

ORDINANCE NO. 25-09

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 5.1 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST BLAZEN TRAIL AND NORTH WHITE AND PARKER ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN #510-71-004H FROM GENERAL RURAL (GR) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 24-03. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 25, 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 5.1 acres 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 June 9, 2025 on zoning case #ZON 24-03, 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 5.1 acres 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 #ZON24-03 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 15th day of July 2025.

APPROVED:



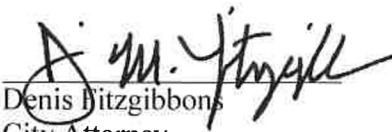
Nancy Smith, Mayor

ATTEST:



Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:



Denis Fitzgibbon
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

White and Parker Road Legal Description

A parcel of land lying in and being a part of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 25, 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 Northeast corner of said Section 25, being a found City of Maricopa brass cap in hand hole,

from whence the East quarter corner of said Section 25, being a found City of Maricopa brass cap, bears South 00

degrees 17 minutes 46 seconds West, a distance of 2677.88 feet;

Thence South along the East line of said Section South 00 degrees 17 minutes 46 seconds West, a distance of

1645.08 feet, a set PK nail LS 17278, to the True Point of Beginning;

Thence continuing South 00 degrees 17 minutes 46 seconds West, a distance of 363.33 feet, a set PK nail LS

17278;

Thence South 89 degrees 56 minutes 10 seconds West, a distance of 656.82 feet, a set 1/2 inch iron pin with cap

LS 17278;

Thence North 00 degrees 15 minutes 40 seconds East, a distance of 294.41 feet, a set 1/2 inch iron pin with cap LS

17278;

Thence North 89 degrees 56 minutes 11 seconds East, a distance of 300.32 feet, a set 1/2 inch iron pin with cap LS

17278;

Thence North 00 degrees 17 minutes 49 seconds East, a distance of 68.92 feet, a set 1/2 inch iron pin with cap LS

17278;

Thence North 89 degrees 56 minutes 06 seconds East, a distance of 356.68 feet, to the True Point of Beginning.

APN: 510-71-004H

Conditions of Approval

1. Prior to City Council approval of ZON24-03, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
 2. Prior to issuance of any future onsite and/or offsite permits for construction and as per the Seven Ranches Land Use Study, the developer must provide:
 - a. Right-of-way dedication and improvements of twenty-five (25) feet on West Blazen Trail and dedication of adjacent eight (8) foot Public Utility Easement.
 - b. Right-of-way dedication and improvements of twenty-five (25) feet on North Cinder Road and dedication of adjacent eight (8) foot Public Utility Easement.
 - c. Right-of-way dedication and improvements of thirty (30) feet on North White and Parker Road and dedication of adjacent eight (8) foot Public Utility Easement.
 - d. Right-of-way dedication and improvements for a ten (10) foot right turn lane at new driveway on North White and Parker Road.
 - e. Developer is responsible to construct full improvements on North White and Parker Road dedicated right of way.
 - f. The site is currently located in an AE FEMA designated flood zone. As such, provisions will be required to ensure no adverse impact on surrounding properties is made. Onsite drainage easements may be required to account for rerouting of existing drainage flows including drainage adjacent to North White and Parker Road.
 - g. The development will be required to connect to the nearest existing water and sanitary sewer lines.
 - h. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements.
 - i. The developer is responsible for the undergrounding of overhead power line(s) for existing lines less than 69kVa.
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