

Z23-13 | Little Sunshine's Playhouse and Preschool Rezoning

Southeast of Lake Pleasant Pkwy and Avenida Del Sol Alignment



Exhibit 3
Rezoning
Ordinance

ORDINANCE NO 2024-03

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, ARIZONA REZONING SPECIFIED PROPERTY FROM SUBURBAN RESIDENTIAL (SR-43) ZONING DISTRICT TO CONVENIENCE COMMERCIAL (C-1) 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 March 7, 2023 for Case Z23-13 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 Convenience Commercial (C-1) Zoning District, as provided in Section 21-317 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 February 15, 2024, 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 rezoning 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 Exhibit A and B to this Ordinance are hereby rezoned from Suburban Ranch (SR-43) zoning district zoning district to Convenience Commercial (C-1) Zoning District.

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

1. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at time of development and final engineering submittal.

SECTION 3: 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 April 2, 2024.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times

Publication Date: _____

Effective Date: _____

Exhibit A

Legal Description

ORDER NUMBER: 4711008933-JW

That part of the East 510 feet of the North half of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 8, Township 4 North, Range 1 East lying Southeasterly of the road per Docket 9903, page 917 of the Gila and Salt River Base and Meridian, records of Maricopa County, Arizona;

EXCEPT that part lying Westerly of the following described line:

Commencing at the South quarter of Section 8, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, records of Maricopa County, Arizona;

Thence East 1869.63 feet to the point of beginning;

Thence North 24 degrees 45 minutes East 66.58 feet;

Thence North 65 degrees 14 minutes West 20 feet;

Thence North 24 degrees 45 minutes East 1575.90 feet;

Thence North 120.37 feet along tangent curve concave with and 95 feet Easterly of the county road per Docket 9903, page 917 to the East line of Section 8 and the Point of Termination, per Recorders No. 2004-240086.

EXCEPT all oil, gas and other mineral deposits as reserved in the patent of said land recorded in Docket 3417, page 121.

ORDER NUMBER: 4711008934-JW

The West 25 feet of North half of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 9, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Exhibit "A", Page 2

That portion of the parcel described in Maricopa County Recorder's Office Document No. 00-0503099A, located in Section 8, Township 4 North, Range 1 East of the Gila and Salt River Meridian, being 15.00 feet wide and lying northwesterly to the following described EASEMENT line:

LINE DESCRIPTION:

COMMENCING at a stone, as per GLO notes, marking the South Quarter corner of Section 8, Township 4 North, Range 1 East, Gila and Salt River Meridian, from which a stone, as per GLO notes, marking the North quarter corner of said Section 8, bears North 00 degrees 36 minutes 38 seconds West, 5231.34 feet, and from which a M.C.D.O.T. brass cap in hand hole marking the Southeast corner of said Section 8, bears South 89 degrees 06 minutes 45 seconds East, 2587.45 feet;

Thence South 89 degrees 06 minutes 45 seconds East, 1869.63 feet along the South line of said Section 8, to the POINT OF BEGINNING, being on a line parallel with and 115.00 feet measured perpendicular easterly to the existing right of way centerline of Lake Pleasant Road; the existing right of way centerline of Lake Pleasant Road, as shown on the unrecorded Record of Survey prepared for the City of Peoria, by TBE Group, Inc., project "LAKE PLEASANT PARKWAY", and sealed on January 8, 2001;

Thence North 24 degrees 45 minutes 59 seconds East, 66.58 feet along said line parallel with and 115.00 feet measured perpendicular easterly to the existing right of way centerline of Lake Pleasant Road;

Thence North 65 degrees 14 minutes 01 West, 20.00 feet to a line parallel with and 95.00 feet easterly to said existing right of way centerline of Lake Pleasant Road;

Thence North 24 degrees 45 minutes 59 seconds East, 1575.90 feet along said parallel line to a tangent curve concentric with and 95.00 feet easterly to said existing right of way centerline of Lake Pleasant Road;

Thence 120.37 feet along said concentric tangent curve concave northwesterly and having a radius of 1527.39 feet and a central angle of 4 degrees 30 minutes 55 seconds, to the east line of said Section 8 and the POINT OF TERMINATION, from which a 1 inch iron bar, marking the East Quarter corner of said Section 8, bears North 00 degrees 03 minutes 44 seconds West, 1017.60 feet.

**Exhibit B
Parcel Map**

