Exhibit 3
DRAFT ORDINANCE

ORDINANCE NO 2024-13

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING SPECIFIED PROPERTY FROM LAKE PLEASANT HEIGHTS PLANNED COMMUNITY DEVELOPMENT ZONING DISTRICT TO LAKE PLEASANT HEIGHTS PLANNED COMMUNITY DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on September 5, 2024 for zoning Case Z03-05A.6 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 the Lake Pleasant Heights Planned Community Development (PCD) zoning district to Lake Pleasant Heights Planned Community Development (PCD) 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 and B, to this Ordinance are hereby rezoned from Carioca Lake Pleasant Parkway Planned Area Development District to the Carioca Lake Pleasant Parkway Planned Area Development 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 “Lake Pleasant Heights” Planned Community Development (PCD) Standards and Guidelines Report (case Z03-05A.6) stamped approved on 10/01/2024.

2. The approval entered herein shall not negate any of the prior conditions contained or referenced within Cases Z03-05 as amended, and as such, those *Conditions of Approval* for the applicable cases shall remain in force.

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 _____ day of _____, 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

All of Section 12, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southeast quarter of Section 14, Township 5 North, .Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Lots 4 through 15, inclusive, the Southeast quarter of the Northwest quarter, and the North half of the Southwest quarter of Section 13, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

All of Section 36, Township 6 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

All of Section 2, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The South half of the Southwest quarter of Section 13, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of the Southeast quarter of Section 13, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
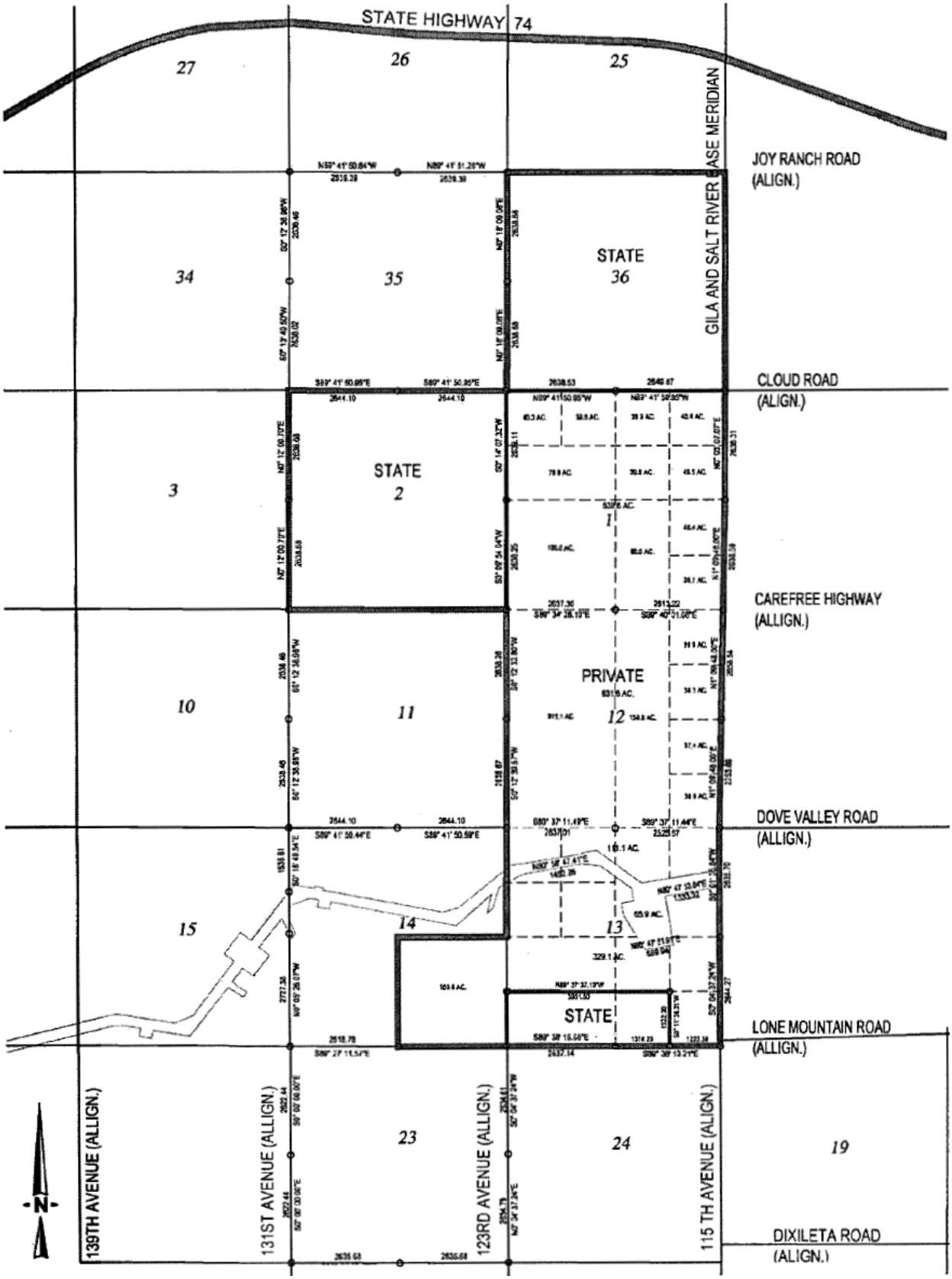
Exhibit B
Parcel Map