

**ORDINANCE NO. 26-05**

**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 2.1 ACRES OF LAND GENERALLY LOCATED NORTH OF W. BOWLIN ROAD BETWEEN N. PARK PLAZA AND N. MAYA ANGELOU DRIVE, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, FROM PINAL COUNTY TRANSITIONAL (TR) TO GENERAL MIXED-USE (MU-G) AS DESCRIBED IN ZONING CASE #ZON 26-01. THE PARCELS OF LAND ARE LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 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 2.1 acres from Pinal County Transitional (TR) to General Mixed-Use (MU-G), 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 February 9, 2026 on zoning case #ZON 26-01, 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 2.1 acres from Pinal County Transitional (TR) to General Mixed-Use (MU-G). 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.

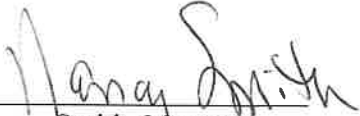
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #ZON 26-01 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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.

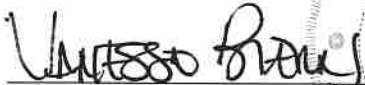
**Section 4.** This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 7<sup>th</sup> day of April, 2026.

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)**

## LEGAL DESCRIPTION FOR LOT "4E"

THAT PORTION OF ABANDONED N. MAYA ANGELOU DRIVE AND THAT PORTION OF ABANDONED BOWLIN ROAD AS RECORDED IN FEE NO. 2024-065613, AND LOT 4E PER THE FINAL PLAT FOR MARICOPA CITY COMPLEX RECORDED IN FEE NO. 2024-012195, RECORDS OF THE PINAL COUNTY RECORDER, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTH 89°10'02" EAST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 673.65 FEET;

THENCE NORTH 00°01'12" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 55.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°01'12" EAST, A DISTANCE OF 124.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 13°30'42" EAST, A RADIUS OF 26.50 FEET, A LENGTH OF 12.17 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°56'38" EAST, A DISTANCE OF 338.66 FEET;

THENCE SOUTH 00°03'22" WEST, A DISTANCE OF 141.12 FEET;

THENCE NORTH 89°10'02" WEST, A DISTANCE OF 341.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.088 ACRES OF LAND, MORE OR LESS.



## LEGAL DESCRIPTION FOR LOT "4F"

THAT PORTION OF ABANDONED PARK PLAZA AND THAT PORTION OF ABANDONED BOWLIN ROAD AS RECORDED IN FEE NO. 2024-065614, AND LOT 4F PER THE FINAL PLAT FOR MARICOPA CITY COMPLEX RECORDED IN FEE NO. 2024-012195, RECORDS OF THE PINAL COUNTY RECORDER, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTH 89°10'02" EAST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1015.07 FEET;

THENCE NORTH 00°03'22" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 55.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°03'22" EAST, A DISTANCE OF 141.12 FEET;

THENCE SOUTH 89°56'38" EAST, A DISTANCE OF 317.48 FEET;

THENCE SOUTH 00°03'22" WEST, A DISTANCE OF 145.30 FEET;

THENCE NORTH 89°10'02" WEST, A DISTANCE OF 317.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.044 ACRES OF LAND, MORE OR LESS.



1. Prior to City Council approval of ZON26-01, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
3. 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.
4. 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 by 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.
5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicants' traffic engineer and City Staff.