

**ORDINANCE NO. 21-13**

**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 528 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST CORNER OF W. MCDAVID ROAD AND N. GREEN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM INDUSTRIAL (CI-2) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-01. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 20 AND A PORTION OF THE NORTH HALF OF SECTION 29 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 528 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 July 12, 2021, in zoning case #PAD 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 PAD 21-01", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 528 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 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 3<sup>rd</sup> day of August, 2021.

APPROVED:

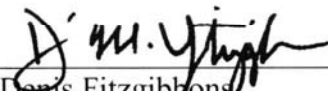
  
\_\_\_\_\_  
Christian Price  
Mayor

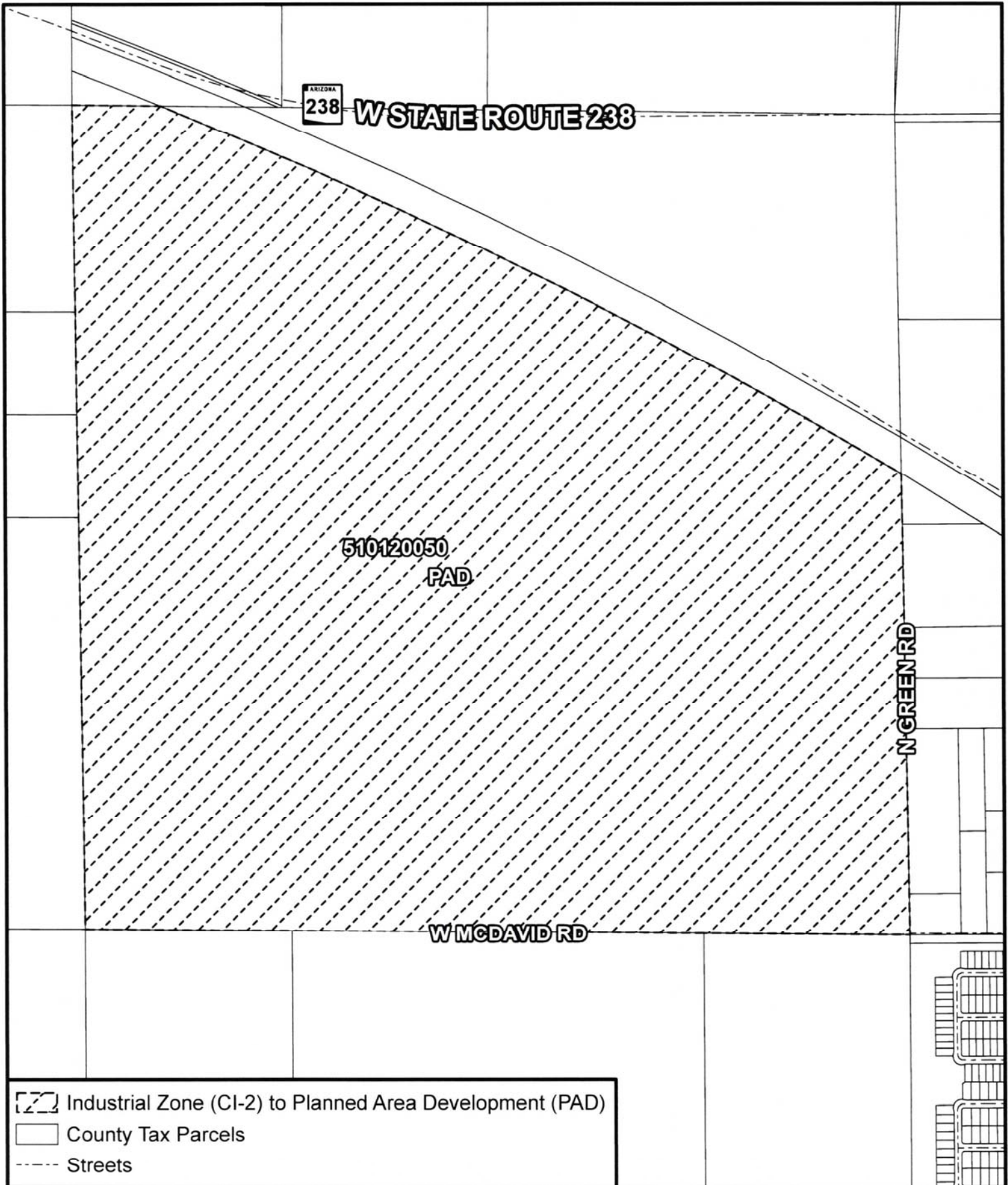
ATTEST:

  
\_\_\_\_\_  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Denis Fitzgibbons  
City Attorney






ARIZONA  
238

W STATE ROUTE 238

510120050  
PAD

N GREEN RD

W MCDAVID RD

-  Industrial Zone (CI-2) to Planned Area Development (PAD)
-  County Tax Parcels
-  Streets

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.

7/26/2021  
8.5" x 11"

0 400 800  
Feet  
1 inch = 800 Feet





**Legal Description  
Maricopa Meadows II  
Zoning Boundary**

Job No. 19-0292

January 7, 2021

A portion of Section 20 and a portion of the North Half of Section 29, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

BEGINNING at a GLO brass cap at the southwest corner of said Section 20, thence North 00 degrees 43 minutes 29 seconds West, along the west line of the Southwest Quarter of said Section 20, 2,640.00 feet to a GLO brass cap at the west quarter corner of said Section 20;

thence North 0 degrees 41 minutes 18 seconds West, along the west line of the Northwest Quarter of said Section 20, 2,640.37 feet to the northwest corner of said Section 20;

thence South 89 degrees 15 minutes 27 seconds East, along the north line of said Northwest Quarter, 552.22 feet to a point on the south line of the Southern Pacific Railroad right of way, said point being on a non-tangent curve, concave southwest, from which the radius point bears South 21 degrees 58 minutes 22 seconds West a distance of 34,340.61 feet;

thence southeasterly 993.94 feet along the arc of said curve to the right through a central angle of 1 degrees 39 minutes 30 seconds;

thence South 0 degrees 43 minutes 29 seconds East, not tangent to said curve, 2,183.52 feet;

thence North 89 degrees 16 minutes 31 seconds East, 84.60 feet to the beginning of a curve, concave southwest, having a radius of 55.00 feet;

thence southeasterly 134.14 feet along the arc of said curve to the right through a central angle of 139 degrees 44 minutes 34 seconds to a point of reverse curvature of a curve having a radius of 55.00 feet;

thence southwesterly 45.07 feet along the arc of said curve to the left through a central angle of 46 degrees 57 minutes 10 seconds to a point of compound curvature of a curve having a radius of 635.00 feet;

thence southerly 30.92 feet along the arc of said curve to the left through a central angle of 2 degrees 47 minutes 24 seconds;

thence South 0 degrees 43 minutes 29 seconds East, 1306.18 feet;

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thence South 89 degrees 32 minutes 34 seconds East, 1,222.80 feet;

thence South 75 degrees 53 minutes 22 seconds East, 169.46 feet;

thence South 89 degrees 32 minutes 34 seconds East, 2,204.92 feet to a point on a non-tangent curve, concave southwest, from which the radius point bears South 67 degrees 40 minutes 39 seconds West a distance of 55.00 feet;

thence northwesterly 20.99 feet along the arc of said curve to the left through a central angle of 21 degrees 52 minutes 10 seconds to a point of reverse curvature of a curve, concave southeast, having a radius of 55.00 feet;

thence northeasterly 128.00 feet along the arc of said curve to the right through a central angle of 133 degrees 20 minutes 30 seconds to a point of tangency;

thence North 89 degrees 08 minutes 59 seconds East, 103.00 feet to a point on the east line of the Southeast Quarter of said Section 20;

thence South 0 degrees 51 minutes 01 seconds East, along said east line, 1,319.69 feet to the southeast corner of said Section 20;

thence South 0 degrees 10 minutes 26 seconds East, along the east line of the Northeast Quarter of said Section 29, 55.00 feet to a point on the south line of the north 55 feet of the North Half of said Section 29;

thence North 89 degrees 32 minutes 34 seconds West, along said south line, 3,968.44 feet to a point on the west line of the East Half of the Northwest Quarter of said Section 29;

thence North 0 degrees 05 minutes 02 seconds West, along said west line, 55.00 feet to the northeast corner of said East Half of the Northwest Quarter;

thence North 89 degrees 29 minutes 01 seconds West, along the south line of the Southwest Quarter of said Section 20, 1,323.07 feet to the POINT OF BEGINNING.

Containing an area of 12,615,595 square feet or 289.6142 acres, more or less.

