

ORDINANCE NO. 2024-16

A 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 19, 2024 for Case Z24-04 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for initial city zoning of the subject parcel as described below from Maricopa County Rural Residential (RU-43) Zoning District to City of Peoria Suburban Ranch (SR-43) Zoning District as provided in Section 21-318 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 August 29, 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 initial zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and initially zone 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. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibits A and B to this Ordinance, is hereby initially zoned from Maricopa County Rural 43 (RU-43) Zoning District to City of Peoria Suburban Ranch (SR-43) Zoning District.

SECTION 2. 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 Description as shown as Exhibit A, and the corresponding parcel map as shown as Exhibit B.

SECTION 3: 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 4. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 15th 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 Dates:

Effective Date:

EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND BEING ARIZONA STATE LAND DEPARTMENT AND ARIZONA DEPARTMENT OF TRANSPORTATION PROPERTY (NO MARICOPA COUNTY ASSESSOR'S OFFICE PARCEL NUMBER (APN) OR DEED RECORDING INFORMATION AVAILABLE AT THE MARICOPA COUNTY RECORDER'S (MCR) OFFICE FOR THE AREA DESCRIBED BELOW.) LYING WITHIN THE EAST HALF OF SECTION 1 AND NORTHEAST QUARTER SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS N89°56'47"W A DISTANCE OF 2632.35 FEET;

THENCE S0°04'09"E, ALONG AN EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 263.10 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 EAST;

THENCE S0°08'33"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2380.66 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N89°50'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2631.91 FEET TO THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 12,

THENCE N0°08'43"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2638.76 FEET TO THE NORTH QUARTER CORNER (CALCULATED) OF SAID SECTION 12;

THENCE N0°06'13"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2638.39 FEET TO THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 1;

THENCE N0°06'13"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 77.10 FEET TO THE SOUTH CORNER OF THAT TRACT AS CONVEYED TO COLDWATER RANCH COMMUNITY ASSOCIATION BY DEED OF RECORD IN INSTRUMENT NUMBER 2008-0078901, MCR BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S86°40'26"E;

THENCE ALONG THE EAST LINE OF SAID COLDWATER TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) 596.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2315.00 FEET, A CENTRAL ANGLE OF 14°45'28" AND A CHORD BEARING N10°42'18"E TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N77°24'41"W;

ASLD - ANNEXATION AREA

Preparing Firm: ARDURRA

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EXHIBIT A LEGAL DESCRIPTION

2) 30.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°08'58" AND A CHORD BEARING N31°29'10"W;

3) N75°33'39"W A DISTANCE OF 100.23 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE N0°06'13"W, ALONG SAID WEST LINE, A DISTANCE OF 1658.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1 WITH SAID POINT BEING ON THE SOUTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 03-176 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2003-1568312, MCR;

THENCE N89°55'28"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER BEING COMMON TO THE SOUTH LINE OF SAID ORDINANCE NUMBER 03-176, A DISTANCE OF 65.91 FEET TO AN ANGLE POINT IN SAID NORTH LINE BEING THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST;

THENCE S89°48'40"E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 2569.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE S0°03'56"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2368.67 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE S0°00'02"W, ALONG AN EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 262.68 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST;

THENCE S0°04'19"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1182.66 FEET TO A POINT ON THE NORTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 2019-22 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2019-0641615, MCR;

THENCE ALONG THE PERIMETER OF SAID ORDINANCE 2019-22 THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S89°55'41"W A DISTANCE OF 42.63 FEET;
- 2) S0°03'16"E A DISTANCE OF 76.92 FEET;
- 3) S89°51'33"W A DISTANCE OF 234.18 FEET;
- 4) S0°08'27"E A DISTANCE OF 60.00 FEET;

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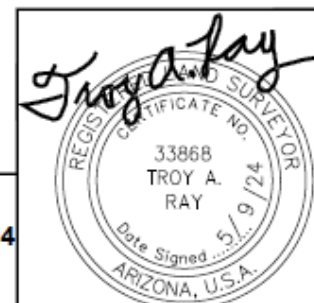


EXHIBIT A LEGAL DESCRIPTION

- 5) S89°51'33"W A DISTANCE OF 173.00 FEET;
- 6) S0°08'27"E A DISTANCE OF 300.00 FEET;
- 7) N89°51'33"E A DISTANCE OF 279.90 FEET;
- 8) S33°01'03"W A DISTANCE OF 53.85 FEET;
- 9) N89°50'17"E A DISTANCE OF 198.90 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER;

THENCE S0°04'19"E, ALONG SAID EAST LINE, A DISTANCE OF 704.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 19,939,660.74 SQUARE FEET (457.7516 ACRES) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N89°56'47"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE RESULTS OF SURVEY FOR BOB STUMP MEMORIAL PARKWAY, MC85 - I-17, PROJECT NUMBER 303L MA 005 H6811 01R, FEDERAL AID NUMBER S-303-A-701, PERFORMED BY URS AND SIGNED AND SEALED ON 6/30/2010 BY ROBERT J. PECHA, AZ RLS #21080.

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EXHIBIT A LINE AND CURVE TABLES

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	14°45'28"	2315.00'	596.27'	N10°42'18"E
C2	88°08'58"	20.00'	30.77'	N31°29'10"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°04'09"E	263.10'
L2	N0°06'13"W	77.10'
L3	N75°33'39"W	100.23'
L4	N89°55'28"E	65.91'
L5	S0°00'02"W	262.68'
L6	S0°04'19"E	1182.66'
L7	S89°55'41"W	42.63'
L8	S0°03'16"E	76.92'
L9	S89°51'33"W	234.18'
L10	S0°08'27"E	60.00'
L11	S89°51'33"W	173.00'
L12	S0°08'27"E	300.00'
L13	N89°51'33"E	279.90'
L14	S33°01'03"W	53.85'
L15	N89°50'17"E	198.90'
L16	S0°04'19"E	704.82'

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NORTH: 986682.4199' EAST: 581078.3677'
SEGMENT #1 : LINE
COURSE: S0° 04' 09"E LENGTH: 263.10'
NORTH: 986419.3201' EAST: 581078.6853'

SEGMENT #2 : LINE
COURSE: S0° 08' 33"E LENGTH: 2380.66'
NORTH: 984038.6675' EAST: 581084.6062'

SEGMENT #3 : LINE
COURSE: N89° 50' 15"W LENGTH: 2631.91'
NORTH: 984046.1320' EAST: 578452.7068'

SEGMENT #4 : LINE
COURSE: N0° 08' 43"W LENGTH: 2638.76'
NORTH: 986684.8835' EAST: 578446.0160'

SEGMENT #5 : LINE
COURSE: N0° 06' 13"W LENGTH: 2638.39'
NORTH: 989323.2692' EAST: 578441.2449'

SEGMENT #6 : LINE
COURSE: N0° 06' 13"W LENGTH: 77.10'
NORTH: 989400.3691' EAST: 578441.1054'

SEGMENT #7 : CURVE
LENGTH: 596.27' RADIUS: 2315.00'
DELTA: 14°45'28" TANGENT: 299.80'
CHORD: 594.63' COURSE: N10° 42' 18"E
COURSE IN: S86° 40' 26"E COURSE OUT: N71° 54' 58"W
RP NORTH: 989266.0551' EAST: 580752.2058'
END NORTH: 989984.6523' EAST: 578551.5597'

SEGMENT #8 : CURVE
LENGTH: 30.77' RADIUS: 20.00'
DELTA: 88°08'58" TANGENT: 19.36'
CHORD: 27.82' COURSE: N31° 29' 10"W
COURSE IN: N77° 24' 41"W COURSE OUT: N14° 26' 21"E
RP NORTH: 989989.0113' EAST: 578532.0405'
END NORTH: 990008.3795' EAST: 578537.0276'

SEGMENT #9 : LINE
COURSE: N75° 33' 39"W LENGTH: 100.23'
NORTH: 990033.3721' EAST: 578439.9635'

SEGMENT #10 : LINE
COURSE: N0° 06' 13"W LENGTH: 1658.13'
NORTH: 991691.4993' EAST: 578436.9650'

SEGMENT #11 : LINE
COURSE: N89° 55' 28"E LENGTH: 65.91'
NORTH: 991691.5863' EAST: 578502.8750'

SEGMENT #12 : LINE
COURSE: S89° 48' 40"E LENGTH: 2569.82'
NORTH: 991683.1143' EAST: 581072.6810'



SEGMENT #13 : LINE
COURSE: S0° 03' 56"E LENGTH: 2368.67'
NORTH: 989314.4458' EAST: 581075.3912'

SEGMENT #14 : LINE
COURSE: S0° 00' 02"W LENGTH: 262.68'
NORTH: 989051.7658' EAST: 581075.3886'

SEGMENT #15 : LINE
COURSE: S0° 04' 19"E LENGTH: 1182.66'
NORTH: 987869.1067' EAST: 581076.8736'

SEGMENT #16 : LINE
COURSE: S89° 55' 41"W LENGTH: 42.63'
NORTH: 987869.0532' EAST: 581034.2437'

SEGMENT #17 : LINE
COURSE: S0° 03' 16"E LENGTH: 76.92'
NORTH: 987792.1333' EAST: 581034.3168'

SEGMENT #18 : LINE
COURSE: S89° 51' 33"W LENGTH: 234.18'
NORTH: 987791.5576' EAST: 580800.1375'

SEGMENT #19 : LINE
COURSE: S0° 08' 27"E LENGTH: 60.00'
NORTH: 987731.5578' EAST: 580800.2849'

SEGMENT #20 : LINE
COURSE: S89° 51' 33"W LENGTH: 173.00'
NORTH: 987731.1326' EAST: 580627.2855'

SEGMENT #21 : LINE
COURSE: S0° 08' 27"E LENGTH: 300.00'
NORTH: 987431.1335' EAST: 580628.0229'

SEGMENT #22 : LINE
COURSE: N89° 51' 33"E LENGTH: 279.90'
NORTH: 987431.8215' EAST: 580907.9220'

SEGMENT #23 : LINE
COURSE: S33° 01' 03"W LENGTH: 53.85'
NORTH: 987386.6680' EAST: 580878.5794'

SEGMENT #24 : LINE
COURSE: N89° 50' 17"E LENGTH: 198.90'
NORTH: 987387.2302' EAST: 581077.4786'

SEGMENT #25 : LINE
COURSE: S0° 04' 19"E LENGTH: 704.82'
NORTH: 986682.4108' EAST: 581078.3636'

PERIMETER: 21589.26'
AREA: 19,939,660.74 SQ. FT. (457.7516 ACRES)
ERROR CLOSURE: 0.0100 COURSE: S23° 43'
56"W
ERROR NORTH: -0.00916
EAST: -0.00403
PRECISION 1: 2,158,926.00



Exhibit B
Parcel Map

