

RESOLUTION NO. 2023-69

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM FLEX MIXED USE TO OLD TOWN HIGH DENSITY RESIDENTIAL FOR A PROPERTY TOTALING 7.5 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment;

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA22-03, on April 20, 2023; and

WHEREAS, after such public hearing and consideration of Case GPA22-03, the Peoria Planning and Zoning Commission recommended adoption of Case GPA22-03, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA22-03 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of May 16, 2023; and

WHEREAS, after due and proper consideration of Case GPA22-03, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA22-03 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA22-03, amending the Land Use Map of the Peoria General Plan further detailed through the Old Town Specific Area Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. Effective Date

This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,
Maricopa County, Arizona this 16th day of May, 2023.

Jason Beck, Mayor

Date signed

ATTEST:

Lori Dyckman, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Exhibit A
Legal Description

That portion of the East half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian; lying Southwesterly of the Southwesterly right of way line of U.S. Highway 60-70-89 (Grand Avenue) described as follows:

Beginning at the Southwest corner of the East half of the Southeast quarter of said Section 22;

Thence North 0 degrees 10 minutes 17 seconds East (assumed bearing), 510.24 feet along the west line of said East half of the Southeast quarter to the True Point of Beginning for the herein described parcel of land;

Thence continuing North 0 degrees 10 minutes 17 seconds East, 270 feet along the said West line of the East half of the Southeast quarter to a point;

Thence South 89 degrees 49 minutes 43 seconds East, 140 feet to a point; Thence North 0 degrees 10 minutes 17 seconds East, 56.16 feet to a point;

Thence North 45 degrees 42 minutes 42 seconds East, 327.22 feet to a point on the Southwesterly right of way line of U.S. Highway 60-70-89 (Grand Avenue) as recited in Book 90 of Deeds, page 508-512 inclusive;

Thence South 44 degrees 17 minutes 18 seconds East, 555 feet along said Southwesterly right of way line of U.S. Highway 60-70-89 (Grand Avenue) to a point that is the Northwestern end of the Westerly right of way line of 84th Avenue (Peach Street) as dedicated in Docket 7752, page 521;

Thence along a curve, concave right, having a radius of 20.63 feet and central angle of 86 degrees 28 minutes 45 seconds 31.14 feet to the Southerly end of said curve and the beginning a curve, concave left, having a radius 315.32 feet and a central angle of 42 degrees 00 minutes 09 seconds;

Thence 231.16 feet along the arc of said curve and the Westerly right of way line of 84th Ave. (Peach Street) to the end of said curve;

Thence North 41 degrees 15 minutes 45 seconds West, 94.54 feet to a point;

Thence South 45 degrees 42 minutes 42 seconds West, 292.64 feet to a point on the Northerly right of way line of Peoria Avenue as described in Docket 7141, page 363;

Thence South 89 degrees 59 minutes 26 seconds West, 43.91 feet along said Northerly right of way line of Peoria Avenue to the beginning of a curve, concave left, having a central angle of 4 degrees 55 minutes 50 seconds and a radius of 326.33 feet;

Thence 28.08 feet along the arc of said curve and the said Northerly right of way line of Peoria Avenue to a point;

Thence North 44 degrees 17 minutes 18 seconds west, 302.01 feet along a line that is parallel with and 565 feet Southwesterly of the above said Southwesterly right of way line of U.S. Highway 60-70-89 (Grand Ave.) to a point;

Thence North 89 degrees 49 minutes 43 seconds west, 126.91 feet to the True Point of Beginning for the herein described parcel of land.

Assessor's Parcel Number: 142-42-042Q

**Exhibit B
Parcel Map**

