

ORDINANCE NO. 20-02

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 ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE #ZON 19-10 FOR APPROXIMATELY 4 ACRES OF LAND GENERALLY LOCATED WEST OF PORTER ROAD AND NORTH OF FARRELL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 35 OF 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 pursuant to Chapter 16 of the Maricopa City Code; and,

WHEREAS, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 4 acres from GR (General Rural) as defined in the City's old Zoning Code to GC (General Commercial) as defined in the City's new Zoning Code, 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 9, 2020, in zoning case #ZON 19-10, 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 20-02", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 4 acres from GR (General Rural) as defined in the City's old Zoning Code to GC (General Commercial) as defined in the City's new Zoning Code 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 ZON 19-10 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, 2020.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, CMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT 1

EXHIBIT 2

Legal Description

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE NORTH 89 DEGREES 19 MINUTES 10 SECONDS WEST, A DISTANCE OF 2,597.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89 DEGREES 19 MINUTES 10 SECONDS WEST, A DISTANCE OF 139.17 FEET;

THENCE NORTH 01 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,377.37 FEET;

THENCE SOUTH 27 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 285.18 FEET;

THENCE SOUTH 01 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 1,126.90 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS RESERVED IN INSTRUMENT RECORDED IN DOCKET 15, PAGE 70, OF OFFICIAL RECORDS.