

**Exhibit 2**  
DRAFT ORDINANCE

ORDINANCE NO 2023-15

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING A SPECIFIED PROPERTY FROM SUBURBAN RANCH (SR-43) TO THE HACIENDAS 5 PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on July 20, 2023 pertaining to zoning case Z18-14 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 rezoning of a parcel of land as described below, from Suburban Ranch (SR-43) to Haciendas 5 Planned Area Development (PAD) zoning district, as provided in Section 21-317 of Chapter 21 of the Peoria City Code; and

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 Thursday, June 29, 2023 edition of the Peoria Times; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

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 rezoned from Suburban Ranch (SR-43) to Haciendas 5 Planned Area Development (PAD) zoning district.

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 Haciendas 5 #Z18-14 Planned Area Development Standards and Guidelines Report, Rezoning Justification Report for Z18-14, and Preliminary Subdivision Plat contained within the July 20, 2023 Planning and Zoning Commission Report.

2. The developer may reduce the number of lots indicated on the Preliminary Subdivision Plat contained within the July 20, 2023 Planning and Zoning Commission Report to achieve compliance with the City of Peoria's City Code and applicable engineering design standards, policies, and requirements.
3. 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 August 15, 2023.

\_\_\_\_\_  
Jason Beck, Mayor

\_\_\_\_\_  
Date signed

ATTEST:

\_\_\_\_\_  
Jill Boltz, Interim City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

Published in: Peoria Times  
Publication Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

**Exhibit A**  
**Legal Description**

The north half of the westerly 10 acres of the North half of the Northwest quarter of Section 27, Township 5 North, Range 1 West of the Gila And Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The Point of Beginning being the northwest corner of said Section27;

Thence South 89 Degrees 54 Minutes 20 Seconds East, along the North line of said Section 27, 330.02 Feet;

Thence South 00 Degrees 05 Minutes 13 Seconds West, parallel with the West line of said section 27, 1319.84 feet to the South line of the North half of the Northwest Quarter of said Section 27;

Thence North 89 Degrees 55 Minutes 46 Seconds West, along the South line of the North half of the Northwest Quarter of said Section 27,330.02 feet to the West line of said Section 27;

Thence North 00 Degrees 05; Minutes 13 Seconds East, along the West line of said Section 27, 1,319.98 feet to the Point of Beginning.

Assessor's Parcel Number: 503-52-038J

**Exhibit B  
Parcel Map**

