

Beehive BESS General Plan Amendment: GPA23-01

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



RESOLUTION NO. 2024-25

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 ESTATE RESIDENTIAL (0-2 DU/AC) AND PARK/OPEN SPACE TO PUBLIC USE FOR A PROPERTY TOTALING APPROXIMATELY 22 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 GPA23-01, on March 21, 2024; and

WHEREAS, after such public hearing and consideration of Case GPA23-01, the Peoria Planning and Zoning Commission recommended approval of Case GPA23-01, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA23-01 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of April 16, 2024; and

WHEREAS, after due and proper consideration of Case GPA23-01, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA23-01 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 GPA23-01, amending the Land Use Map of the Peoria General 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 April, 2024.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

**Exhibit A
Legal Description**

LEGAL DESCRIPTION

EXHIBIT 'A'

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 5, BEING MONUMENTED BY A 9" X 10" X 10" STONE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING MONUMENTED BY 3" MARICOPA COUNTY BRASS DISK STAMPED "T5NR1E COR OF S5 S4 S8 S9 29891", BEARS SOUTH 00°13'24" EAST, A DISTANCE OF 2,674.42 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°13'24" EAST, A DISTANCE OF 1,399.33 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NUMBER 2006-0714814, SAID LINE ALSO BEING THE SOUTHEASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NUMBER 2004-0010291 OF OFFICIAL RECORDS OF THE MARICOPA COUNTY CLERK AND RECORDER;

THENCE SOUTH 34°59'01" WEST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 172.96 FEET TO THE SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 2004-0010291, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING EIGHT (8) COURSES:

1. CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 34°59'01" WEST, A DISTANCE OF 1,319.10 FEET;
2. LEAVING SAID NORTHWESTERLY LINE, SOUTH 89°50'27" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF OLD CAREFREE HIGHWAY DESCRIBED IN DOCUMENT 2001-0851964, A DISTANCE OF 341.18 FEET;
3. LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 08°01'13" WEST, A DISTANCE OF 520.32 FEET;
4. NORTH 09°44'28" EAST, A DISTANCE OF 143.34 FEET;
5. NORTH 34°59'01" EAST, A DISTANCE OF 473.32 FEET;
6. NORTH 55°00'59" WEST, A DISTANCE OF 74.50 FEET;
7. NORTH 34°59'01" EAST, PARALLEL WITH SAID NORTHWESTERLY LINE, A DISTANCE OF 532.00 FEET, TO AN EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN DOCUMENT 2004-0010291;
8. SOUTH 55°00'59" EAST, ALONG SAID EXTENSION AND SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 769.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 970,763 SQUARE FEET OR 22.286 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY.

AS SHOWN ON SHEET 2 OF 2, ATTACHED HERETO AND MADE A PART OF, ALL DISTANCES, AREAS, AND BEARINGS ARE GRID BASED ON NSRS 2011 ARIZONA STATE PLANE, CENTRAL ZONE, INTERNATIONAL FOOT. TO ACHIEVE GROUND VALUES, THE COMBINED SCALE FACTOR IS 1.00014876.

I, BENJAMIN J. BLIXT, A LICENSED SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

BENJAMIN J. BLIXT, LS 48460
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.

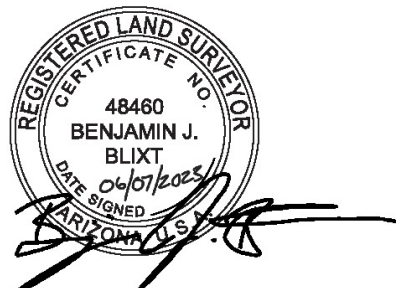


Exhibit B Parcel Map

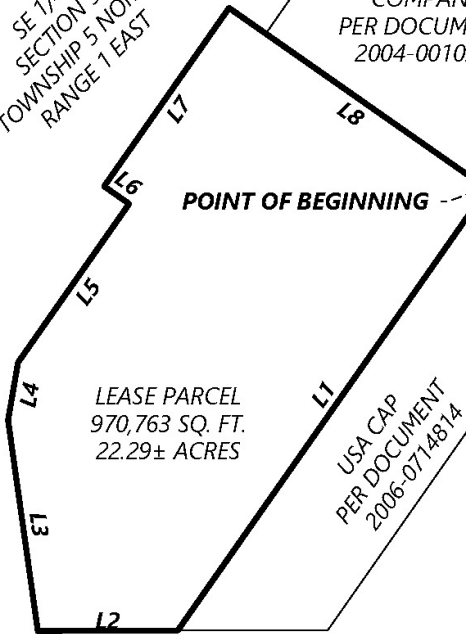


POINT OF COMMENCEMENT
1/4 CORNER FOR SEC. 4 & 5,
FOUND 9" X 10" X 10" STONE W/
CHISELED "X" AND 1/4"

SE 1/4
SECTION 5
TOWNSHIP 5 NORTH
RANGE 1 EAST

ARIZONA
PUBLIC SERVICE
COMPANY
PER DOCUMENT
2004-0010291

USA CAP
PER DOCUMENT
2006-0714814



LEASE PARCEL
970,763 SQ. FT.
22.29± ACRES

USA CAP
PER DOCUMENT
2006-0714814

1399.33 (TIE)
S00°13'24"E 2674.42
(BASIS OF BEARINGS)

N34°59'01"E
172.96
(TIE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S34°59'01"W	1319.10
L2	S89°50'27"W	341.18
L3	N08°01'13"W	520.32
L4	N09°44'28"E	143.34
L5	N34°59'01"E	473.32
L6	N55°00'59"W	74.50
L7	N34°59'01"E	532.00
L8	S55°00'59"E	769.50

OLD CAREFREE HWY
(55' PUBLIC RIGHT-OF-WAY)
PER DOCUMENT 2001-0851964

CORNER FOR SEC. 4, 5, 8 & 9,
FOUND 3" 2001 MARICOPA
COUNTY BRASS DISK
STAMPED "T5NR1E COR OF
S5 S4 S8 S9 29891"

LEGEND

- SECTION LINE
- TIE LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- PROPOSED LEASE LINE
- FOUND MONUMENT (SEE NOTE)



SCALE: 1" = 400'