

ORDINANCE NO. 25-08

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 184 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH JOHN WAYNE PARKWAY AND WEST FARRELL ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN #510-73-001K AND 510-73-001L, FROM THE EXISTING AVALEA PLANNED AREA DEVELOPMENT (PAD), LOCAL BUSINESS (CB-1) AND TRANSITIONAL (TR) TO THE MARICOPA TOWNE CENTER PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 23-04. THE PARCEL OF LAND IS LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 5 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 184 acres from the existing Avalea Planned Area Development (PAD), Local Business (CB-1) and Transitional (TR) to the Maricopa Towne Center Planned Area Development (PAD) as described in Zoning Case #PAD 23-04, 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 May 12, 2025 on zoning case #PAD 23-04, 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 184 acres from the existing Avalea Planned Area Development (PAD), Local Business (CB-1) and Transitional (TR) to the Maricopa Towne Center Planned Area Development (PAD) as described in Zoning Case #PAD 23-04. 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 23-04 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

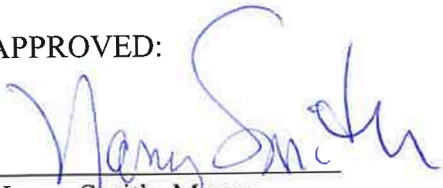
Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this

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 17th day of June 2025.

APPROVED:



Nancy Smith, Mayor

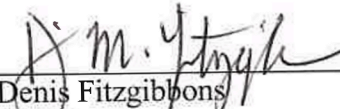
ATTEST:



Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:



Denis Fitzgibbons
City Attorney

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

Office of the City Clerk, City of Maricopa and

www.maricopa-az.gov

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A THREE-INCH ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT OF THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH A THREE-INCH ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP IN A HAND HOLE, FOUND AND ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION, BEARS SOUTH 00 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 2611.72 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE EASTERLY ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OF STATE ROUTE 347 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 1499.55 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 3347.56 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED AS FEE NO. 2005-147859, PINAL COUNTY RECORDS, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 13 DEGREES 21 MINUTES 11 SECONDS WEST A DISTANCE OF 5000.00 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 57 MINUTES 43 SECONDS AN ARC LENGTH OF 1218.42 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 89 DEGREES 23 MINUTES 28 SECONDS WEST A DISTANCE OF 321.26 FEET TO SAID EASTERLY ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OF STATE ROUTE 347;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 878.10 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 40 MINUTES 03 SECONDS EAST A DISTANCE OF 2605.02 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A THREE-INCH ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT OF THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH A THREE-INCH ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP IN A HAND HOLE, FOUND AND ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION, BEARS SOUTH 00 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 2611.72 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 1649.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 337.29 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN A WARRANTY DEED, RECORDED AS DOCKET 1323, PAGE 983, PINAL COUNTY RECORDS;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY BOUNDARY, SOUTH 00 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 220.00 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 264.00 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PROPERTY, NORTH 00 DEGREES 06 MINUTES 47 SECONDS EAST A DISTANCE OF 220.00 FEET TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 161.85 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN A QUITCLAIM DEED, RECORDED AS DOCKET 1323, PAGE 982, PINAL COUNTY RECORDS;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE OF THE PROPERTY DESCRIBED IN A QUIT-CLAIM DEED, SOUTH 00 DEGREES 06 MINUTES 41 SECONDS WEST A DISTANCE OF 210.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN A QUIT-CLAIM DEED, SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST A DISTANCE OF 131.08 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 2833.49 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED AS FEE NO. 2005-147859, PINAL COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 67 DEGREES 48 MINUTES 02 SECONDS WEST A DISTANCE OF 175.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 47 SECONDS AN ARC LENGTH OF 771.98 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 00 DEGREES 08 MINUTES 54 SECONDS EAST A DISTANCE OF 3347.56 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PROPERTY FROM PARCEL NOS. 1 AND 2 DESCRIBED AS FOLLOWS:

THAT PORTION CONVEYED TO CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION IN QUIT-CLAIM DEED RECORDED JUNE 22, 2022 AS 2022-071702 OF OFFICIAL RECORDS.

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" ADOT HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 3, FROM WHICH A STEM OF BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 3, WHICH BEARS NORTH 0 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 2611.77 FEET THEREFROM;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 38 MINUTES 14 SECONDS EAST, 1280.93 FEET TO A POINT ON SAID WEST LINE;

THENCE, DEPARTING SAID WEST LINE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS EAST, 149.23 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 40 MINUTES 14 SECONDS EAST, 75.00 FEET;

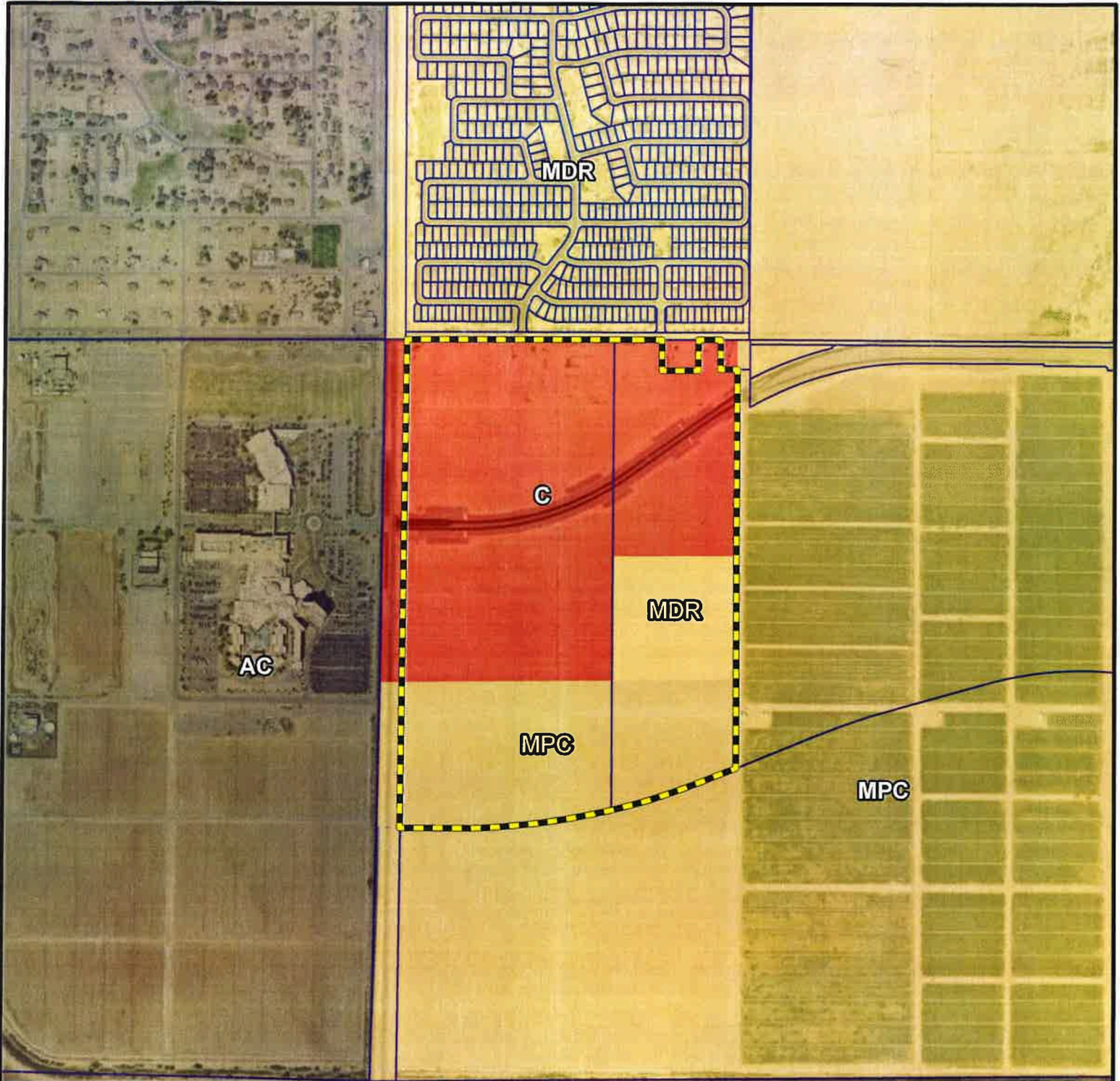
THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS EAST, 470.56 FOOT TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1875.00 FEET;
THENCE NORTHEASTERLY 1147.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 04 MINUTES 17 SECONDS;
THENCE NORTH 55 DEGREES 06 MINUTES 18 SECONDS EAST, 820.46 FEET;
THENCE NORTH 34 DEGREES 53 MINUTES 42 SECONDS WEST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 34 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 2535.00 FEET;
THENCE NORTHEASTERLY 316.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 08 MINUTES 49 SECONDS;
THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 06 MINUTES 22 SECONDS WEST, 202.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 30 DEGREES 02 MINUTES 45 SECONDS EAST A DISTANCE OF 2358.00 FEET;
THENCE SOUTHWESTERLY 199.57 FEET ALONG THE ARE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 50 MINUTES 57 SECONDS;
THENCE ON A NON-TANGENT LINE NORTH 34 DEGREES 53 MINUTES 42 SECONDS WEST, 17.00 FEET;
THENCE SOUTH 55 DEGREES 06 MINUTES 18 SECONDS WEST, 820.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 2025.00 FEET;
THENCE SOUTHWESTERLY 1239.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 04 MINUTES 17 SECONDS;
THENCE NORTH 89 DEGREES 49 MINUTES 25 SECONDS WEST, 471.85 FEET;
THENCE NORTH 0 DEGREES 40 MINUTES 14 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING.





Exhibit B

Conditions of Approval

1. The applicant shall continue with the development process of submitting Preliminary Plats, Final Plats, and Development Review Permit(s) as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the PAD23-04, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
3. Prior to issuance of any final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a Traffic Impact Analysis prepared to the City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development, at the determination of the City Engineer.
4. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with the first phase of construction unless approved by the City Engineer to be built with future phases.
5. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
6. All proposed vehicular and pedestrian connections to existing and future public rights-of-way, internal and external to the PAD site, will be reviewed at individual development submittals.
7. All public roadways shall adhere to the City's Design Standards Manual, and any additional requirements as deemed necessary by the City Traffic Engineer unless otherwise approved by the City Engineer.
8. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.

Existing General Plan Land Use



-  Point of Interest
-  Commercial (C)
-  Medium Density Residential (MDR)
-  Master Planned Community (MPC)

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

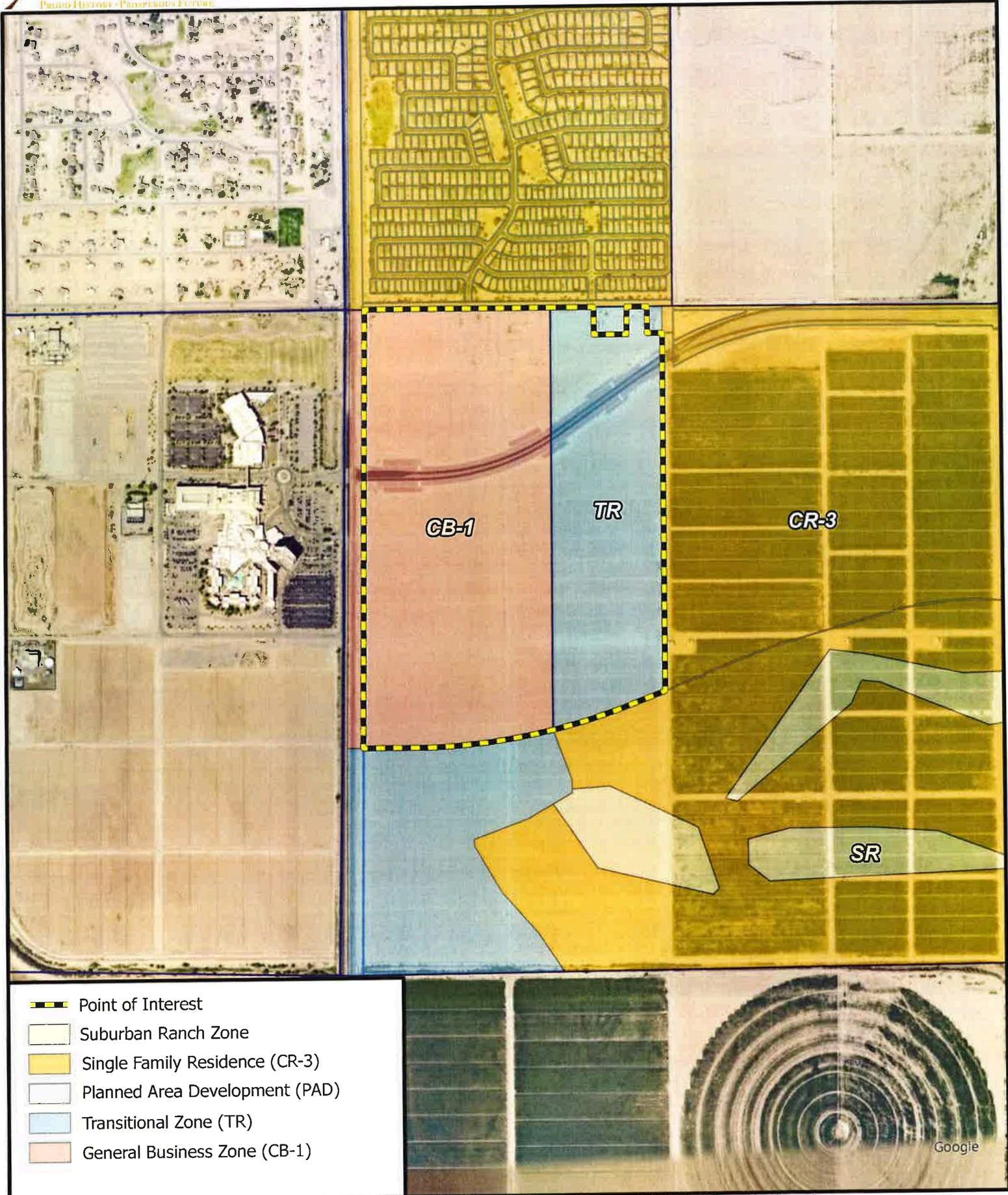








5/7/2025
8.5" x 11"

H:\Projects\Development Services\Ongoing\GPA and Land Use Updates\GPA and ZON Updates.aprx

0 225 450
Feet
1 inch = 997 Feet

Google



-  Point of Interest
-  Suburban Ranch Zone
-  Single Family Residence (CR-3)
-  Planned Area Development (PAD)
-  Transitional Zone (TR)
-  General Business Zone (CB-1)

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.








5/7/2025
8.5" x 11"

H:\Projects\Development Services\Ongoing\GPA and Land Use Updates\GPA and ZON Updates.aprx

0 225 450
Feet
1 inch = 997 Feet

Proposed General Plan Land Use



-  Point of Interest
-  Commercial (C)
-  Medium Density Residential (MDR)
-  Master Planned Community (MPC)
-  Mixed Use (MU)

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

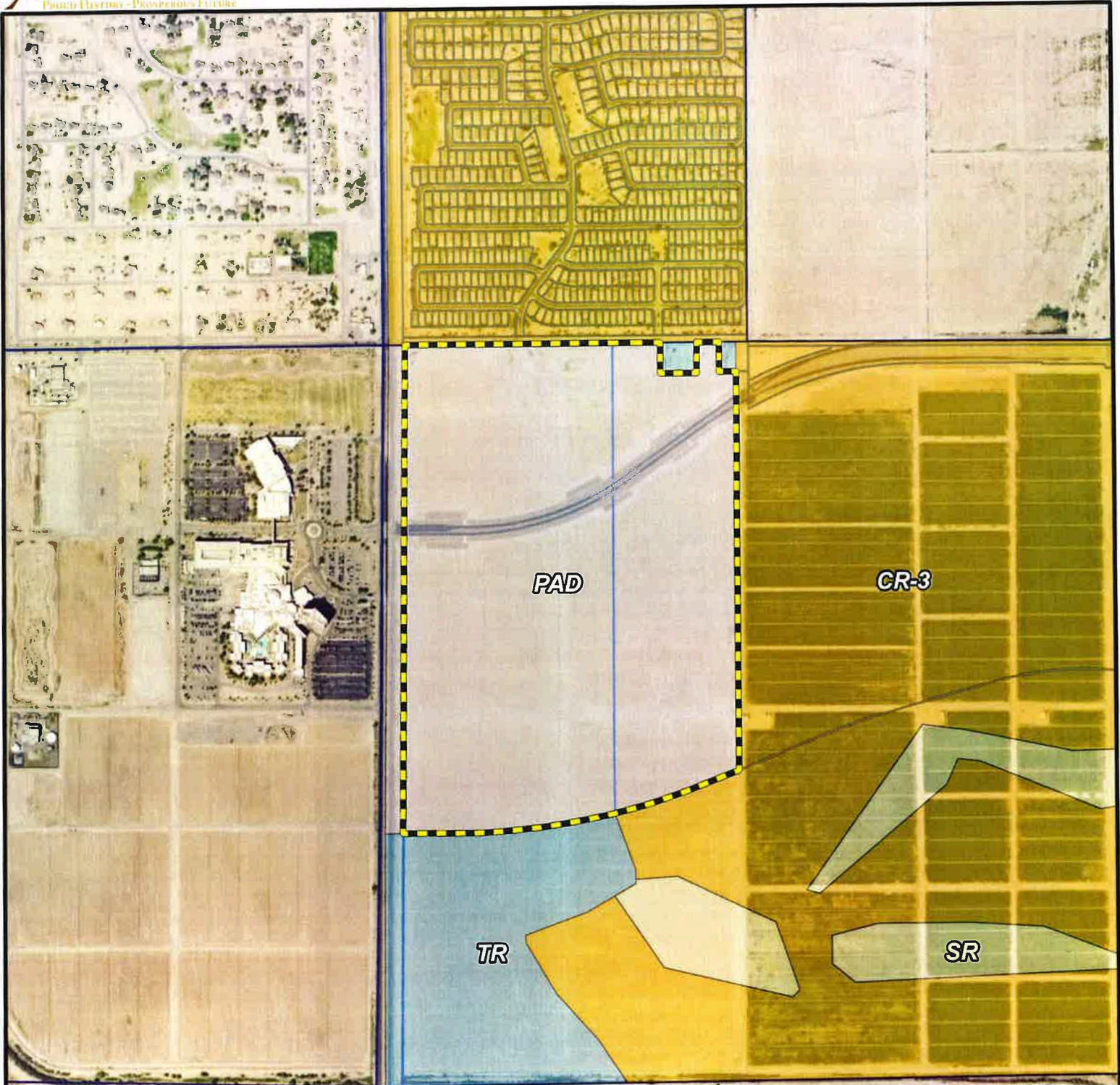


5/7/2025
8.5" x 11"

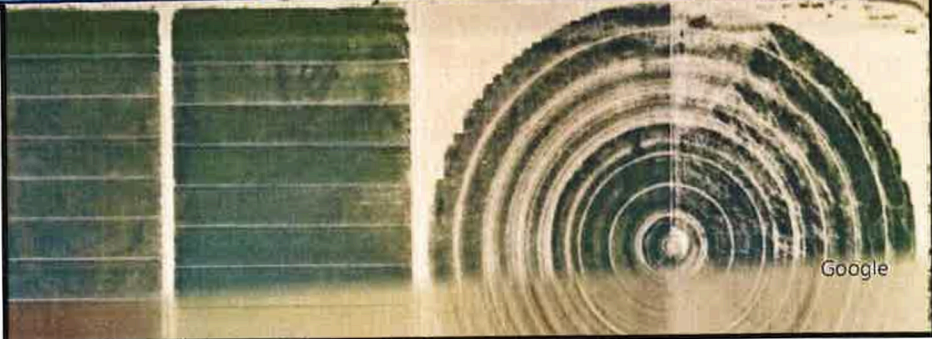
H:\Projects\Development Services\Ongoing\GPA and Land Use Updates\GPA and ZON Updates.aprx

0 225 450
Feet
1 inch = 997 Feet

Google



- Point of Interest
- Suburban Ranch Zone (SR)
- Single Family Residence (CR-3)
- Planned Area Development (PAD)
- Transitional Zone (TR)



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.



5/7/2025
8.5" x 11"

0 225 450
Feet
1 inch = 997 Feet