

ORDINANCE NO. 22-15

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 22.87 ACRES OF LAND GENERALLY LOCATED NORTH AND SOUTH OF W. BOWLIN ROAD BETWEEN N. WHITE AND PARKER ROAD AND W. CIVIC CENTER PLAZA, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM EXISTING TRANSITIONAL (TR) TO NEIGHBORHOOD COMMERCIAL (NC) AS DESCRIBED IN ZONING CASE #ZON 22-03. THE LAND IS LOCATED IN A PORTION OF SECTIONS 30 AND 31, 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 22.87 acres from Transitional (TR) as defined in the City's old Zoning Code to Neighborhood Commercial (NC), 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 June 13, 2022, in zoning case #ZON 22-03, 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 the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 22.87 acres from Transitional (TR) as defined in the City's old Zoning Code to Neighborhood Commercial (NC) as described in zoning case ZON 22-03. The Development Services Department shall amend the Zoning Map to reflect this amendment 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 zoning case ZON 22-03 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 21st day of June, 2022.

APPROVED:



Christian Price
Mayor

ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

City Center Commercial Rezone Lots Property Descriptions

502-03-012P

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 04 SOUTH, RANGE 04 EAST, THENCE SOUTH 477.97 FEET, THENCE EAST 75.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 402.23 FEET, THENCE EAST 2278.04 FEET, THENCE SOUTH 201.01 FEET, THENCE EAST 276.01 FEET, THENCE SOUTH 176.17 FEET, THENCE WEST 2552.85 FEET TO THE POINT OF BEGINNING, 971,593.42 SQUARE FEET, 22.30 ACRES

502-03-0430

PARCEL D OF CITY OF MARICOPA LIBRARY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2020-103909, LOCATED IN SECTION 30, TOWNSHIP 04 SOUTH, RANGE 04 EAST, 22,660.00 SQUARE FEET, 0.52 ACRES