

ORDINANCE NO. 23-06

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 REZONE APPROXIMATELY 308 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF STEEN ROAD AND THE ANDERSON ROAD ALIGNMENT, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM THE EXISTING HARTMAN RANCH PLANNED AREA DEVELOPMENT TO THE ARDEN TRAILS PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 22-15, WHICH WILL BE RENAMED HARTMAN TRAILS AS PART OF THE FINAL PLAT APPROVAL PROCESS. THE LAND IS LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 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, on March 21, 2006, the City adopted Ordinance 06-03 approving the Hartman Ranch Planned Area Development; and

WHEREAS, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 308 acres from the existing Hartman Ranch Planned Area Development to the Arden Trails 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 January 9, 2023 in zoning case #PAD22-15, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property; and

WHEREAS, since the Planning and Zoning Commission meeting the City received a request to rename the development Hartman Trails which will be done during the final plat approval process.

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 308 acres from the existing Hartman Ranch Planned Area Development to the Arden Trails Planned Area Development (PAD). 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 22-15 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 February, 2023.

APPROVED:

Nancy Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Vanessa Bueras, MMC
City Clerk

Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description