

ORDINANCE NO. 26-06

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 AMEND THE DEVELOPMENT STANDARDS ON APPROXIMATELY 2.31 ACRES OF LAND GENERALLY LOCATED NORTH OF THE MARICOPA-CASA GRANDE HIGHWAY BETWEEN NORTH STONEGATE ROAD AND NORTH SHEA WAY IN THE HOMESTEAD AT RANCHO EL DOARDO PLANNED AREA DEVELOPMENT (PAD), WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN 510-12-052C AND 510-12-062B, FROM THE EXISTING MAXIMUM HEIGHT OF 30' TO A MAXIMUM HEIGHT OF 50' FOR HABITABLE SPACE AND 60' FOR ARCHITECTURAL ELEMENTS FOR THESE PARCELS ZONED CI-1(LIGHT INDUSTRY AND WAREHOUSE), AS DESCRIBED IN CASE #PAD 26-02. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 36, 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 2.31 acres to amend the development standards related to the allowed height on these parcels, 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 March 23, 2026 on zoning case #PAD 26-02, 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 development standards for the property described in Exhibit A on approximately 2.31 acres of land within the Homestead at Rancho El Dorado Planned Area Development (PAD) from a maximum height of 30' to a maximum height of 50' for habitable space and 60' for architectural elements on these parcels zoning CI-1(Light Industry and Warehouse). 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 #PAD 26-02 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 21st day of April 2026.

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