

Exhibit 1
DRAFT ORDINANCE

ORDINANCE NO 2025-31

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING SPECIFIED PROPERTY FROM SUBURBAN RANCH 43 (SR-43) TO SINGLE FAMILY RESIDENTIAL (R1-18) ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on November 6, 2025 on zoning case Z23-14 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 Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18) zoning district, as provided in Section 21-153 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 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. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibits A and B, to this Ordinance is hereby rezoned from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18) zoning district.

SECTION 2. The amendment to the zoning herein 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 engineering submittal. All dedications, easements, and improvements shall be demonstrated on the final civil plan submittal.
2. The Developer shall dedicate a minimum of fifty-five (55) feet of right-of-way as measured from the centerline of Jomax Road. In addition to the minimum right-of-way for Jomax Road, the Developer shall provide the following improvements

and dedications in order for the City to grant vehicular access to Jomax Road:

- a. The Developer shall dedicate an additional ten (10) feet of right-of-way for a deceleration lane, west of the driveway access to Jomax Road.
 - i. The additional ten (10) feet of right-of-way dedication shall result in a minimum of sixty-five (65) feet of right-of-way as measured from the centerline of Jomax Road which will extend from the eastern edge of the driveway curb return to the western extent of the subject property frontage for the southern half-street of Jomax Road, unless otherwise approved by the City Engineer.
 - ii. Within the additional ten (10) feet of right-of-way, the Developer shall design and construct a right-turn lane with a minimum one hundred (100) feet of storage, and one hundred fifty (150) feet of taper, prior to Certificate of Occupancy for any building on the subject site, unless otherwise approved by the City Engineer.
3. The Developer shall dedicate an 8-foot Public Utility Easement (PUE) along the entire site frontage of Jomax Road.

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 Description 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.

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 NORTH TWO (2) ACRES OF THE EAST TWELVE (12) ACRES OF THE WEST THIRTY-SIX (36) ACRES OF LOT FOUR (4) SECTION ONE (1) TOWNSHIP FOUR (4) NORTH, RANGE ONE (1) EAST OF THE GELA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE EAST 50 FEET FOR ROADWAY.
EXCEPT THE NORTH 33 FEET.

**Exhibit B
Parcel Map**

