

Exhibit 3
ORD. 2022-13

ORDINANCE NO 2022-13

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING DEVELOPMENT STANDARDS WITHIN THE PEORIA SPORTS COMPLEX PLANNED AREA DEVELOPMENT (PAD) AS IT PERTAINS TO PARCEL 2A; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on May 12, 2022 in zoning case Z93-16A.16 in the manner prescribed by law for the purpose of considering an amendment to the zoning district of a property within the City of Peoria, Arizona, to provide for an amendment to the Planned Area Development zoning within Peoria Sports Complex as it pertains to the maximum building height, signage, and other development standards for Parcel 2A, on land as described below, and as provided in Section 21-317 of Chapter 21 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on April 21, 2022; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibits A and B, to this Ordinance are hereby amended with respect to the Peoria Sports Complex PAD zoning as it pertains to the maximum building height, signage, and other development standards.

SECTION 2. The amendment to the zoning herein provided is conditioned and subject to the following stipulations:

1. The development shall substantially conform to the Peoria Sports Complex Standards and Guidelines Report contained within the May 12, 2022 Planning and Zoning Commission staff report, except as modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.

SECTION 3: The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Descriptions as represented in Exhibit A, and the corresponding parcel map as shown as Exhibit B.

SECTION 4: If any section, subsection, sentence, clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 7th day of June, 2022.

Cathy Carlat, Mayor

Date Signed

ATTEST:

Lori Dyckman, City Clerk

APPROVED AS TO FORM:

Vanessa P. Hickman, City Attorney

Published in: Peoria Times
Publication Dates: May 5 and 12, 2022
Effective Date: _____

Exhibit A
Legal Description

A portion of Section 2, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 2;

Thence North $88^{\circ}41'39''$ East along the South line of said Section 2, 34.12 feet;

Thence North $01^{\circ}08'21''$ West, 33.00' to the POINT OF BEGINNING;

Thence North $00^{\circ}35'43''$ East, 1834.35 feet;

Thence South $89^{\circ}24'17''$ East, 7.00 feet to the beginning of a non-tangent curve concave

to the Southeast whose radius bears South $89^{\circ}24'17''$ East, 1392.39 feet;

Thence Northeasterly along said curve having an interior angle of $34^{\circ}19'04''$, an arc distance of 833.98 feet;

Thence North $34^{\circ}54'47''$, East, 580.34 feet;

Thence North $89^{\circ}59'05''$ East, 60.85 feet;

Thence North $34^{\circ}54'47''$ East, 555.81 feet;

Thence North $78^{\circ}59'27''$ East, 43.10 feet to the beginning of a non-tangent curve concave to the Northeast whose radius bears North $31^{\circ}58'37''$ East, 785.00 feet;

Thence Southeasterly along said curve having an interior angle of $34^{\circ}33'49''$, an arc distance of 473.55 feet;

Thence North $87^{\circ}24'48''$ East, 523.84 feet to the beginning of a tangent curve concave to the Northwest having a radius of 1280.00 feet;

Thence Northeasterly along said curve having an interior angle of $24^{\circ}33'42''$, an arc distance of 548.71 feet;

Thence North $62^{\circ}51'07''$ East, 150.00 feet to the beginning of a tangent curve concave to the Southeast having a radius of 965.00 feet;

Thence Northeasterly along said curve having an interior angle of $26^{\circ}15'44''$, an arc distance of 442.32 feet;

Thence North $89^{\circ}06'50''$ East, 17.96 feet;

Thence North $89^{\circ}06'33''$ East, 830.28 feet;

Thence South $02^{\circ}23'10''$ East, 753.61 feet;

Thence South $71^{\circ}14'17''$ West, 790.76 feet;

Thence South $47^{\circ}57'20''$ West, 1015.14 feet;

Thence South $32^{\circ}44'28''$ West, 331.51 feet;

Thence South $00^{\circ}37'49''$ West, 460.92 feet;

Thence South $44^{\circ}29'56''$ West, 324.03 feet;

Thence South 35°59'44" West, 359.84 feet;
Thence South 89°32'44" West, 538.74 feet;
Thence North 00°37'49" East, 269.83 feet;
Thence South 43°01'27" West, 221.85 feet;
Thence South 72°48'48" West, 182.71 feet;
Thence South 45°39'21" West, 449.20 feet;
Thence South 30°04'47" West, 365.56 feet;
Thence South 43°01'27" West, 347.33 feet;
Thence South 88°41'39" West, 240.40 feet to the POINT OF BEGINNING.

Said parcel contains 7,598,277 square feet or 174.4324 acres more or less.

Exhibit B Parcel Map

