

**Exhibit 1**  
DRAFT ORDINANCE

ORDINANCE NO 2025-32

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING THE SUB-ZONING FOR SPECIFIED PROPERTY WITHIN THE CIBOLA VISTA PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT FROM RESORT COMMERCIAL C-2 TO MULTI-FAMILY RESIDENTIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on November 6, 2025 in zoning case Z00-10A.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 a major amendment to parcels of land as described below, within the Cibola Vista Planned Area Development (PAD) zoning district, as provided in Section 21-153 of Chapter 21 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 October 16, 2025; 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 Cibola Vista Planned Area Development with a Resort Commercial C-2 sub-zoning to Cibola Vista Planned Area Development with a Multi-family Residential sub-zoning.

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

1. All prior conditions of approval associated with the Cibola Vista Planned Area Development Zoning District shall remain in force and effect unless otherwise specifically modified herein.

2. The Developer shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final engineering submittal. All required improvements must be documented on the requisite plans prior to Site Plan approval.
3. The Developer shall revise any drainage elements in accordance with City requirements as necessary including adjacent parcels due to proposed modifications to the areas on the Resort Residences at Cibola Vista site that impact drainage for adjacent parcels.
4. The Developer must submit a revised Traffic Impact Analysis (TIA) with the first construction document submittal.
5. Based on the number of units proposed for the Resort Residences at Cibola Vista, secondary fire and public access is required.
6. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide either:
  - a. Documentation of a recorded agreement and associated public access and maintenance easements executed between the property owners for Evergreen (Assessor's Parcel #201-36-737), Prestige (Assessor's Parcel #201-40-385), and the Resort Residences at Cibola Vista (Assessor's Parcel #201-36-604 and #201-36-646C).
    - i. The agreement and associated recorded easements shall allow the developer of any of the above referenced parcels to construct and maintain a shared access drive from the western boundary of Assessor's Parcel #201-36-604 and #201-36-646C to Lake Pleasant Parkway.
    - ii. Access to Lake Pleasant Parkway and any necessary improvements to the right-of-way shall be completed by the developer in accordance with the approved TIA unless otherwise approved by the City Engineer or designee.
    - iii. Prior to Certificate of Occupancy of any building for the Resort Residences at Cibola Vista the secondary public access shall be constructed in accordance with applicable City of Peoria requirements at the time of development.
  - b. A revised Site Plan layout for the Resort Residences at Cibola Vista and associated plans indicating a secondary public and fire access approved by the City in accordance with applicable City requirements at the time of development.
7. The developer shall be responsible for the construction of right turn lanes at each site driveway for the Resort Residences at Cibola Vista unless otherwise specified within the approved TIA.
8. Prior to Final Plat approval for the Resort Residences at Cibola Vista, the developer shall provide a legal cross-access easement for the parcel at the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (Assessor's

Parcel #201-06-987). The location of the cross access easement shall be as approved on the Site Plan for the Resort Residences at Cibola Vista.

9. A revised Planned Area Development Standards and Guidelines Report shall be provided within 30 days of the adoption of the subject ordinance addressing changes to development standards in accordance with staff comments.
10. The maximum building height for the Resort Residences at Cibola Vista shall be as follows, which is illustrated in Exhibit 5 Building Height:
  - a. When any portion of a building is located at least 75 feet, but less than 125 feet from the southeastern property line, the entire building shall be limited to a maximum of twenty-eight (28) feet in height and two (2) stories.
  - b. Where condition 10a does not apply, and a portion of a building is located greater than 125 feet, but less than 275 feet from the southeastern property line, the building shall be limited to a maximum forty (40) feet in height and three (3) stories.
  - c. When the entirety of a building is located at least 275 feet from the southeastern property line, the building shall have a maximum height of forty-eight (48) feet and four (4) stories.
11. Buildings are prohibited within 75 feet of the southeastern property line (Happy Valley Wash).

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 December 16, 2025.

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Jason Beck, Mayor

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Date signed

ATTEST:

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Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

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Emily Jurmu, City Attorney

Published in: Peoria Times  
Publication Date:

Effective Date: \_\_\_\_\_

**Exhibit A  
Legal Description**

**RESORT RESIDENCES AT CIBOLA VISTA  
LEGAL DESCRIPTION**

A portion of Parcel 9A and 9B of the Master Final Plat for Cibola Vista as recorded in Book 653 of Maps, Page 33, Maricopa County Records, being a portion the Southeast Quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 3 inch City of Peoria brass cap flush accepted as the South Quarter corner of said Section 33 from which a found 2 inch Maricopa County aluminum cap accepted as the Southeast corner thereof bears South 89°58'33" East, 2657.35 feet;

Thence North 00°10'29" East, 552.87 feet along the west line of the Southeast Quarter of said Section 33;

Thence leaving said west line, South 89°49'31" East, 20.00 feet to the southwest corner of said Parcel 9B also being the **POINT OF BEGINNING**;

Thence North 00°10'29" East, 1335.19 feet along the west line of said parcel 9B to the northwest corner thereof also being the south line of said Parcel 9A;

Thence North 89°49'31" West, 20.00 feet along the south line of said Parcel 9A to the southwest corner of said Parcel 9A also being the west line of said Southeast Quarter;

Thence North 00°10'29" East, 164.43 feet along said west line, to the south Right of Way line of Pinnacle Vista Drive as shown on the Master Final Plat for Cibola Vista, recorded in Book 653 of Maps Page 33, Maricopa County Records also being a non-tangent curve, concave northwesterly, having a radius of 540.00 feet, the center of which bears North 16°01'55" East;

Thence northeasterly along said Right of Way and curve, through a central angle of 76°41'10", an arc length of 722.75 feet to a non-tangent line;

Thence leaving said Right of Way line, South 60°39'15" East, 297.23 feet to the east line of said Parcel 9B;

**Thence the following eight (8) courses along said east line:**

Thence South 00°02'36" West, 6.06 feet;

Thence South 27°52'54" West, 224.36 feet;

Thence South 20°03'15" West, 402.64 feet;

Thence South 25°12'31" West, 327.67 feet;

Thence South 44°17'42" West, 128.29 feet;

Thence South 17°53'54" West, 139.03 feet;

Thence South 39°29'12" West, 376.09 feet;

Thence leaving said east line, South 00°10'29" West, 141.54 feet to the southeast corner of said Parcel 9B;

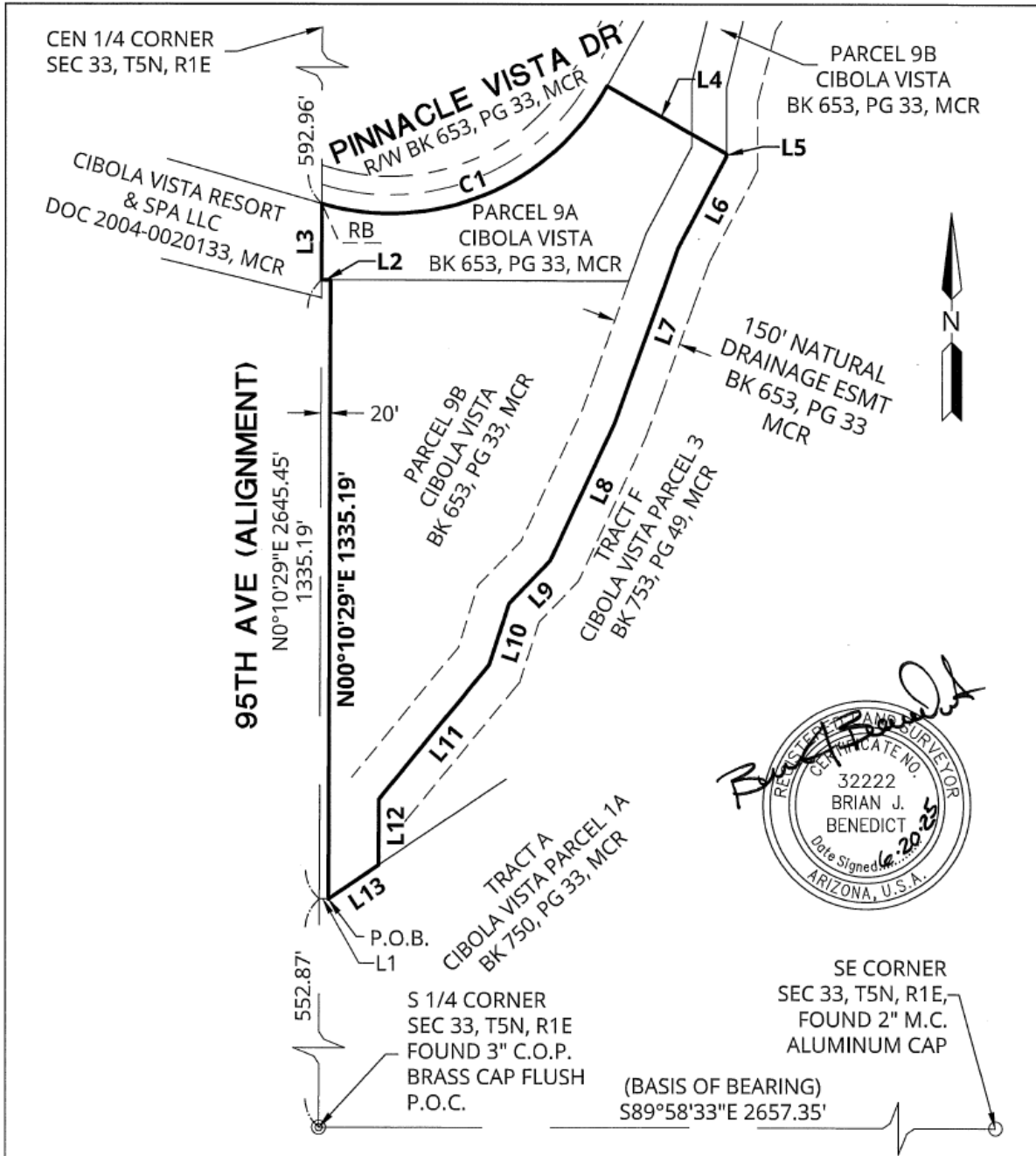
Thence South 56°03'34" West, 131.43 feet along the south line of said Parcel 9B, to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 743,693 sq. ft. (17.0728 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: COLLIERS ENGINEERING & DESIGN  
4742 N. 24<sup>th</sup> Street, Suite 270  
Phoenix, AZ 85016  
Project No. 2541  
Date June 2025





P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT

PAGE 1 OF 2

Formerly **HILGARTWILSON**

PROJ.NO.:	2541
DATE:	JUNE 2025
SCALE:	N.T.S.
DRAWN BY:	JLD/MRM
CHECKED BY:	BJB

**CIBOLA VISTA SOUTH**  
BOUNDARY  
PEORIA, ARIZONA  
**EXHIBIT**

**Colliers** Engineering & Design

4742 N 24th Street, Suite 270  
PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°49'31"E	20.00'
L2	N89°49'31"W	20.00'
L3	N00°10'29"E	164.43'
L4	S60°39'15"E	297.23'
L5	S00°02'36"W	6.06'
L6	S27°52'54"W	224.36'
L7	S20°03'15"W	402.64'
L8	S25°12'31"W	327.67'
L9	S44°17'42"W	128.29'
L10	S17°53'54"W	139.03'
L11	S39°29'12"W	376.09'
L12	S00°10'29"W	141.54'
L13	S56°03'34"W	131.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	540.00'	76°41'10"	722.75'



\*\* RB - RADIAL BEARING  
RB - N16°01'55"E

PROJ.NO.: 2541	<b>CIBOLA VISTA SOUTH</b> BOUNDARY PEORIA, ARIZONA	<b>EXHIBIT</b>	 <b>Colliers</b> Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JUNE 2025			
SCALE: N.T.S.			
DRAWN BY: JLD/MRM			
CHECKED BY: BJB			