

ORDINANCE NO. 21-04

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 35.24 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF LOMA ROAD AND STATE ROUTE 238, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM INDUSTRIAL (CI-2) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 19-03. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 21 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 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 35.24 acres from Industrial (CI-2) 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 February 8, 2021, in zoning case #PAD 19-03, 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 PAD 19-03", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 66.1 acres from Industrial (CI-2) as defined in the City's old Zoning Code to Planned Area Development (PAD), 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 PAD 19-03 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 2nd day of March, 2021.

APPROVED:



Christian Price
Mayor


ATTEST:



Vanessa Bueras, CMC
City Clerk

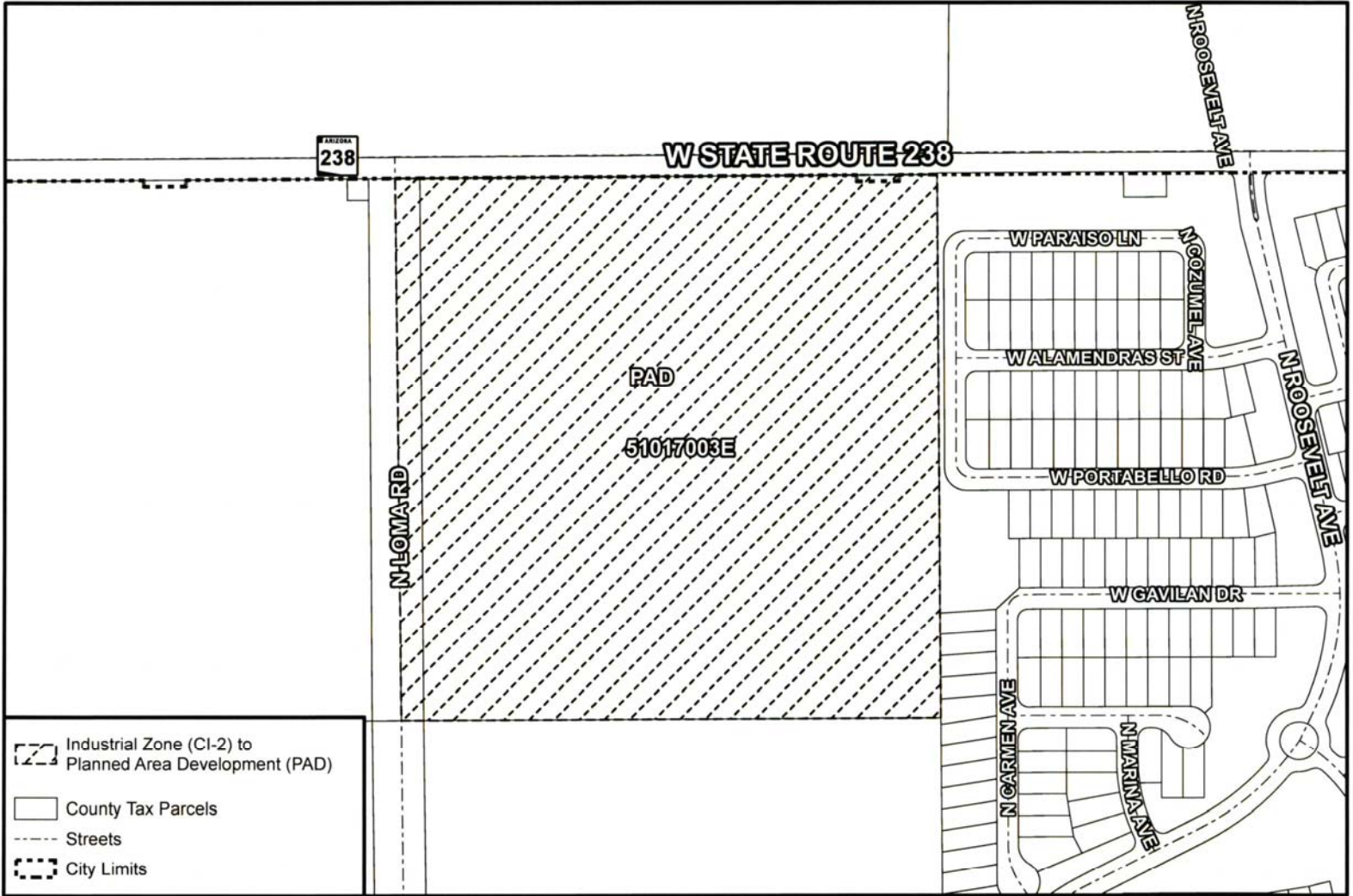


APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT 1



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

2/22/2021

11" x 8.5"

H:\Projects\Economic and Community Development\2021\PAD1903 West Maricopa Village\pad1903.aprx

0 150 300 Feet
1 inch = 300 Feet

EXHIBIT 2

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED IN DOCKET 1495, PAGE 17, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, WHICH LIES BETWEEN THE SOUTH LINE OF THE EXISTING 33.00 FOOT PUBLIC HIGHWAY RIGHT-OF-WAY AND THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 2900 FEET TO THE POINT OF TERMINUS OF SAID LINE; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION, RECORDED IN RECORDING NO. 2015-083664, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, 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 NORTHWEST CORNER OF SECTION 21 BEING AN A.D.O.T. ALUMINUM CAP IN HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER THEREOF BEING A A.D.O.T. ALUMINUM CAP IN HAND HOLE, BEARS NORTH 89 DEGREES 38 MINUTES 46 SECOND EAST, A DISTANCE OF 2673.85 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 46 SECOND EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.93 FEET TO THE NORTHWEST QUARTER CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 38 MINUTES 46 SECOND EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 120.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1262.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECOND WEST, ALONG SAID SOUTH LINE, DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 42 MINUTES 44 SECOND WEST, ALONG THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, DISTANCE OF 1262.36 FEET TO THE POINT OF BEGINNING.