

**ORDINANCE NO. 23-02**

**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 19.35 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF W. WHITE AND PARKER ROAD AND W. FARRELL ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM GENERAL RURAL (GR) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 22-08. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 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**, the applicant initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 19.35 acres from General Rural (GR) to General Commercial (GC), 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 December 12, 2022 in zoning case #ZON 22-08, 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 the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 19.35 acres from General Rural (GR) to General Commercial (GC). 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.

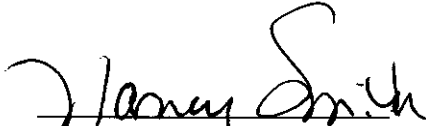
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 22-08 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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 17<sup>th</sup> day of January, 2023.

APPROVED:

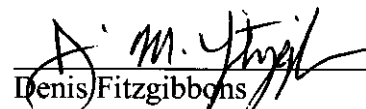
  
Nancy Smith, Mayor

ATTEST:

  
Vanessa Bueras, MMC  
City Clerk



APPROVED AS TO FORM:

  
Denis Fitzgibbons  
City Attorney

**EXHIBIT A**  
**Legal Description**

**LOT 3  
LEGAL  
EXHIBIT A**

A PORTION OF PARCEL NO. 2 AS RECORDED IN DOCUMENT 2018-038808 PER COUNTY RECORDS LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF PINAL, STATE OF ARIZONA MORE PARTICULARLY DESCRIBED AS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 31, WHOSE WEST ONE-QUARTER CORNER BEARS NORTH 0°17'40" EAST, 2682.22 FEET;

THENCE ALONG THE WEST SECTION LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 NORTH 0°17'40" EAST, 1000.01 FEET;

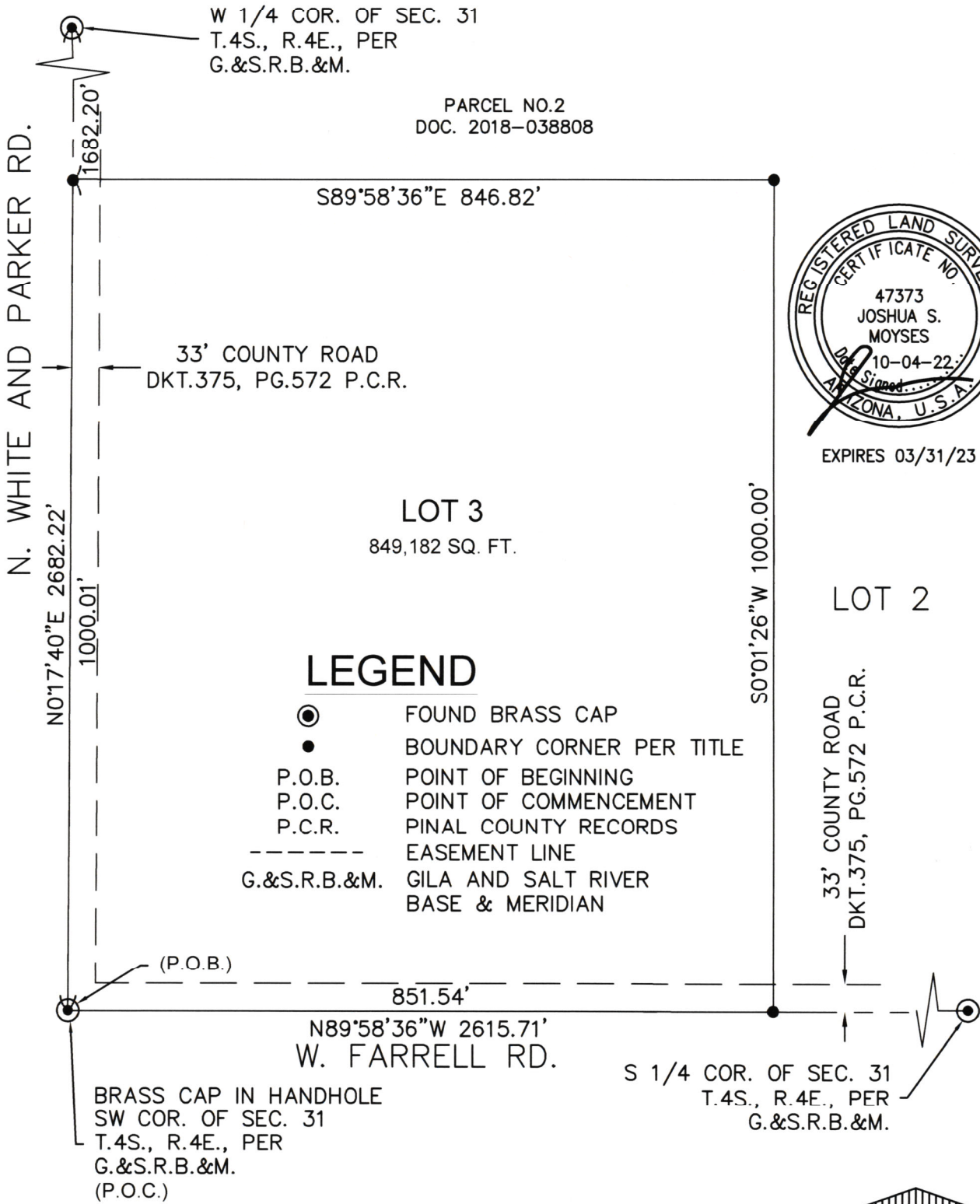
THENCE LEAVING SAID SECTION LINE SOUTH 89°58'36" EAST, 846.82 FEET;

THENCE SOUTH 0°01'26" WEST, 1000.00 FEET, TO A POINT ON THE SOUTH SECTION LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 31;

THENCE ALONG SAID SECTION LINE NORTH 89°58'36" WEST, 851.54 FEET, TO THE **POINT OF BEGINNING**  
SAID AREA CONTAINS 849,182 SQ. FT. OR (19.49) ACRES MORE OR LESS.



EXPIRES 03/31/23



MARICOPA MIXED USE  
LOT 3  
EXHIBIT B



STRATEGIC  
SURVEYING, LLC  
2443 WEST 12TH STREET  
SUITE 1  
TEMPE, AZ 85281  
PHONE: (480) 272-7634

DRAWN	AV
CHECKED	JSM
SCALE	N.T.S.
DATE	10/04/22
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