

RESOLUTION NO. 25-03

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, FINDING CERTAIN FACTS AND ADOPTING THE PROPOSED MAJOR GENERAL PLAN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF MARICOPA, ARIZONA TO CHANGE THE LAND USE FROM MASTER PLANNED COMMUNITY (MPC), MEDIUM DENSITY RESIDENTIAL (MDR), AND OPEN SPACE (OS) TO EMPLOYMENT (E) ON APPROXIMATELY 716.5 ACRES OF LAND GENERALLY LOCATED SOUTH OF THE MARICOPA-CASA GRANDE HIGHWAY, EAST OF NORTH PORTER ROAD, WEST OF NORTH HARTMAN ROAD AND NORTH OF WEST PETERS AND NALL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, AS REQUESTED BY THE CITY OF MARICOPA IN CASE #GPA 24-04.

WHEREAS, A.R.S. §9-461.06(H) states that a Major Amendment to the General Plan of the City of Maricopa shall be approved by an affirmative vote of at least two-thirds of the legislative body, and that these amendments must be presented at a public hearing within twelve months after the proposal is made; and

WHEREAS, the City has consulted with, advised and provided an opportunity for official comment by public officials and agencies, the county, appropriate school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public service corporations, civic educational, professional and other organizations, together with property owners and citizens; and

WHEREAS, at least sixty (60) days prior to the adoption of this resolution, the City has provided a copy of the Proposed Major Amendment to the General Plan for the review and further comment to:

1. Maricopa Association of Governments
2. Pinal County Planning Department
3. City of Casa Grande Planning Department
4. City of Goodyear Planning Department
5. Ak-Chin Indian Community
6. Gila River Indian Community
7. Arizona Department of Commerce
8. Arizona Department of Environmental Quality
9. Arizona Department of Transportation
10. Central Arizona Association of Governments
11. Arizona Department of Water Resources
12. Maricopa Unified School District #20
13. Maricopa Flood Control District
14. Maricopa Stanfield Irrigation District
15. Pinal County Planning Department

16. Electrical District – 3
17. Union Pacific Railroad
18. Arizona State Land Department
19. Global Water

WHEREAS, the Planning and Zoning Commission of the City having held a public hearing on the Proposed Major Amendment to the General Plan on December 9, 2024 and December 23, 2024 and notice of such hearings was posted in a local newspaper of general circulation within the City of Maricopa not less than fifteen (15) days nor more than thirty (30) days prior to the hearing; and

WHEREAS, the Mayor and City Council held a public hearing on the Proposed Major Amendment to the General Plan on January 21, 2025, and notice of such hearings was posted in a local newspaper of general circulation within the City of Maricopa not less than fifteen (15) days nor more than thirty (30) days prior to the hearing; and

WHEREAS, the proposed Major Amendment would have the effect of changing the General Plan land designations from Master Planned Community (+/- 137.2 acres), Medium Density Residential (+/- 192.16 acres) and Open Space (+/- 387.14 acres) to Employment (E) on approximately 716.5 acres of land generally located south of the Maricopa-Casa Grande Highway, east of N. Porter Road, west of N. Hartman Road and north of W. Peters and Nall Road within the City of Maricopa incorporated limits; and

WHEREAS, the Mayor and City Council of the City of Maricopa, Arizona believe it is in the best interest of the City and citizens of the City of Maricopa that the proposed Major General Plan Amendment be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Maricopa, Arizona as follows:

Section 1: The Mayor and City Council of the City of Maricopa, Arizona find and determine that Notice has been given in the manner required by A.R.S. §9-461.06 of the proposal of the City to adopt a Major Amendment to the General Plan of the City of Maricopa as requested by the City of Maricopa and that each of the required publications have been made as required by law.

Section 2: The Proposed Major Amendment to the General Plan of the City of Maricopa, Arizona as requested by the City of Maricopa has been approved by an affirmative vote of at least two-thirds of the City Council as required by the General Plan Amendment Process as outlined in A.R.S. §9-461.06(H).

Section 3: That the City of Maricopa General Plan be amended to change the General Plan Land Use Designation from Master Planned Community, Medium Density Residential, and Open Space to Employment on approximately 716.5 acres of land generally located south of the Maricopa-Casa Grande Highway, east of N. Porter Road, west of N. Hartman Road and north of

W. Peters and Nall Road within the City of Maricopa incorporated limits as shown on attached Exhibit A.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 21st day of January, 2025.

APPROVED:

Nancy Smith
Mayor

ATTEST:

APPROVED AS TO FORM:

Vanessa Bueras, MMC
City Clerk

Denis Fitzgibbons
City Attorney

EXHIBIT A