

ORDINANCE NO. 21-23

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 330 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF W. MARICOPA-CASA GRANDE HIGHWAY AND N. HARTMAN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM SINGLE FAMILY RESIDENTIAL (CR-3), GENERAL RURAL (GR) AND GENERAL COMMERCIAL (CB-2) TO A PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-07. THE PARCEL OF LAND IS LOCATED IN SECTION 9 OF TOWNSHIP 5 SOUTH, RANGE 4 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 330 acres from Single Family Residential (CR-3), General Rural (GR) and General Commercial (CB-2) as defined in the City's old Zoning Code to a 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 November 8, 2021, in zoning case #PAD 21-07, 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 PAD 21-07", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 330 acres from Single Family Residential (CR-3), General Rural (GR) and General Commercial (CB-2) as defined in the City's old Zoning Code to a Planned Area Development (PAD), 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 PAD 21-07 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 December, 2021.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT 1

EXHIBIT 2