

ORDINANCE NO. 25-03

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 2.5 ACRES OF LAND GENERALLY LOCATED 0.18 MILES NORTH OF WEST EDISON ROAD AND NORTH BUTTERFIELD PARKWAY WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN #512-04-0010 FROM SINGLE FAMILY RESIDENCE/PLANNED AREA DEVELOPMENT (CR-3/PAD) TO PUBLIC INSTITUTIONAL (PI) AS DESCRIBED IN ZONING CASE #ZON 25-01. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 22, 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 2.5 acres from Single Family Residence/Planned Area Development (CR-3/PAD) to Public Institutional (PI), 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 25, 2025 on zoning case #ZON 25-01, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property and recommended approval of the amendment.

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 2.5 acres from Single Family Residence/Planned Area Development (CR-3/PAD) to Public Institutional (PI). 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. 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 3. 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 15th day of April 2025.

APPROVED:



Nancy Smith, Mayor

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

Pursuant to A.R.S. 9-802(A), Exhibit A is on file at:

Office of the City Clerk, City of Maricopa and

www.maricopa-az.gov

Exhibit A

Legal Description

The land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

That part of the East half of the Northwest Quarter of Section 22, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the North Quarter corner of said Section 22;

Thence South $00^{\circ} 01' 37''$ West along the North South mid-section line of said Section 22, a distance of 1,519.53 feet;

Thence North $89^{\circ} 58' 23''$ West, a distance of 20.00 feet to a point on a line which is parallel with and 20.00 feet Westerly, as measured at right angles from the North-South mid-section line of said Section 22, said point also being the truth point of beginning;

Thence South $00^{\circ} 01' 37''$ West, along said parallel line a distance of 322.03 feet;

Thence North $89^{\circ} 58' 23''$ West, a distance of 336.61 feet;

Thence North $00^{\circ} 31' 07''$ West, a distance of 322.05 feet;

Thence South $89^{\circ} 58' 23''$ East, a distance of 339.72 feet to the truth point of beginning.

Containing 2.50 Acres more or less.