

Exhibit 3
DRAFT ORDINANCE

ORDINANCE NO 2024-12

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, ESTABLISHING INITIAL ZONING ON RECENTLY ANNEXED PROPERTY, FROM MARICOPA COUNTY RURAL RESIDENTIAL (RU-43) ZONING DISTRICT TO CITY OF PEORIA SUBURBAN RANCH (SR-43) 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 September 5, 2024 in zoning case Z24-06 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 Maricopa County Rural Residential (RU-43) to the City of Peoria Suburban Ranch (SR-43) zoning district, as provided in Section 21-317 of Chapter 21 of the Peoria City Code;

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 August 15, 2024, 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 to this Ordinance are hereby rezoned from Maricopa County Rural Residential (RU-43) to the City of Peoria Suburban Ranch (SR43) zoning district zoning district.

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

1. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
2. At the time of Engineering Review, or in conjunction with the forthcoming CIP project along the southern property line, whichever comes first, sufficient Roadway and Peoria Municipal Utility Easement dedication shall be provided for the Pinnacle Peak Road north half-street right of way.

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 and the corresponding parcel map as shown as Exhibit A.

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 1st day of October, 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: _____

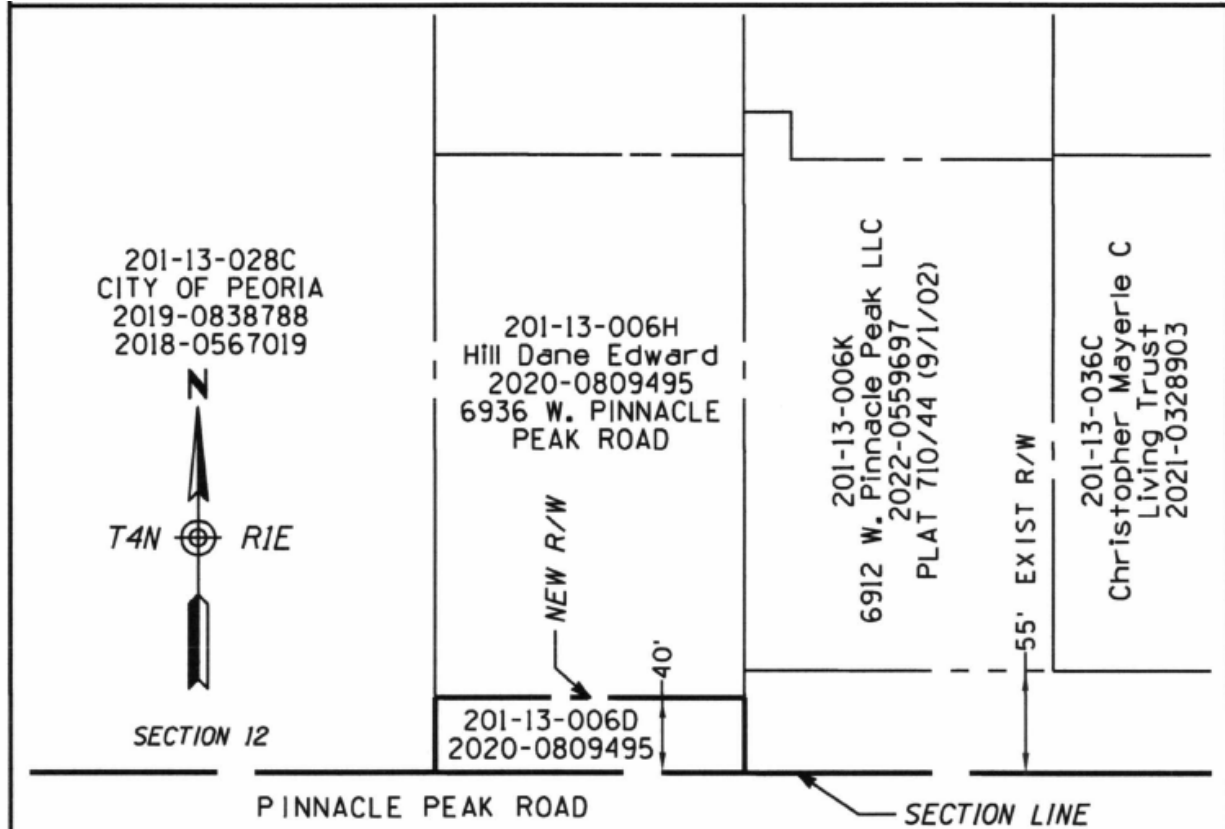
Exhibit A
Legal Description

A portion of land in the City of Peoria, Section 12, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

The south 40.00 feet of the west half of the east half of the southeast quarter of the southwest quarter of the southeast quarter of said Section 12.

Containing approximately 6,700 square feet.

Exhibit B Parcel Map



Title: Pinnacle Peak Right-of-Way

Preparing Firm: Wood Patel Inc.

Address: 2051 W Northern Ave #100, Phoenix AZ 85021

Phone: 602-335-8500 Fax: N/A

