

ORDINANCE NO. 20-19

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AMENDING THE ZONING REQUIREMENTS AS DESCRIBED IN ZONING CASE PLANNED AREA DEVELOPMENT (PAD) 20-05 FOR THE STONEGATE PAD WHICH IS APPROXIMATELY 54 ACRES GENERALLY SITUATED ON THE NORTHWEST CORNER OF ALAN STEPHENS PARKWAY AND STONEGATE ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTION 35 AND 36 OF TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on July 1, 2008, the City adopted Ordinance 08-07 approving the Stonegate Planned Area Development (PAD); and

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 August 6, 2019, the City adopted Ordinance 19-09 approving a PAD amendment for Stonegate to, among other things, modify the development plan and permitted use table to incorporate a self-storage facility and allow outdoor storage, personal storage and an accessory single dwelling unit, and to modify the parking ratio for personal self-storage; and

WHEREAS, the owners are requesting a major PAD amendment to, among other things, update the concept design, modify the development plan and permitted use table which utilizes the Mixed-Use General (MU-G) base zoning district as a model with modification and including a parking table to remove parking uses not envisioned for the area and development of architectural design guidelines to use the village concept theme established within the proposed PAD amendment; and

WHEREAS, the applicant submitted a Public Participation Plan to inform residents of the proposed PAD amendment, 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 November 9, 2020, in zoning case #PAD 20-05, in the manner prescribed by law; and

WHEREAS, after reviewing the PAD amendment, the City Council of the City of Maricopa believes that the proposed amendment is in the best interest of the City of Maricopa.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That the PAD amendment regarding the property generally known as Stonegate Planned Area Development as described in Zoning Case PAD 20-05 is hereby approved.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of Case PAD 20-05 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 1st day of December, 2020.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, CMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney