

ORDINANCE NO. 21-21

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 40.38 ACRES OF LAND GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF W. STEEN ROAD AND N. MURPHY ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM INDUSTRIAL (CI-2) TO A PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-08. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 4 OF TOWNSHIP 5 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 40.38 acres from Industrial (CI-2) as defined in the City's old Zoning Code to a 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 October 25, 2021, in zoning case #PAD 21-08, 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 21-08", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 40.38 acres from Industrial (CI-2) as defined in the City's old Zoning Code to a 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 21-08 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.

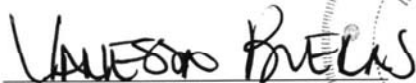
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 16th day of November, 2021.

APPROVED:



Christian Price
Mayor

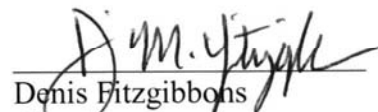
ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

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

W FRANCISCO DR

PAD
50206035B

N MURPHY RD

W LABREA RD

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.

10/13/2021

8.5" x 11"

H:\Projects\Development Services\2021\GPA2106 PAD2108 Maricopa 40\maricopa_40.aprx

0 100 200
Feet
1 inch = 200 Feet



August 23, 2021

LEGAL DESCRIPTION FOR
MARICOPA 40

The Northeast quarter of the Southeast quarter of Section 4, Township 5 South, Range 4 East of
the Gila and Salt River Base and Meridian, Pinal County, Arizona.

