

ORDINANCE NO. 2025-23

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 July 17, 2025 for Case Z25-11 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 21-117 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 June 26, 2025; 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 5th day of August, 2025.

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 ALL OF THE REMAINING (UN-ANNEXED) ARIZONA STATE TRUST LAND (PARCEL) WITHIN THE EAST HALF OF SECTION 20 AND THE EAST HALF OF SECTION 17 (WHICH INCLUDES THE RIGHT OF WAY FOR SR 303L BASED ON ADOT RIGHT OF WAY PLANS OF THE BOB STUMP MEMORIAL PARKWAY – HAPPY VALLEY ROAD – I17, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080) TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS N88°49'50"W A DISTANCE OF 2647.42 FEET;

THENCE CONTINUING N88°49'50"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 510.07 FEET TO A POINT ON THE WEST LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 78-12 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN DOCKET 13176, PAGE 1262, MARICOPA COUNTY RECORDS (MCR) WITH SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°49'50"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 813.64 FEET TO THE NORTHEAST CORNER OF ONE OF THOSE TRACTS (APN 201-04-007A) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN INSTRUMENT NUMBER 1989-0416748, MCR WITH SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT (APN 201-04-004A) ALSO AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR;

THENCE N0°13'02"E, ALONG THE EAST LINE OF SAID DTHC-ARIZONA TRACT (APN 201-04-004A) AND ALSO ALONG THE EAST LINE OF THAT DTHC-ARIZONA TRACT (APN 201-04-003) ALSO AS CONVEYED BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR, A DISTANCE OF 2643.24 FEET TO THE NORTHEAST CORNER OF SAID APN 201-04-003 TRACT;

THENCE N0°12'17"E, ALONG THE EAST LINE OF ONE OF THOSE TRACTS (APN 201-04-001B) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR AND ALSO ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2649.58 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20;

THENCE N0°15'32"W, CONTINUING ACROSS SAID SR 303L AND ALONG THE EAST LINE OF THAT TRACT AS CONVEYED TO COHEN-MORROW HOLDINGS, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 1999-0524831, MCR, A DISTANCE OF 2629.90 FEET TO THE NORTHEAST CORNER THEREOF;

ASLD PARCEL C ANNEXATION

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.
Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014
Phone: 602-263-1177 Fax: 602-277-6286

Sheet 1 of 6

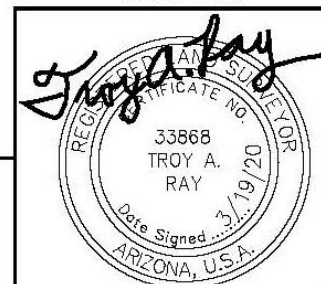




EXHIBIT A LEGAL DESCRIPTION

THENCE N0°12'28"E, ALONG THE EAST LINES OF THE FOLLOWING FOUR (4) TRACTS:
1. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027145, MCR,
2. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027147, MCR
AND 3.&4. EQUITY CAPITAL CORPORATION PARCELS (APN 201-02-005F & APN
201-02-005E) BY DEED OF RECORD IN INSTRUMENT NUMBER 2003-1693135, MCR A
DISTANCE OF 1302.86 FEET TO THE SOUTHWEST CORNER OF THAT TRACT (APN
201-02-012B) AS CONVEYED TO MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT
NO. 1 BY DEED OF RECORD IN INSTRUMENT NUMBER 1986-0523553, MCR WITH SAID
POINT BEING ON THE SOUTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF
PEORIA ORDINANCE NUMBER 01-158 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY
OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2001-0939579,
MCR;

THENCE N89°26'37"E, ALONG THE SOUTH LINE OF SAID CITY OF PEORIA ORDINANCE
NUMBER 01-158 BEING COMMON TO THE SOUTH LINE OF SAID WATER CONSERVATION
DISTRICT TRACT AND ALONG THE SOUTH LINE OF THAT TRACT (APN 201-02-015B) AS
CONVEYED TO SAID MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT NO. 1 BY DEED
OF RECORD IN INSTRUMENT NUMBER 1988-0107666, MCR, A DISTANCE OF 819.18 FEET TO
THE SOUTHEAST CORNER THEREOF BEING ON SAID WEST LINE OF CITY OF PEORIA
ORDINANCE 78-12;

THENCE ALONG SAID WEST LINE OF CITY OF PEORIA ORDINANCE NUMBER 78-12 THE
REMAINING COURSES AND DISTANCES:

S0°34'58"W A DISTANCE OF 1307.45 FEET;

S0°20'33"E, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2663.52
FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER;

S0°12'40"W, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2643.43
FEET;

S0°14'11"W A DISTANCE OF 2635.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,518,115.52 SQUARE FEET (172.5922 ACRES)
OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS N88°49'50"W FOR THE
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1
EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS
SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND
CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 588, PAGE 3,
MARICOPA COUNTY RECORDS.

ASLD PARCEL C ANNEXATION

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Sheet 2 of 6

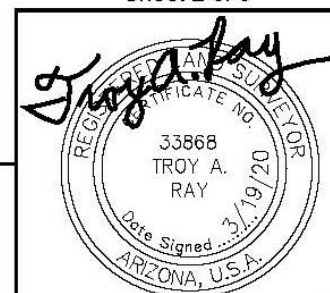
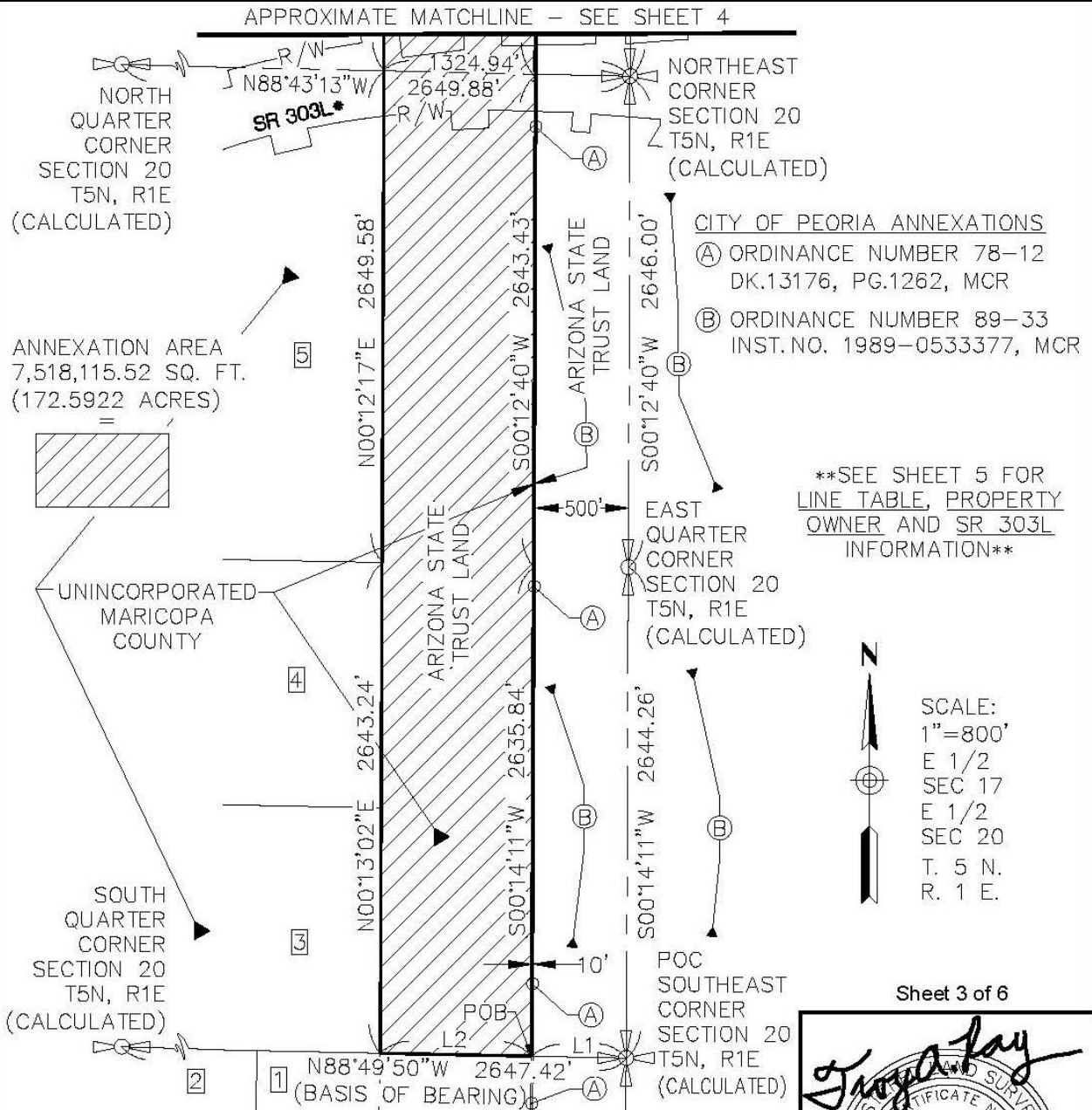




EXHIBIT A SKETCH



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Sheet 3 of 6

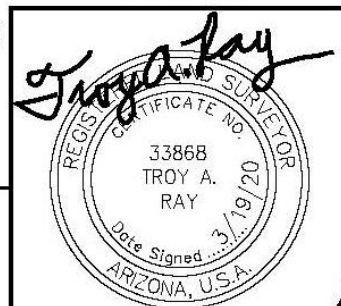
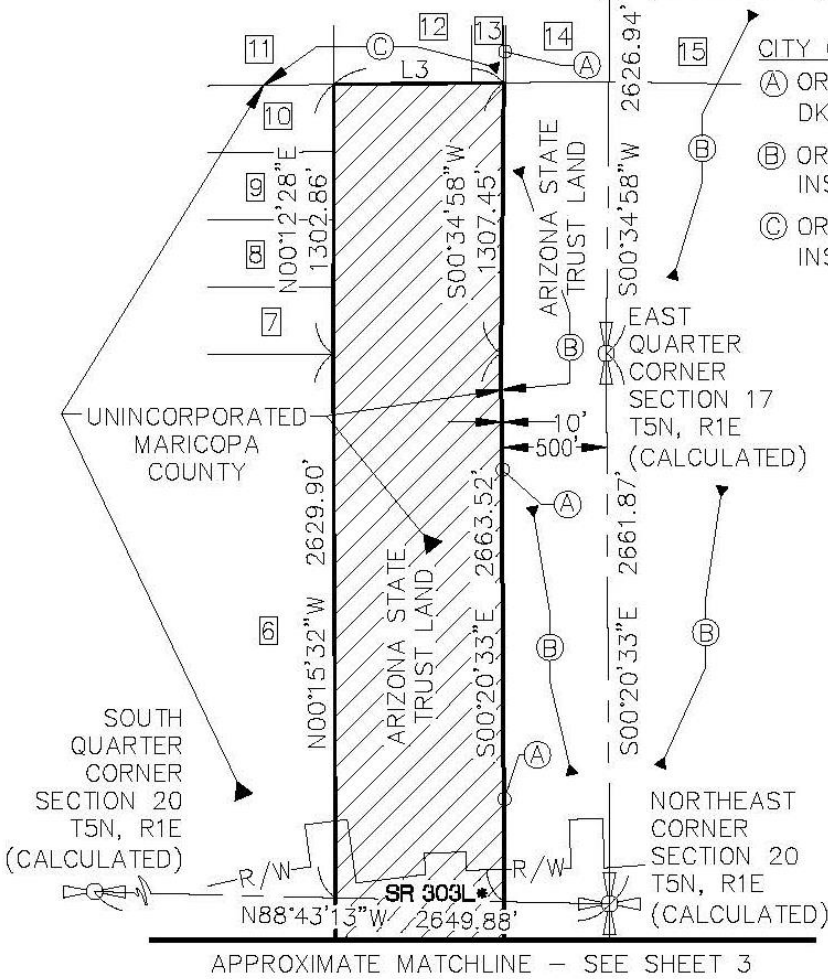




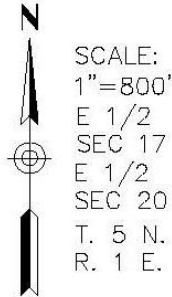
EXHIBIT A SKETCH

ANNEXATION AREA
7,518,115.52 SQ. FT.=
(172.5922 ACRES)

NORTHEAST
CORNER
SECTION 17
T5N, R1E
(CALCULATED)



- CITY OF PEORIA ANNEXATIONS
- (A) ORDINANCE NUMBER 78-12
DK.13176, PG.1262, MCR
 - (B) ORDINANCE NUMBER 89-33
INST.NO. 1989-0533377, MCR
 - (C) ORDINANCE NUMBER 01-158
INST.NO. 2001-0939579, MCR



**SEE SHEET 5 FOR
LINE TABLE, PROPERTY
OWNER AND SR 303L
INFORMATION**

Sheet 4 of 6

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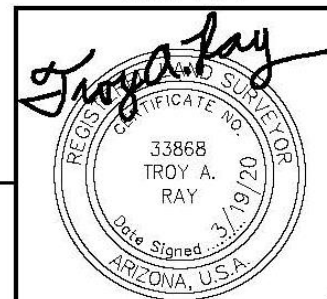




EXHIBIT A

TABLE AND PROPERTY OWNERS

1 201-04-007A
DTHC-ARIZONA
INST.NO. 1989-0416748, MCR

2 APN 201-04-007B
DTHC-ARIZONA
INST. NO. 1990-0224448, MCR

3 APN 201-04-004A
DTHC-ARIZONA
INST.NO. 1989-0416748, MCR

4 APN 201-04-003
DTHC-ARIZONA
INST.NO. 1989-0416748, MCR

5 APN 201-04-001B
DTHC-ARIZONA
INST.NO. 1989-0416748, MCR

6 APN 201-02-002E
COHEN-MORROW HOLDINGS, LLC
INST. NO. 1999-0524831, MCR

7 APN 201-02-001D
PATRICIA M. NOEL
INST. NO. 2019-0027145, MCR

8 APN 201-02-001C
PATRICIA M. NOEL
INST. NO. 2019-0027147, MCR

9 APN 201-02-005F
EQUITY CAPITAL CORPORATION
INST. NO. 2003-1693135, MCR

10 APN 201-02-005E
EQUITY CAPITAL CORPORATION
INST. NO. 2003-1693135, MCR

11 APN 201-02-004
MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT NO. 1
NO DEED ON FILE

12 APN 201-02-012B
MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT NO. 1
INST. NO. 1986-0523553, MCR

13 APN 201-02-015B
MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT NO. 1
INST. NO. 1988-0107666, MCR

14 APN 201-02-015A
MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT NO. 1
INST. NO. 1988-0107666, MCR

15 APN 201-02-007A
MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT NO. 1
NO DEED ON FILE

LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'
L2	N88°49'50"W	813.64'
L3	N89°26'37"E	819.18'

• LINE WORK SHOWN FOR SR 303L BASED ON ADOT RIGHT-OF-WAY PLANS FOR THE BOB STUMP MEMORIAL PARKWAY - HAPPY VALLEY ROAD - I17, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080.

Sheet 5 of 6

ASLD PARCEL C ANNEXATION

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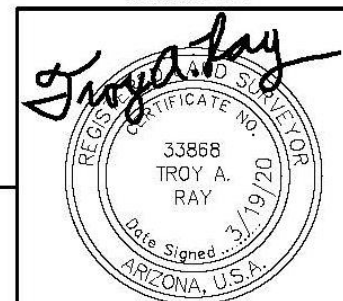
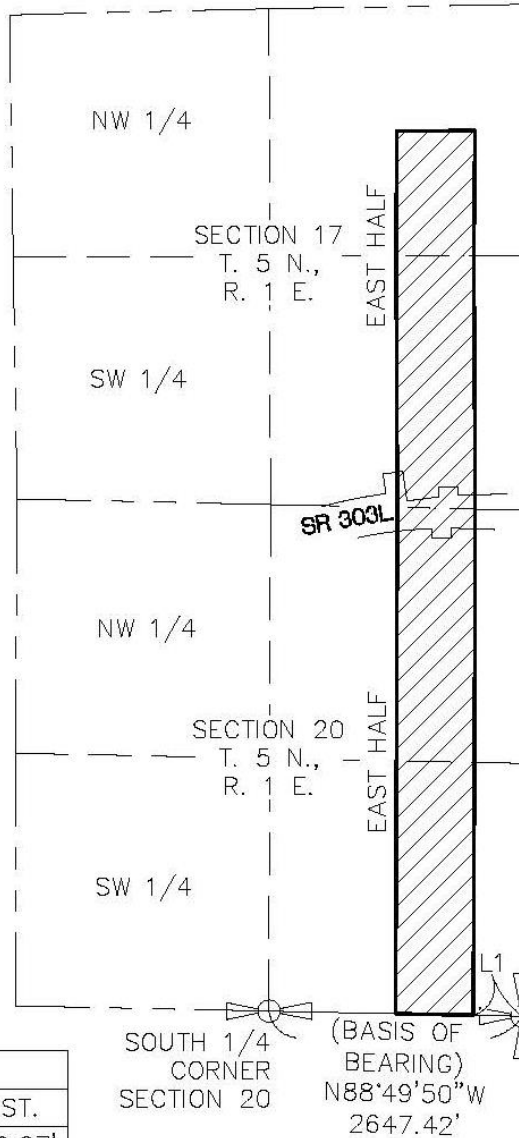
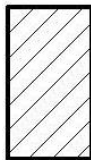




EXHIBIT B VICINITY MAP




ANNEXATION AREA
7,518,115.52 SQ. FT.
(172.5922 ACRES)

LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'

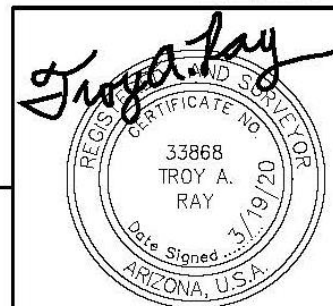
SOUTH 1/4 CORNER SECTION 20 (BASIS OF BEARING)
N88°49'50"W
2647.42'

SOUTHEAST CORNER SECTION 20

Sheet 6 of 6

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PARCEL C – ANNEXATION AREA

NORTH: 1002278.4072' EAST: 591251.2901'

SEGMENT #1 : LINE

COURSE: N88° 49' 50"W LENGTH: 813.64'
NORTH: 1002295.0129' EAST: 590437.8196'

SEGMENT #2 : LINE

COURSE: N0° 13' 02"E LENGTH: 2643.24'
NORTH: 1004938.2339' EAST: 590447.8408'

SEGMENT #3 : LINE

COURSE: N0° 12' 17"E LENGTH: 2649.58'
NORTH: 1007587.7970' EAST: 590457.3079'

SEGMENT #10 : LINE

COURSE: S0° 12' 40"W LENGTH: 2643.43'
NORTH: 1004914.2096' EAST: 591262.1744'

SEGMENT #4 : LINE

COURSE: N0° 15' 32"W LENGTH: 2629.90'
NORTH: 1010217.6702' EAST: 590445.4248'

SEGMENT #11 : LINE

COURSE: S0° 14' 11"W LENGTH: 2635.84'
NORTH: 1002278.3920' EAST: 591251.2996'

SEGMENT #5 : LINE

COURSE: N0° 12' 28"E LENGTH: 1302.86'
NORTH: 1011520.5216' EAST: 590450.1495'

PERIMETER: 20,108.64'
AREA: 7,518,115.52 SQ. FT. (172.5922 ACRES)
ERROR CLOSURE: 0.0179'
COURSE: S31° 49' 53"E
ERROR NORTH: -0.01517'
EAST: 0.00942'

SEGMENT #6 : LINE

COURSE: N89° 26' 37"E LENGTH: 819.18'
NORTH: 1011528.4764' EAST: 591269.2909'

PRECISION 1: 1,123,387.71

SEGMENT #7 : LINE

COURSE: S0° 34' 58"W LENGTH: 1307.45'
NORTH: 1010221.0940' EAST: 591255.9925'

SEGMENT #8 : LINE

COURSE: S0° 20' 33"E LENGTH: 2651.54'
NORTH: 1007569.6014' EAST: 591271.8427'

SEGMENT #9 : LINE

COURSE: S0° 20' 33"E LENGTH: 11.98'
NORTH: 1007557.6216' EAST: 591271.9143'



**Exhibit B
Parcel Map**

