

ORDINANCE NO. 21-14

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 28 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HONEYCUTT ROAD AND GUNSMOKE ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM GENERAL BUSINESS (CB-2) TO MULTIPLE UNIT RESIDENTIAL (RM) DESCRIBED IN CASE #ZON 21-02. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 25 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 28 acres from General Business (CB-2) 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 July 12, 2021, in zoning case #ZON 21-02, 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 21-02", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 28 acres from General Business (CB-2) 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 21-02 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 3rd day of August, 2021.

APPROVED:



Christian Price
Mayor


ATTEST:



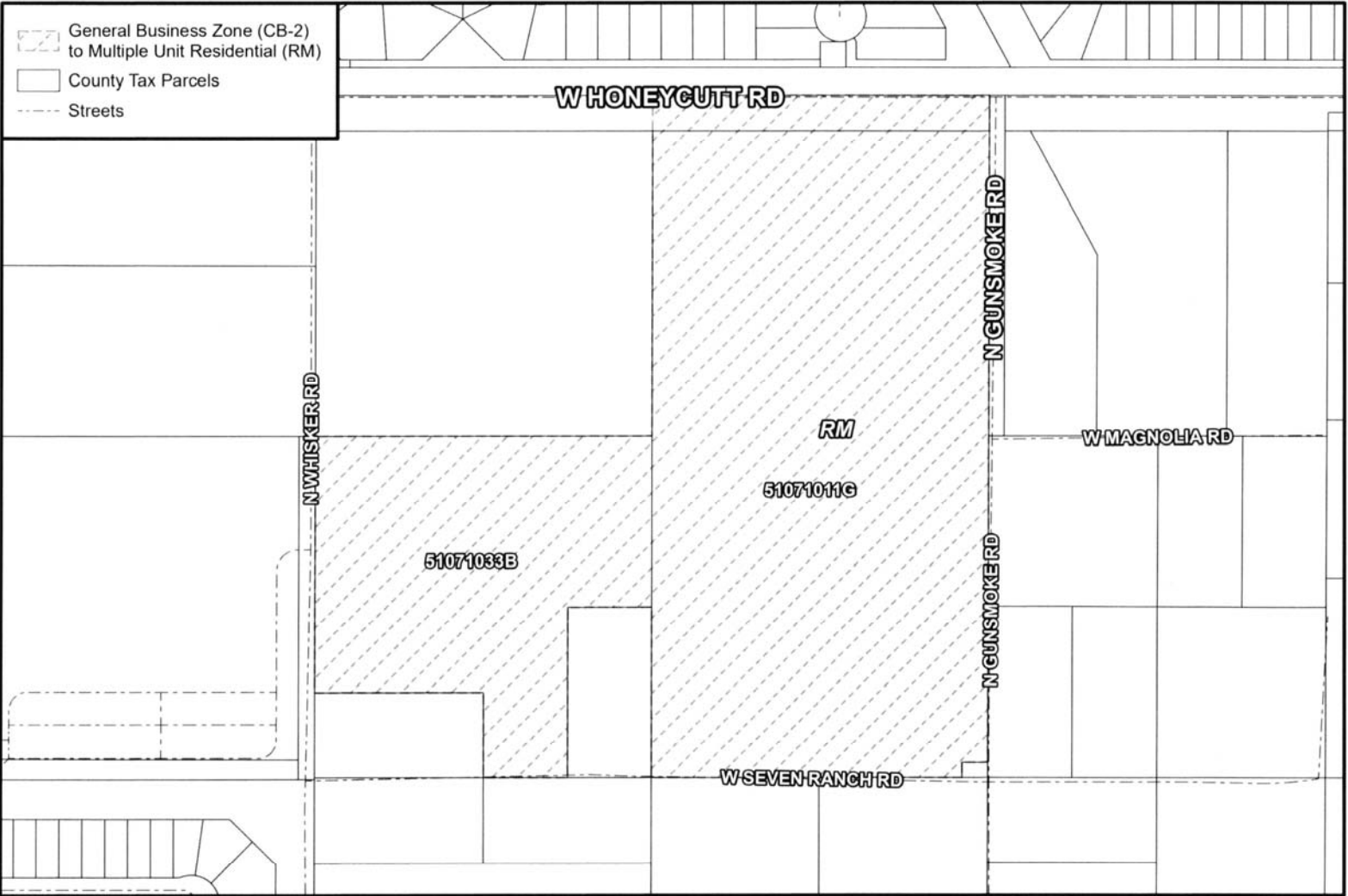
Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney



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.

5/3/2021
 11" x 8.5"



ZON21-02 Hancock Communities

Legal Description

PARCEL NO. 1:

The East half of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 30.00 feet of the East 50.00 feet thereof; and

EXCEPT that part of the Northwest quarter of Section 25, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, as conveyed to the City of Maricopa by Special Warranty Deed recorded in Fee No. 2008-063336, more particularly described as follows:

COMMENCING at a 1/2 inch rebar marking the Northwest corner of Section 25, from which a 1/2 inch rebar marking the North quarter corner of Section 25 bears North 89 degrees 44 minutes 05 seconds East, a distance of 2630.76 feet and from which a 1/2 inch rebar marking the West quarter corner of Section 25 bears South 00 degrees 12 minutes 47 seconds East, a distance of 2682.51 feet;

THENCE South 00 degrees 12 minutes 47 seconds East, along the West boundary of the Northwest quarter of Section 25, a distance of 1341.26 feet;

THENCE North 89 degrees 42 minutes 43 seconds East, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 12 minutes 47 seconds West, parallel to and 33.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1308.24 feet;

THENCE North 89 degrees 44 minutes 05 seconds East, parallel to and 33.00 feet South of the North Boundary of the Northwest quarter of Section 25, a distance of 2597.69 feet;

THENCE South 00 degrees 05 minutes 27 seconds East, along the East boundary of the Northwest quarter of Section 25, a distance of 37.00 feet;

THENCE South 89 degrees 44 minutes 05 seconds West, parallel to and 70.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2560.61 feet;

THENCE South 00 degrees 12 minutes 47 seconds East parallel to and 70.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1271.22 feet;

THENCE South 89 degrees 42 minutes 43 seconds West, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 37.00 feet to the POINT OF BEGINNING.

ZON21-02 Hancock Communities

Legal Description

PARCEL NO. 2

The Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT BEGINNING at the Southwest corner of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Thence North 165 feet;

Thence East 330 feet;

Thence South 165 feet;

Thence West 330 feet to the POINT OF BEGINNING; and

EXCEPT BEGINNING at the Southeast corner of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Thence proceed due North 330 feet;

Thence West 165 feet;

Thence South 330 feet;

Thence East to the POINT OF BEGINNING.