

ORDINANCE NO. 21-06

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 18.82 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF HONEYCUTT ROAD AND HARTMAN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM LOCAL BUSINESS (CB-1) TO MULTIPLE UNIT RESIDENTIAL (RM) AS DESCRIBED IN CASE #ZON 21-01. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 28 OF TOWNSHIP 4 SOUTH, RANGE 4 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 18.82 acres from Local Business (CB-1) as defined in the City's old Zoning Code to Multiple Unit Residential (RM), 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 12, 2021, in zoning case #ZON 21-01, 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 ZON 21-01," a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 18.82 acres from Local Business (CB-1) as defined in the City's old Zoning Code to Multiple Unit Residential (RM), 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 21-01 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 20th day of April, 2021.

APPROVED:



Christian Pride
Mayor

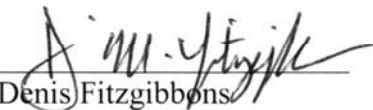
ATTEST:



Vanessa Bueras, CMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

DESCRIPTION OF PARCEL 3B FOR TORTOSA TOWNS

Parcel 3, according to the FINAL PLAT AND MAP OF DEDICATION FOR "TORTOSA-NW", as set forth in Cabinet E, Slide 90 and Certificate of Correction recorded in Fee No. 2005-062193, records of Pinal County, Arizona, being located in a portion of the Northwest quarter of Section 28, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the following described parcel;

COMMENCING at the Southwest corner of said Parcel 3, monumented with a 1/2" rebar with cap stamped L.S. 31020, which bears South 00 degrees 09 minutes 31 seconds West 745.39 feet from the Northwest corner of said Parcel 3, monumented with a 1/2" rebar with cap stamped L.S. 31020;

Thence along the West line of said Parcel 3, North 00 degrees 09 minutes 31 seconds East 482.26 feet to the POINT OF BEGINNING;

Thence continuing along said West line, North 00 degrees 09 minutes 31 seconds East 263.13 feet to the said Northwest corner of said Parcel 3;

Thence along the North line of said Parcel 3, North 88 degrees 19 minutes 05 seconds East 351.19 feet;

Thence South 01 degrees 40 minutes 55 seconds East 144.35 feet;

Thence South 10 degrees 15 minutes 56 seconds West 32.17 feet;

Thence South 01 degrees 40 minutes 55 seconds East 87.18 feet;

Thence South 88 degrees 19 minutes 07 seconds West 352.99 feet to the POINT OF BEGINNING.

Parcel 3B comprising 19.135 acres or 833,504 square feet, subject to all easements of record.



JOB NO.: 200625
SECTION: 28
TOWNSHIP: 4 SOUTH
RANGE: 4 EAST
DATE: JANUARY 23, 2021
SHEET 1 OF 3

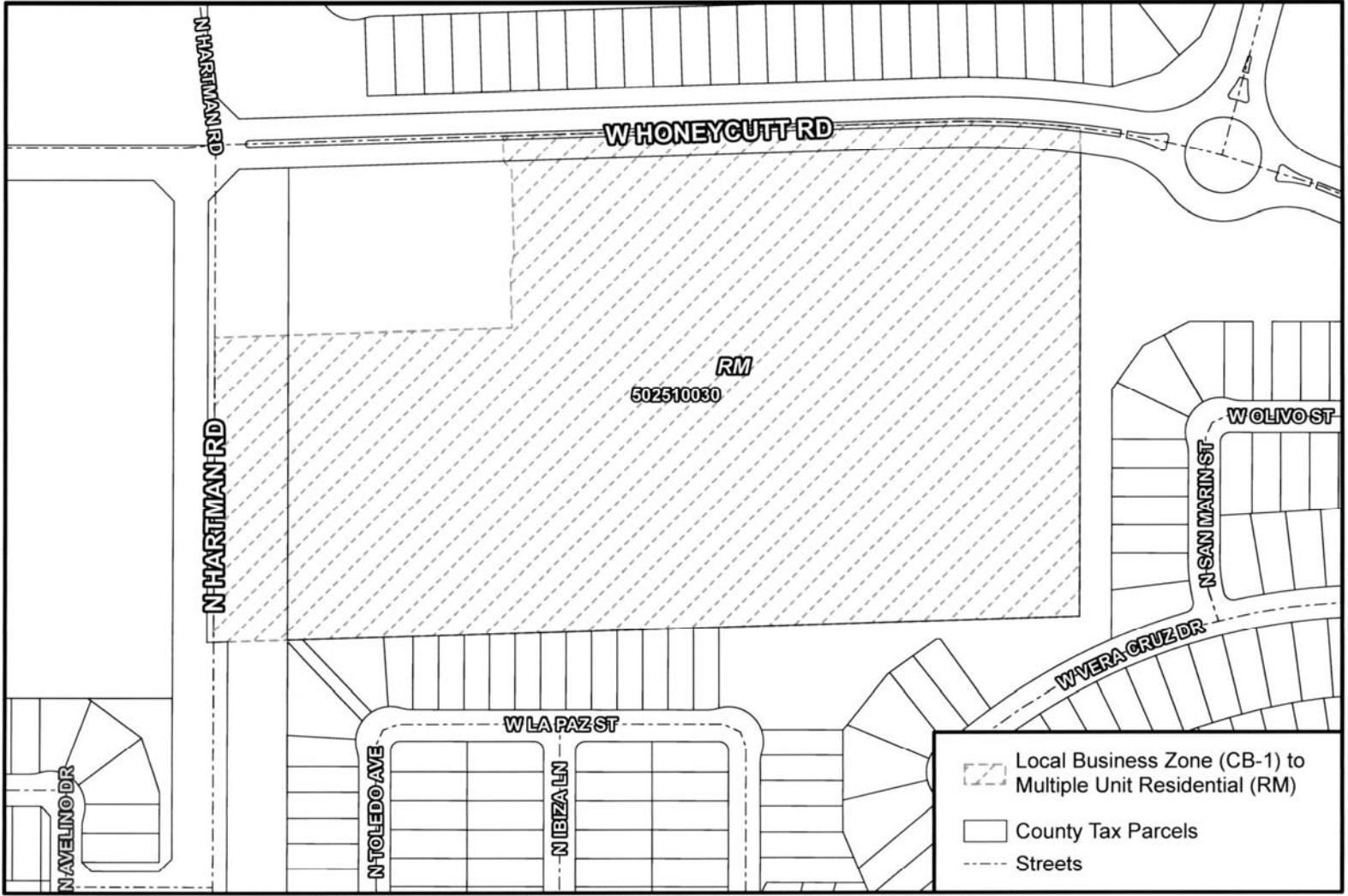
REFERENCE DOCUMENTS
RECORDS OF PINAL COUNTY
1. PLAT CABINET E, SLIDE 90
2. R.O.S FEE 2020-073146



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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.

2/4/2021

11" x 8.5"

H:\Projects\Economic and Community Development\2021\GPA2101 ZON2101 Honeycutt Run\honeycutt_run.aprx

0 100 200 Feet
1 inch = 200 Feet