

ORDINANCE NO. 21-22

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 489.1 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF STATE ROUTE 238 AND GREEN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM INDUSTRIAL (CI-2) TO A PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN CASE #PAD 21-06. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 17 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 489.1 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 21-06, 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 21-06", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 489.1 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 21-06 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

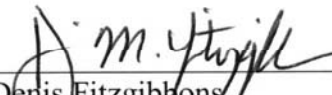
ATTEST:



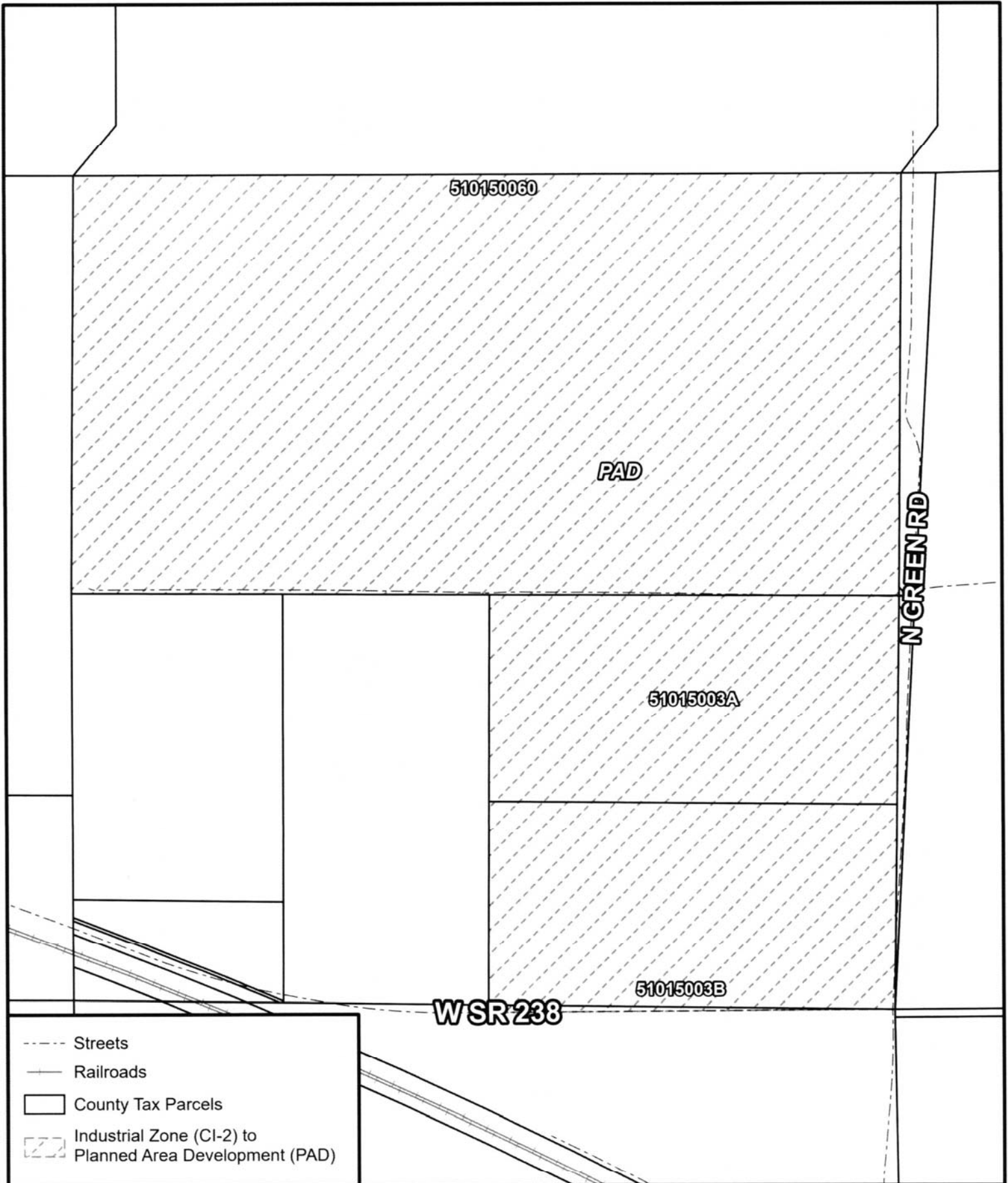
Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney



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.

11/4/2021
8.5" x 11"

H:\Projects\Development Services\2021\PAD2106 Moonlight Ridge\moonlight_ridge.aprx

0 400 800 Feet
1 inch = 800 Feet



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**LEGAL DESCRIPTION
MOONLIGHT RIDGE
SUBDIVISION BOUNDARY**

LOCATED WITHIN A PORTION OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST AND A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP STAMPED US DEPT OF THE INTERIOR ACCEPTED AS THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND BRASS CAP WITH NO MARKINGS, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS S00°11'45"E A DISTANCE OF 2652.89 FEET;

THENCE, ALONG THE NORTH LINE OF SAID SECTION 17, N89°15'44"E A DISTANCE OF 2683.60 FEET TO A FOUND BRASS CAP STAMPED US DEPT OF THE INTERIOR BEING THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 17, N89°12'12"E A DISTANCE OF 2633.97 FEET TO A FOUND BRASS CAP WITH NO MARKINGS, BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE, ALONG THE EAST LINE OF SAID SECTION 17, S00°10'30"E A DISTANCE OF 2707.01 FEET TO A FOUND 2-INCH IRON PIPE, BEING THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE, LEAVING SAID EAST LINE TO A PROLONGATED LINE COMING FROM THE WEST-EAST MID-SECTION LINE TO A POINT INTERSECTING A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SAID SECTION 16, N89°48'59"E A DISTANCE OF 103.31 FEET;

THENCE, ALONG SAID PARCEL OF LAND, S02°19'36"W A DISTANCE OF 2613.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY, "R/W" OF STATE ROUTE 238 PER AZ STATE HIGHWAY DEPARTMENT PROJECT NO. S-987-702, ALSO KNOWN AS SMITH ENKE ROAD;

THENCE, CONTINUING ALONG SAID "R/W", S88°56'26"W A DISTANCE OF 895.24 FEET;

THENCE, CONTINUING ALONG SAID "R/W", N89°58'05"W A DISTANCE OF 1745.01 FEET;

THENCE, LEAVING SAID "R/W", N00°00'35"E A DISTANCE OF 2617.96 FEET ALONG THE SOUTH-NORTH MID-SECTION LINE OF SAID SECTION 17;



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THENCE, LEAVING THE SOUTH-NORTH MID-SECTION LINE OF SAID SECTION 17, S89°48'59"W A DISTANCE OF 2673.86 FEET ALONG THE EAST-WEST MID-SECTION LINE TO A FOUND BRASS CAP WITH NO MARKINGS, BEING THE WEST QUARTER CORNER OF SAID SECTION 17;

THENCE, ALONG THE WEST LINE OF SAID SECTION 17, N00°11'45"W A DISTANCE OF 2652.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 21,300,205 SQUARE FEET OR 488.984 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 20002092
JULY 28TH, 2021



A handwritten signature in black ink, appearing to read "James G. Spring", written over the bottom portion of the professional seal.