

ORDINANCE NO. 25-10

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 3.55 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH PORTER ROAD AND WEST BOWLIN ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN 510-30-002d, FROM EXISTING NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN CASE #ZON 25-03. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 36, 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 3.55 acres from existing neighborhood commercial (NC) 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 25-03, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property and on July 14, 2025, after reconsidering the zoning case, 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 3.55 acres from existing neighborhood commercial (NC) 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.

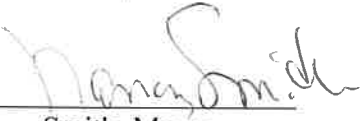
Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #ZON 25-03 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 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



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Terrible's C-Store Retail Development Legal Description

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

A parcel of land located in a portion of the Northwest quarter of Section 36, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 36, from which the Northeast corner of said Section bears South 89 degrees 58 minutes 25 seconds East, a distance of 5240.60 feet;

Thence South 89 degrees 58 minutes 25 seconds East, a distance of 1,310.17 feet;

Thence South 00 degrees 35 minutes 31 seconds West, a distance of 55.00 feet;

Thence South 90 degrees 00 minutes 00 seconds West, a distance of 606.28 feet, to the beginning of a 9,945.00 foot radius curve, concave South;

Thence Westerly along the arc of said curve, through a central angle of 00 degrees 17 minutes 11 seconds, an arc distance of 49.69 feet;

Thence South 90 degrees 00 minutes 00 seconds West, a distance of 0.00 feet to the Point of Beginning;

Thence South 00 degrees 42 minutes 38 seconds East, a distance of 312.43 feet;

Thence South 89 degrees 17 minutes 22 seconds West, a distance of 411.62 feet, to the beginning of a 325.00 foot radius curve, concave South;

Thence Westerly along the arc of said curve, through a central angle of 06 degrees 08 minutes 05 seconds, an arc distance of 34.80 feet;

Thence South 83 degrees 09 minutes 17 seconds West, a distance of 31.06 feet;

Thence North 06 degrees 50 minutes 43 seconds West, a distance of 317.22 feet, to the beginning of a 945.00 foot, non-tangent curve, whose center bears South 04 degrees 54 minutes 18 seconds East;

Thence Easterly along the arc of said curve, through a central angle of 04 degrees 11 minutes 41 seconds, an arc distance of 69.19 feet;

Thence North 89 degrees 17 minutes 51 seconds East, a distance of 369.76 feet, to the beginning of a 9,945.00 foot radius curve, concave South;

Thence Easterly along the arc of said curve, through a central angle of 00 degrees 24 minutes 58 seconds, an arc distance of 72.24 feet to the Point of Beginning.

Also known as:

Lot 1, of MINOR LAND DIVISION FOR REV AT PORTER, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded as Fee No. 2021-039200 of Official Records.

1. The development will be required to design and construct deceleration or turn lanes northbound on N. Porter Rd and eastbound on W. Bowlin Rd.
2. A turn lane northbound on N Porter Rd. to eastbound on W Bowlin Rd may be constructed by the City. Developer to work with the City to provide any temporary construction easements and additional right-of-way.
3. The owner/developer shall provide an acoustic sound study that demonstrates the proposed development meets exterior and interior noise limits as outlined in Table 18.110.050.G of the zoning ordinance prior to Development Review Permit approval.