

Exhibit 3
DRAFT ORDINANCE

ORDINANCE NO 2025-27

A ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA REZONING SPECIFIED PROPERTY FROM CONVENIENCE COMMERCIAL (C-1) TO MULTI-FAMILY RESIDENTIAL (RM-1) FOR A PROPERTY TOTALING APPROXIMATELY 4.7 ACRES IN THE CITY OF PEORIA; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on April 3, 2025 for Case Z24-04 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 Convenience Commercial (C-1) to Multi-Family Residential (RM-1) Zoning District, as provided in Section 21-153 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 July 31, 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 zoning of property as aforesaid; and,

WHEREAS, the City Council has considered the probable impact of this Ordinance to the cost to construct housing for sale or rent in accordance with Arizona Revised Statute 9-462.01.E; and,

WHEREAS, the Mayor and the Council of the City of Peoria, Arizona desire 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 Convenience Commercial (C-1) to Multi-Family Residential (RM-1) District.

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

1. The Development shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final Civil Improvement Plan submittal.
2. The Developer shall dedicate 40-feet of right-of-way (R/W) and 8-feet of Public Utility Easement (PUE) along the subject site frontage of Northern Avenue and 35-feet of R/W and 8-feet of PUE along the subject site frontage of 87th Avenue. All dedications and easements shall be reflected in the Civil Plan submittal, and any Final Plat or Replat.
3. The Developer shall dedicate a 30-foot by 30-foot chamfer at the northeast corner of the intersection of 87th Avenue and Northern Avenue. All dedications shall be reflected on the Civil Plan submittal, and any Final Plat or Replat.
4. The Developer shall provide a Final Traffic Impact Analysis (TIA) for review and approval with the Civil Improvement Plans.
5. Maximum building height is limited to thirty-four (34) feet.

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 16th day of September 2025.

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

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 165.47 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40.00 FEET THEREOF; AND

EXCEPT THAT PORTION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 99-0575984, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 4.761 ACRES, MORE OR LESS.

**Exhibit B
Parcel Map**

