

**ORDINANCE NO. 22-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO REZONE APPROXIMATELY 8.47 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF NORTH POWERS PARKWAY WEST AND WEST PLACONE LANE, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM UNDERLYING CR-3 (SINGLE FAMILY RESIDENTIAL) ZONING AND THE OVERLAY LAKES AT RANCHO EL DORADO PAD (PLANNED AREA DEVELOPMENT) TO OS-PR (PARKS AND RECREATION OPEN SPACE) AS DESCRIBED IN ZONING CASE #ZON 22-06. THE LAND IS LOCATED IN A PORTION OF SECTION 13, 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 8.47 acres from underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho El Dorado PAD (Planned Area Development District) to OS-PR (Parks and Recreation Open Space), 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 25, 2022 in zoning case #ZON 22-06, 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 the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 8.47 acres from underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho El Dorado PAD (Planned Area Development District), to OS-PR (Parks and Recreation Open Space). 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 22-06 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 16<sup>th</sup> day of August, 2022.

APPROVED:

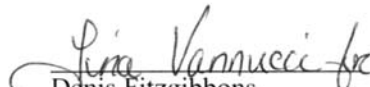
  
\_\_\_\_\_  
Vincent Manfredi  
Vice Mayor

ATTEST:

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



APPROVED AS TO FORM:

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

## LEGAL DESCRIPTION

TRACT Q1, AS SHOWN ON THE "RANCHO EL DORADO PHASE III PARCEL 33" FINAL PLAT RECORDED IN CABINET F, SLIDE 187, PINAL COUNTY RECORDS, BEING WITHIN A PORTION OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS:

TRACT Q1 OF A FINAL PLAT "RANCHO EL DORADO PHASE III-PARCEL 33", RECORDED IN CABINET F, SLIDE 187 OF PINAL COUNTY RECORDS, AND LYING WITHIN THE WEST HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH "CITY OF MARICOPA" AT THE INTERSECTION PLACONE LANE & POWERS PARKWAY, SHOWN ON THE AFORE MENTIONED FINAL PLAT;

THENCE SOUTH 69 DEGREES 46 MINUTES 30 SECONDS WEST, 182.14 FEET ALONG THE CENTERLINE OF PLACONE LANE;

THENCE LEAVING SAID CENTERLINE, SOUTH 20 DEGREES 13 MINUTES 30 SECONDS EAST, 20.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLACONE LANE AND THE POINT OF BEGINNING;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.64 FEET;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF POWERS PARKWAY;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, 730.82 FEET ALONG A LINE THAT IS PARALLEL AND 20.50 FEET WEST OF THE CENTERLINE OF POWERS PARKWAY, TO A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 979.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 41 SECONDS, AND AN ARC LENGTH OF 97.64 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS WEST, 619.88 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS EAST, 762.79 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 520.50 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 55 MINUTES 09 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 06 SECONDS, AND AN ARC LENGTH OF 166.11 FEET TO A TANGENT LINE TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 385,416 SQUARE FEET, OR 8.8479 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

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