

ORDINANCE NO. 23-19

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 2.59 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF W. HONEYCUTT AVE. AND N. MARICOPA ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY PARCEL 510-29-001B, FROM GENERAL BUSINESS (CB-2) AND 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 SECTION 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 2.59 acres from General Business (CB-2) and 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 2.59 acres from General Business (CB-2) and 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.

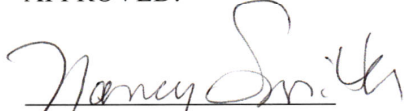
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case ZON 23-01 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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:

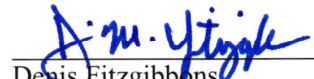

Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

{00244530}

ORD23-19 LEGAL DESCRIPTIONS:

PINAL COUNTY PARCEL 510-29-001B

LOT 1, OF ESTRELLA PARK – AMENDED, A SUBDIVISION RECORDED IN BOOK 9 OF MAPS, PAGE 7, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, EXCEPT THAT PART LYING NORTH OF THE FOLLOWING DESCRIBED RIGHT OF WAY LINE;

COMMENCING AT A 1.5 INCH IRON PIPE STAMPED “PLS 19817” MARKING THE EAST QUARTER OF SAID SECTION 28, BEING NORTH 89°48’20” EAST 5279.82 FEET FROM A 3 INCH BLM BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28. SOUTH 89°48’20” WEST 311.26 FEET TO THE EXISTING RIGHT OF WAY CENTERLINE OF SAID STATE ROUTE 347;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 09°49’14” WEST, ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 347, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.39 FEET, A LENGTH OF 252.08 FEET;

THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE OF STATE ROUTE 247, NORTH 00°15’45” EAST 441.72 FEET;

THENCE NORTH 89°44’15” WEST 70.00 FEET TO THE POINT OF BEGINNING ON SAID EXISTING WEST RIGHT OF WAY LINE OF SAID STATE ROUTE 347;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 54°27’13” WEST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, A LENGTH OF 215.38 FEET TO THE POINT OF ENDING ON THE WEST LINE OF SAID LOT 1.