

**ORDINANCE NO. 25-05**

**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 263 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF N. RALSTON ROAD AND STATE ROUTE 238, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM PINAL COUNTY INDUSTRIAL (CI-2) TO PLANNED AREA DEVELOPMENT (PAD) AS DESCRIBED IN ZONING CASE #PAD 24-07. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 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 263 acres from Pinal County Industrial (CI-2), to 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 June 9, 2025 on zoning case #PAD 24-07, 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 263 acres from Pinal County Industrial (CI-2), to 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.

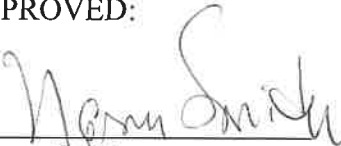
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #PAD 24-07 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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](http://www.maricopa-az.gov)**

EXHIBIT A

LEGAL DESCRIPTION

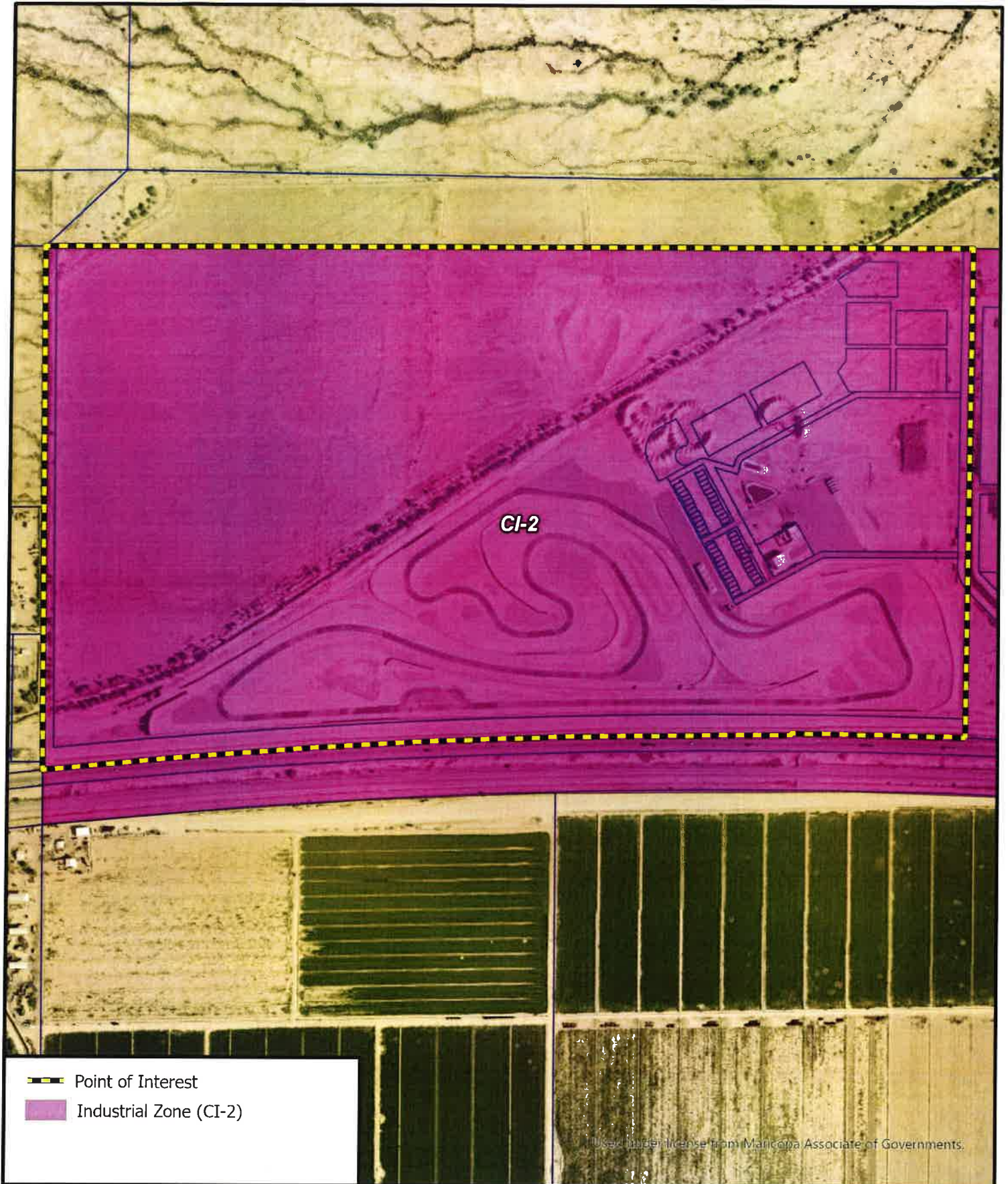
A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 OF RECORD OF SURVEY RECORDED AT INSTRUMENT NUMBER 2022-005177 IN PINAL COUNTY RECORDS.

1. Prior to the City Council approval of the PAD24-07, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable
2. Prior to issuance of the 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.
3. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
4. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
5. The Developer/Owner shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
6. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
7. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.
8. Applicant to construct improvements and dedicate public right of way as described:
  1. Improvements on SR238:
    - a. One (1) mile of half street improvements on SR238 along the south side of the property per City's current standards for arterial roads and Area Transportation Plan. These improvements will include: sidewalk, curb, gutter, pavement, streetlights, dedication of right-of-way, public utility easements, drainage easements and improvements, signing and striping. These improvements will be constructed as follows:
      - i. Design and construction of half street improvements by Applicant per City's approved plans at the time when a traffic impact analysis or study warrants the widening of SR238 in front of APEX Motor Sports Park.
      - or
      - ii. As a cash-in-lieu for the cost of design and construction at the time of construction if the City includes this road in the capital improvement program

and commences construction prior to a traffic impact analysis or study warranting the improvements be constructed by Applicant. Cost estimate of the improvements shall be determined by a registered professional engineer and reviewed and approved by City Engineer or Public Works Director.

- b. Landscape: Installation of irrigation and landscape materials along SR238 must be provided within a 12-month period after water service from Global Water is available to any of the parcels within the PAD. Landscape plans must be submitted to the City for review and approval prior to installation of the landscape.
2. Improvements on N Warren Rd.:  
Half (1/2) mile of half street improvements and dedication of 55' right-of-way and 8' PUE on N Warren Rd per City's standard detail MAR 203, current Area Transportation Plan or an approved deviation accepted by the City. These improvements will include landscape, sidewalk, curb, gutter, pavement, streetlights, dedication of right-of-way, public utility easements, drainage easements and improvements, signing and striping. Additional right-of-way will be acquired at the intersection of SR238 and Warren Rd for the design and construction of a traffic interchange per City's current approved Area Transportation Plan. Developer shall construct improvements on N Warren Rd. as warranted by a traffic impact analysis or study, or during construction of Phase 2 of APEX Motor Sports Park, whichever is sooner.

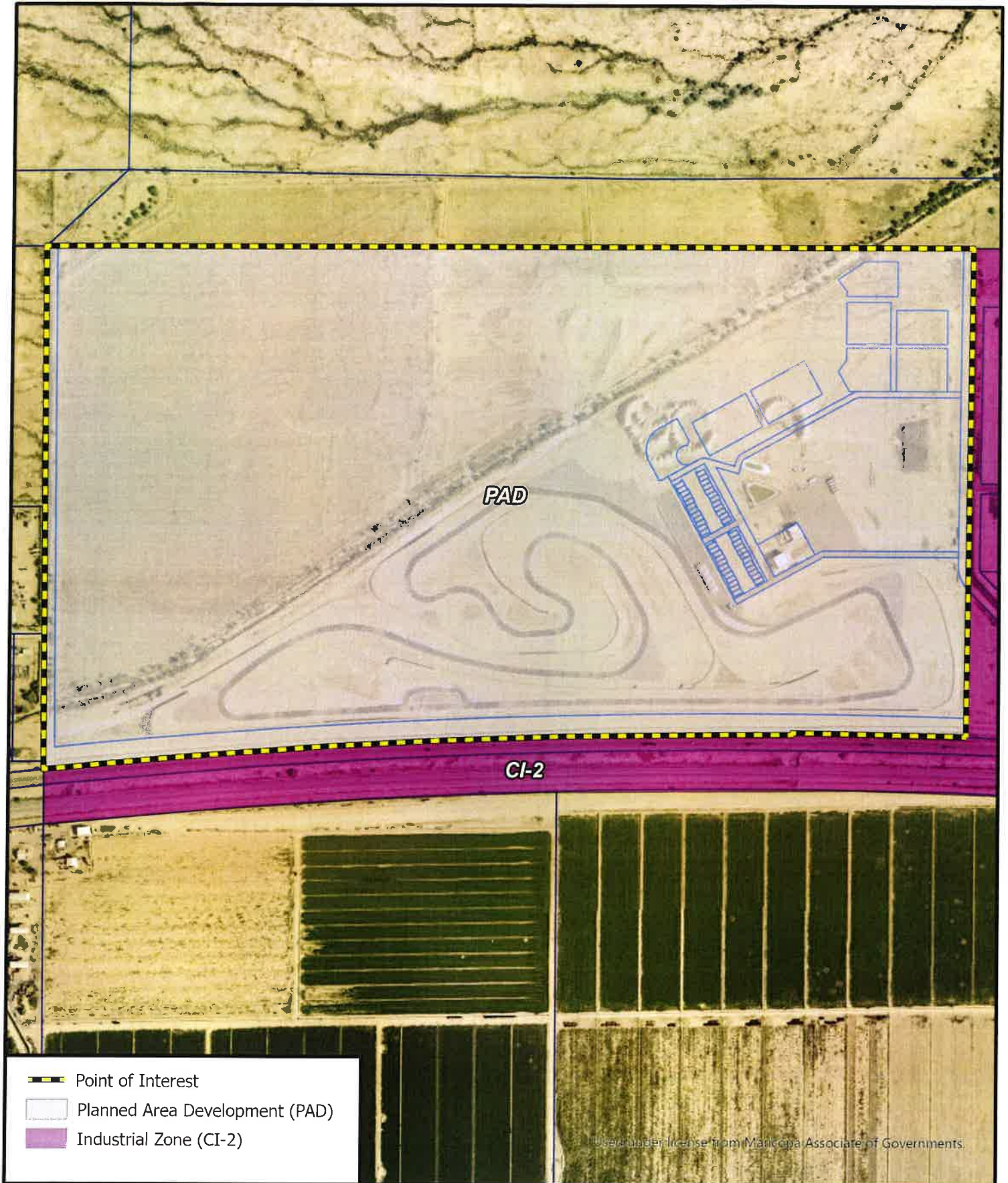





Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

4/7/2025  
8.5" x 11"

0 225 450  
Feet  
1 inch = 638 Feet





-  Point of Interest
-  Planned Area Development (PAD)
-  Industrial Zone (CI-2)

Used under license from Maricopa Associate of Governments.

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