

ORDINANCE NO. 23-15

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 1 ACRE OF LAND GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF W. HONEYCUTT AVE. AND N. JOHN WAYNE PKWY., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY PARCEL 510-27-0210, FROM GENERAL RURAL (GR) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 23-01. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTIONS 27 AND 28, 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, the City initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 1 acre 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 March 28, 2023 in zoning case #ZON 23-01, 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 1 acre 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.

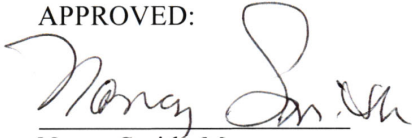
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 23-01 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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.

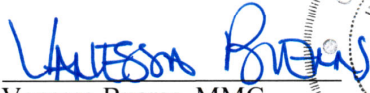
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 4th day of April, 2023.

APPROVED:



Nancy Smith, Mayor

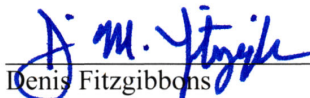
ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

Parcel 510-27-0210 – General Commercial (GC)

DESCRIPTION

That portion of the Southeast quarter of Section 28 and the Southwest quarter of Section 27, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 28;

Thence South 00°06'45" West, coincident with the West line of the West line of the Southwest quarter of said Section 28, a distance of 63.49 feet to the TRUE POINT OF BEGINNING;

Thence North 89°48'29" East, coincident with the South line of Parcel 2 of lands of Desert Cedars Equities as described in Instrument No. 2001-040284, records of Pinal County, Arizona, a distance of 50.06 feet;

Thence South 00°07'04" East, coincident with the West line of said Desert Cedar Equities land, a distance of 181.71 feet;

Thence South 87°49'37" West, coincident with the North line of lands of the Baptist Church, a distance of 240.16 feet (said line crossing the East line of Section 28, at a distance of 50.10 feet) to a point on a curve of the Easterly right-of-way line of John Wayne Parkway, also known as Maricopa Stanfield Highway, from which point the center point of said curve of the Easterly right-of-way line, bears North 64°54'30" East, at a distance of 1382.39 feet;

Thence Northerly, coincident with said Easterly right-of-way line, along the arc of a non-tangential curve to the right, having a radius of 1382.39 feet, a central angle of 08°13'59" and a chord measuring 198.47 feet which bears North 16°58'31" West, an arc distance of 198.64 feet to a corner of said Desert Cedars Equities land;

Thence North 89°48'29" East, coincident with the South line of said Desert Cedars Equities land, a distance of 247.50 feet to the TRUE POINT OF BEGINNING.