

ORDINANCE NO. 22-11

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 25.3 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF N. PORTER ROAD AND W. APPLGATE ROAD, JUST NORTH OF THE MARICOPA-CASA GRANDE HIGHWAY, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 22-05. THE PARCEL OF LAND IS 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, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 25.3 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to 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 April 25, 2022, in zoning case #PAD 22-05, 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 the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 25.3 acres from Light Industry & Warehouse (CI-1) as defined in the City's old Zoning Code to Planned Area Development (PAD) as described in zoning case PAD 22-05. 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 22-05 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 17th day of May, 2022.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

MULTI-FAMILY LOT

A PORTION OF LOT 3, OF MINOR LAND DIVISION FOR REV AT PORTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2021-039200 OF OFFICIAL RECORDS AND A PORTION OF LOT 1, OF COPA FLATS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2021-158220 OF OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°41'43" EAST, A DISTANCE OF 2678.84 FEET;

THENCE SOUTH 89°56'05" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 216.06 FEET TO THE EAST RIGHT OF WAY LINE OF PORTER ROAD;

THENCE DEPARTING SAID SOUTH LINE, NORTH 26°10'21" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.53 FEET, TO THE BEGINNING OF A 1,055.00 FEET CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°01'03", AN ARC DISTANCE OF DISTANCE OF 607.96 FEET;

THENCE NORTH 06°50'43" WEST, A DISTANCE OF 403.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 06°50'43" WEST, A DISTANCE OF 554.91 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°44'54" EAST, A DISTANCE OF 1,048.90 FEET;

THENCE SOUTH 00°35'31" WEST, A DISTANCE OF 1,039.64 FEET;

THENCE NORTH 89°56'05" WEST, A DISTANCE OF 540.00 FEET;

THENCE NORTH 00°35'31" EAST, A DISTANCE OF 484.09 FEET;

THENCE NORTH 89°24'29" WEST, A DISTANCE OF 397.31 FEET;

THENCE SOUTH 83°09'17" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

COMMERCIAL LOT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°41'43" EAST, A DISTANCE OF 2678.84 FEET;

THENCE SOUTH 89°56'05" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 216.06 FEET TO THE EAST RIGHT OF WAY LINE OF PORTER ROAD;

THENCE DEPARTING SAID SOUTH LINE, NORTH 26°10'21" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.53 FEET, TO THE BEGINNING OF A 1,055.00 FEET CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°50'27", AN ARC DISTANCE OF DISTANCE OF 291.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°10'37", AN ARC DISTANCE OF 316.28 FEET;

THENCE NORTH 06°50'43" WEST, A DISTANCE OF 403.92 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 83°09'17" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°24'29" EAST, A DISTANCE OF 397.31 FEET;

THENCE SOUTH 00°35'31" WEST, A DISTANCE OF 724.09 FEET;

THENCE NORTH 89°56'05" WEST, A DISTANCE OF 352.61 FEET;

THENCE NORTH 79°40'05" WEST, A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING.