

EXHIBIT 2
DRAFT RESOLUTION

RESOLUTION NO. 2023-70

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE OLD TOWN SPECIFIC AREA PLAN LAND USE MAP FROM OFFICE MIXED USE TO HIGH-DENSITY RESIDENTIAL (25 – 40 DWELLING UNITS PER ACRE) FOR A PROPERTY TOTALING APPROXIMATELY 6.2 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Old Town Specific Area 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 Old Town Specific Area Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA22-02 on April 20, 2023; and

WHEREAS, after such public hearing and consideration of Case GPA22-02, the Peoria Planning and Zoning Commission recommended the adoption of Case GPA22-02 a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA22-02 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 GPA22-02, 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 Old Town Specific Area Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA22-02, amending the Land Use Map of the Old Town Specific Area Plan for the property described in Exhibit A and the area depicted in Exhibit B, including the half-street right-of-ways abutting the property.

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 21st day of February, 2023.

Jason Beck, Mayor

Date signed

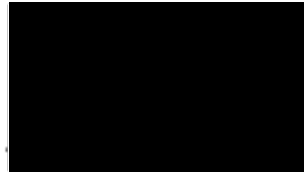
ATTEST:

Lori Dyckman, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

**Exhibit A
Legal Description**



**REMAINDER LEGAL DESCRIPTION
PEORIA AVE. & 87TH AVE.
PEORIA, ARIZONA**



April 10, 2023
Job No. P6190
Page 1 of 1

A PORTION OF LOTS 40 AND 41, ALTALOMA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 19, BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 35 MINUTES 25 SECONDS WEST, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 239.67 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 35 SECONDS EAST, A DISTANCE OF 65.00 FEET TO THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF PEORIA AVENUE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 197.30 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 56 SECONDS EAST, A DISTANCE OF 198.79 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS EAST, ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF 87TH AVENUE, A DISTANCE OF 290.94 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 557.77 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 488.46 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 25 SECONDS EAST, ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF PEORIA AVENUE, A DISTANCE OF 366.07 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 234,861 SQUARE FEET OR 5.392 ACRES, MORE OR LESS.

89TH AVENUE

W1/16
SEC. 27, T3N, R1E
BRASS CAP FLUSH

NORTH QUARTER CORNER
SEC. 27, T3N, R1E
BRASS CAP IN HANDHOLE
P.O.C.

S89°35'25"W 1320.42'
(BASIS OF BEARING)

PEORIA AVENUE

S89°35'25"W 239.67'

S0°24'35"E 65.00'

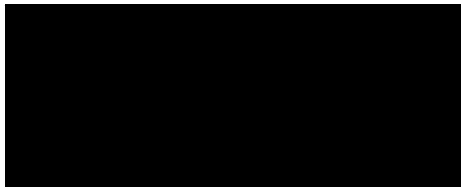
N89°35'25"E 366.07'

P.O.B.

S0°22'10"W 197.30'

87TH AVENUE

N0°27'46"W 488.46'



N89°32'56"E 198.79'

S0°22'10"W 290.94'

S0°22'10"W 1321.14'

S89°32'56"W 557.77'

MONROE STREET

N1/16
SEC. 27, T3N, R1E
BRASS CAP FLUSH



RICK
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rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

REMAINDER EXHIBIT

87TH AVE. & PEORIA AVE.
PEORIA, ARIZONA

DRAWING: 6190_REMAINDER EX.DWG

JOB# P6190 SCALE: 1"=100' SHT: 1 OF 1

DRAFTER: DSR CHK: JH DATE: 4/10/23