

ORDINANCE NO. 23-39

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 481 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF W. STEEN RD. AND N. MURPHY RD., WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APNS # 502-08-0010 AND 502-06-010B, FROM EAGLE SHADOW PLANNED AREA DEVELOPMENT (PAD), CR-2 SINGLE-FAMILY RESIDENTIAL AND CR-3 SINGLE-FAMILY RESIDENTIAL TO MURPHY PARK PLANNED AREA DEVELOPMENT (PAD), AS DESCRIBED IN ZONING CASE #PAD-23-01. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 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 City initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 481 acres from Eagle Shadow PAD (PAD), CR-2 Single-Family Residential and Cr-3 Single-Family Residential to Murphy Park Planned Area Development (PAD), 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 November 13, 2023 in zoning case #PAD 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 481 acres from Eagle Shadow PAD (PAD), CR-2 Single-Family Residential and Cr-3 Single-Family Residential to Murphy Park Planned Area Development (PAD). 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 #PAD 23-01 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

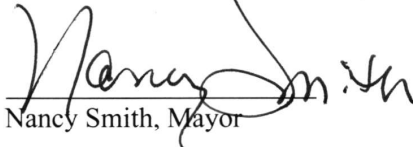
Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or

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.

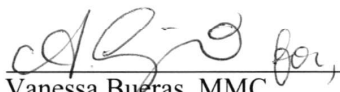
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 5th day of December, 2023.

APPROVED:


Nancy Smith, Mayor



ATTEST:


Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

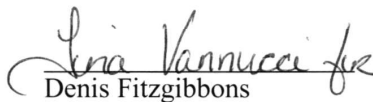

Denis Fitzgibbons
City Attorney

EXHIBIT A
Legal Description

January 27, 2023

LEGAL DESCRIPTION FOR
MURPHY PARK
ZONING PARCEL

That part of Sections 9 and 10, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Cotton Picker Spindle marking the Northwest Corner of said Section 10;

Thence South 89°45'54" East, along the North line of the West Half of said Section 10, a distance of 2,595.34 feet to the Aluminum Cap stamped LS#36562 marking the North Quarter Corner thereof;

Thence South 00°01'51" East, along the East line of the West Half of said Section 10, a distance of 5,405.04 feet to the B.L.M. Brass Cap marking the South Quarter Corner thereof;

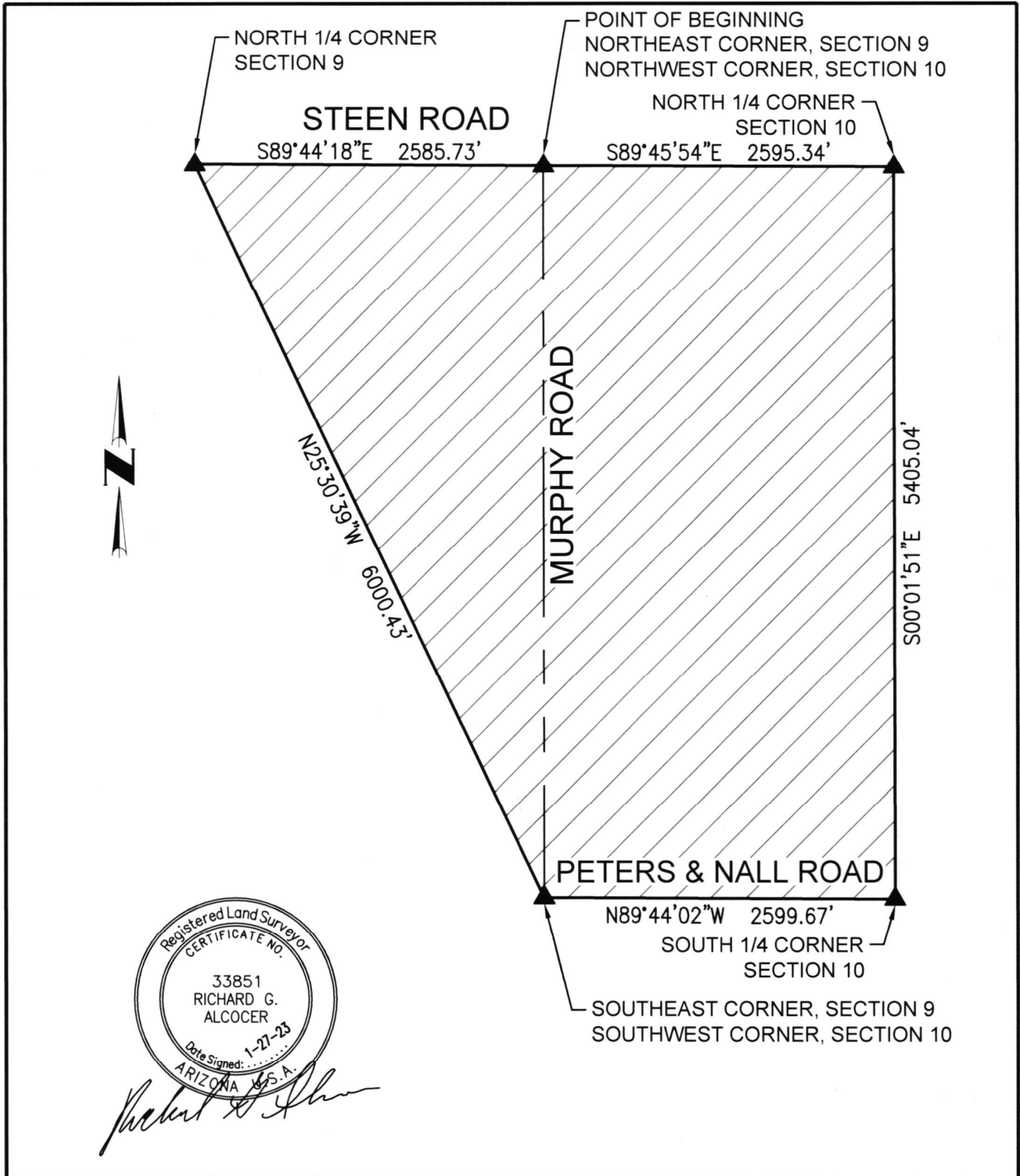
Thence North 89°44'02" West, along the South line of the West Half of said Section 10, a distance of 2,599.67 feet to the G.L.O. Brass Cap marking the Southeast Corner of said Section 9;

Thence North 25°30'39" West, a distance of 6,000.43 feet to the 1/2" Rebar marking the North Quarter Corner of said Section 9;


Thence South 89°44'18" East, along the North line of the Northeast Quarter of said Section 9, a distance of 2,585.73 feet to the Point of Beginning.

Containing 21,023,674 Square Feet or 482.637 Acres, more or less.





Richard G. Alcocer

SCALE 1" = 1000'	MURPHY PARK	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	ZONING PARCEL	1 OF 1

MURPHY PARK
ZONING PARCEL CLOSURE

The date and time is 1/27/2023 10:18 AM

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BOUNDARY

S89°45'54.3915" E 2,595.34

S00°01'51.0549" E 5,405.04

N89°44'01.9708" W 2,599.67

N25°30'39.0468" W 6,000.43

S89°44'17.8277" E 2,585.73
to

Area = 21,023,674 482.637 AC

Closing course: 301°14'30.9194" 0.014329

Misclosure: 1/1,000,000+

North Error: 0.007432
East Error: 0.012251

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