portion of the District that has developed as a commercial corridor; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing on June 29, 2023 in zoning case #ZON 23-03, in the manner prescribed by law for the purpose of amending the City's Transportation Corridor Overlay Map.

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

Section 1. That the Maricopa Heritage District Overlay Map is hereby amended by amending the overlay, generally located south of W. Edison Road, North of Desert Cedars Dr. between N. Roosevelt Avenue and N. Plainview Street, to be compatible with the current development along SR 347, as described in Exhibit A. The Development Services Department shall amend the Maricopa Heritage District Overlay Map to reflect this amendment, as described in Exhibit A, and one paper copy and one electronic copy of the revised map shall be maintained in compliance with A.R.S. § 44-7041 and available for public inspection during normal business hours in the Office of the City Clerk and shall be available on the City's website at: www.maricopa-az.gov.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 23-03 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 18th day of July, 2023.

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 is on file at:

**Office of the City Clerk, City of Maricopa and
www.maricopa-az.gov.**

EXHIBIT A
Transportation Corridor Overlay Map