

Exhibit 1
DRAFT ORDINANCE

ORDINANCE NO 2026-02

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING SPECIFIED PROPERTY FROM SUBURBAN RANCH 43 (SR-43) TO PLANNED AREA DEVELOPMENT (PAD); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on December 11, 2025 on zoning case Z25-04 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 Suburban Ranch 43 (SR-43) to Planned Area Development (PAD), 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 November 20, 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 Suburban Ranch 43 (SR-43) to Lone Mountain and 135th Avenue Planned Area Development (PAD).

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

1. Development and use of the site shall substantially conform to the Lone Mountain and 135th Ave PAD Development Standards and Guidelines Report (Exhibit 9) as contained in the staff report to the Planning and Zoning Commission dated December 11, 2025, except as modified below:
 - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of City Council approval of the subject rezoning in alignment with the following requirements:

- i. The developer shall provide a minimum landscape buffer as follows:
 1. Forty (40) feet as measured from the southern property line of Parcel 1 and 2 as identified in Exhibit 3: Landscape Buffer and Single-Story Restriction.
 2. Thirty (30) feet as measured from the western property line of Parcel 3 as identified in Exhibit 3: Landscape Buffer and Single-Story Restriction.
- ii. The building height shall be limited in accordance with the Development Standards Table identified within this PAD except as modified below:
 1. Lots located within 100 feet from the southern boundary of Parcel 1 and 2 as identified on Exhibit 3 of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
 2. Lots located within 100 feet from the western boundary of Parcel 3 as identified on Exhibit 3 of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
2. The Developer shall provide a revised Traffic Impact Analysis (TIA) reflecting the ultimate condition of the development that has been reviewed and accepted by the City Traffic Engineer as a part of the civil plan submittal.
3. The development shall provide traffic control in conformance with the most current approved version of the TIA, unless otherwise approved by the City Engineer.
4. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
5. The developer shall provide the minimum right-of-way (ROW) and public utility easement (PUE) dedications for the following roadway(s) for the entirety of the subject property frontage:
 - a) 65-foot ROW and 8-foot PUE for the southern half-street of Lone Mountain Road. The ROW dedication shall increase to seventy-five (75) feet within 500 feet of the centerline of the intersection with 135th Avenue.
 - b) 55-foot ROW and 8-foot PUE for each half-street of 135th Avenue
 - c) 55-foot ROW and PUE on north half-street of Dixileta Drive
6. The developer shall submit a CLOMR and subsequent LOMR to the City of Peoria and FEMA for review and approval for any impacts to existing Special Flood Hazard Area floodplains.
7. The developer shall provide a public sewer stub and dedicate a twenty (20) foot public sewer easement to the property boundary that is shared with Vistancia Village A Parcel G1 at the 137th Avenue alignment to allow for future connections from the adjacent development.

8. Dixileta Road shall be designed and constructed in accordance with the City of Peoria adopted General Plan Circulation Plan and applicable requirements unless otherwise approved by the City of Peoria City Engineer.

If the alignment deviates from the City's adopted Circulation Plan, the Developer shall be responsible for providing engineering design plans and a sealed engineer's opinion of probable costs for the full right-of-way modified portions of Dixileta Road including any associated improvements and facilities across the frontage of the subject property to the convergence point with the adopted Dixileta Road alignment, unless otherwise approved by the City Engineer.

9. The developer shall design, dedicate and construct the following path/trail connections:

- a. Provide a 12-foot-wide concrete Multi-Use Path, with an adjacent 4-foot-wide soft shoulder along one side and an adjacent 2-foot-wide soft shoulder along the other side, all within a 25-foot-wide corridor (easement) and to be located along the west/south side of the wash corridor in the southwest corner of the Property.

This Multi-Use Path is to extend northwesterly from Dixileta Road to the Litchfield Road alignment. This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

- b. Provide a minimum 10-foot-wide soft-surfaced (unpaved) Primary Multi-Use Trail, consisting of adjacent 2-foot-wide soft shoulders along both sides of the Trail (rather than a single 4-foot-wide soft shoulder on one side of the Trail), all within a 25-foot-wide corridor (easement). This Primary Multi-Use Trail is to be located along the east/north side of the same wash corridor identified above and is to extend northwesterly from Dixileta Road to the Litchfield Road alignment.

This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

10. At the time of Preliminary Plat, the developer shall provide multi-point internal connectivity to the Multi-Use Path and Primary Multi-Use Trail network noted above, including connectivity to proposed private internal trails, perimeter sidewalks, open space, parks and other amenities. At a minimum, at least two (2) connections shall be provided to each path and trail within the project.

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 January 27, 2026.

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

Portions of Section 22, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 2 inch aluminum cap acted as the Northeast corner of said Section 22 from which a found PK nail w/ tag accepted as the North Quarter corner thereof bears North 89°55'57" West, 2638.36 feet;

Thence South 00°03'20" East, 1379.97 feet along the east line of the Northeast Quarter of said Section 22 to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°03'20" East, 1241.81 feet to the East Quarter corner of said Section 22;

Thence North 89°59'22" West, 2636.11 feet along the east-west mid-section line to the Center of Section 22;

Thence South 00°06'15" East, 2641.48 feet along the north-south mid-section line of said Section 22 to the South Quarter corner thereof;

Thence North 89°57'31" West, 2639.52 feet along the south line of the Southwest Quarter of said Section 22 to the Southwest corner of said Section 22;

Thence North 00°00'14" East, 2640.05 feet along the west line of the Southwest Quarter of said Section 22 to the West Quarter corner of said Section 22;

Thence South 89°59'22" East, 1317.27 feet along aforesaid east-west mid-section line;

Thence North 00°07'21" West, 1193.91 feet along the west line of the Southeast Quarter of the Northwest Quarter of said Section 22;

Thence leaving said west line, North 71°17'39" East, 54.09 feet;

Thence North 70°39'40" East, 95.76 feet;

Thence South 88°46'29" East, 211.95 feet;

Thence South 85°32'09" East, 94.87 feet;

Thence South 72°36'19" East, 99.74 feet;

Thence North 80°33'59" East, 75.99 feet;

Thence North 83°30'42" East, 135.46 feet;
Thence South 00°01'58" West, 45.29 feet;
Thence South 89°58'03" East, 105.00 feet;
Thence South 77°29'20" East, 23.12 feet;
Thence South 89°58'03" East, 160.00 feet;
Thence North 00°01'57" East, 50.00 feet;
Thence South 89°58'03" East, 129.46 feet;
Thence South 89°12'47" East, 157.69 feet;
Thence South 87°56'46" East, 384.86 feet;
Thence North 86°02'02" East, 166.81 feet;
Thence North 87°25'21" East, 388.97 feet;
Thence South 39°49'56" East, 58.39 feet;
Thence North 77°37'24" East, 40.76 feet;
Thence South 18°28'26" East, 74.89 feet;
Thence South 89°57'40" East, 42.13 feet;
Thence North 24°10'27" East, 103.98 feet;
Thence North 77°37'24" East, 22.97 feet;
Thence North 88°18'29" East, 269.49 feet;
Thence South 22°45'03" East, 59.33 feet;
Thence South 89°57'40" East, 36.65 feet;
Thence South 22°45'03" East, 70.50 feet;
Thence South 89°57'40" East, 165.16 feet;
Thence North 00°02'20" East, 103.97 feet;

Thence South 85°27'05" East, 163.48 feet;

Thence North 89°12'27" East, 172.98 feet;

Thence North 83°35'22" East, 257.20 feet;

Thence South 85°56'25" East, 57.74 feet;

Thence North 88°11'14" East, 122.23 feet;

Thence South 87°50'11" East, 164.66 feet;

Thence North 81°53'55" East, 22.44 feet to the **POINT OF BEGINNING**.

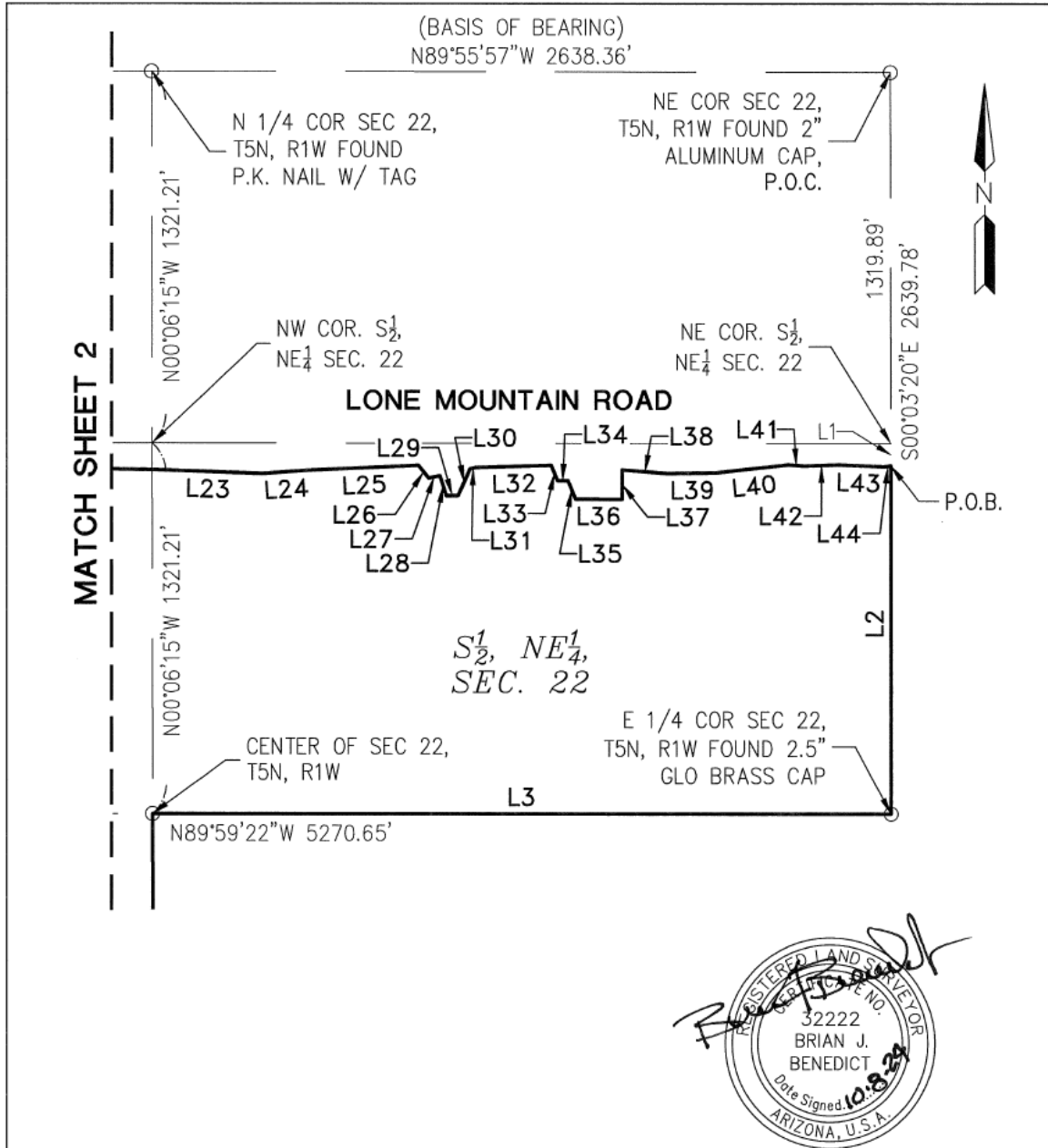
The above described parcel contains a computed area of 11,777,012 sq. ft. (270.363 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2478
Date: October 2024

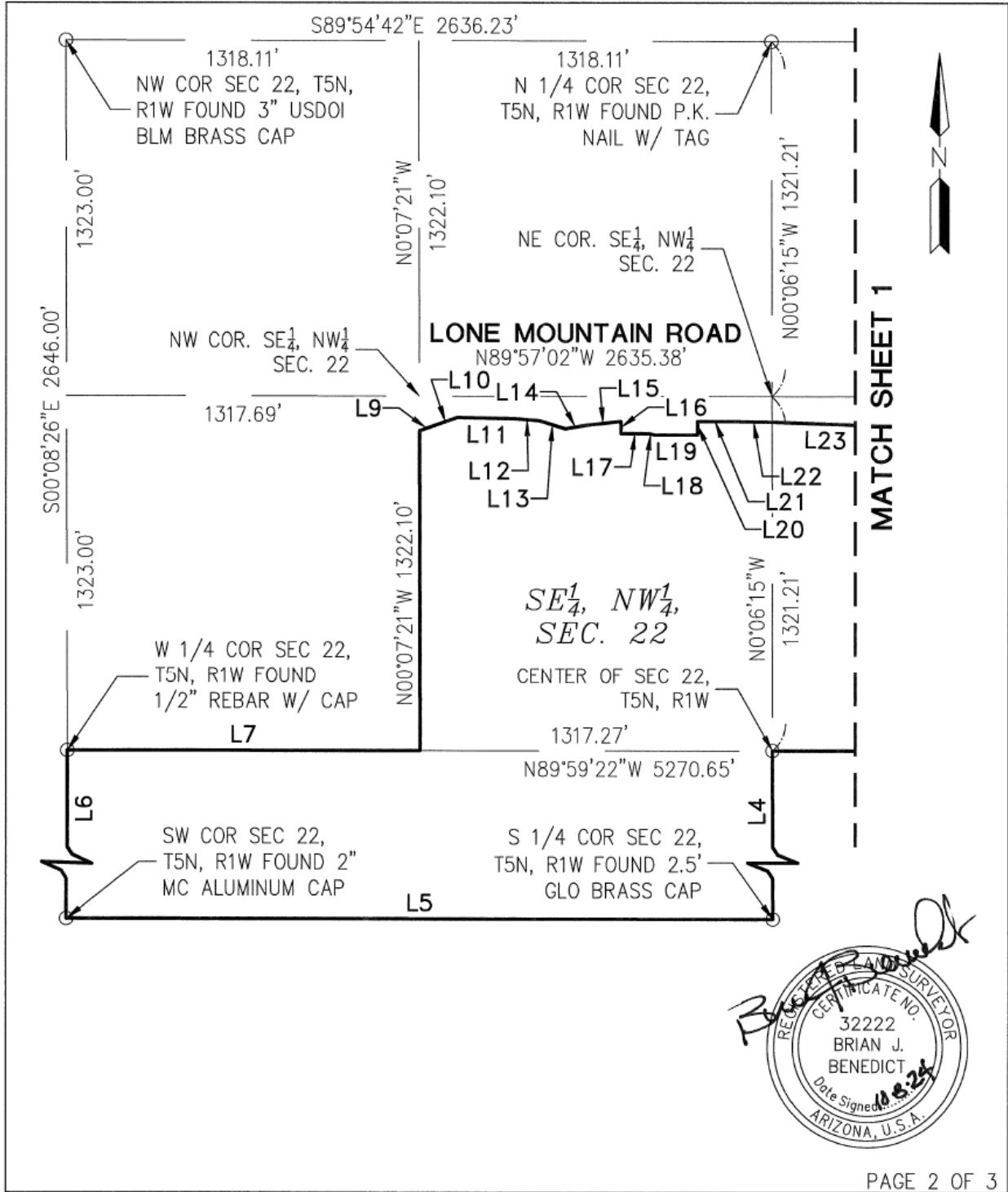


Exhibit B Parcel Map




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

PROJ.NO.: 2478	VISTANCIA ASLD REMAINDER PARCEL PEORIA, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT 2024		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: GS		
CHECKED BY: BJB		



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LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S00°03'20"E	78.08'	L23	S87°56'46"E	384.86'
L2	S00°03'20"E	1241.81'	L24	N86°02'02"E	166.81'
L3	N89°59'22"W	2636.11'	L25	N87°25'21"E	388.97'
L4	S00°06'15"E	2641.48'	L26	S39°49'56"E	58.39'
L5	N89°57'31"W	2639.52'	L27	N77°37'24"E	40.76'
L6	N00°00'14"E	2640.05'	L28	S18°28'26"E	74.89'
L7	S89°59'22"E	1317.27'	L29	S89°57'40"E	42.13'
L8	N00°07'21"W	1193.91'	L30	N24°10'27"E	103.98'
L9	N71°17'39"E	54.09'	L31	N77°37'24"E	22.97'
L10	N70°39'40"E	95.76'	L32	N88°18'29"E	269.49'
L11	S88°46'29"E	211.95'	L33	S22°45'03"E	59.33'
L12	S85°32'09"E	94.87'	L34	S89°57'40"E	36.65'
L13	S72°36'19"E	99.74'	L35	S22°45'03"E	70.50'
L14	N80°33'59"E	75.99'	L36	S89°57'40"E	165.16'
L15	N83°30'42"E	135.46'	L37	N00°02'20"E	103.97'
L16	S00°01'58"W	45.29'	L38	S85°27'05"E	163.48'
L17	S89°58'03"E	105.00'	L39	N89°12'27"E	172.98'
L18	S77°29'20"E	23.12'	L40	N83°35'22"E	257.20'
L19	S89°58'03"E	160.00'	L41	S85°56'25"E	57.74'
L20	N00°01'57"E	50.00'	L42	N88°11'14"E	122.23'
L21	S89°58'03"E	129.46'	L43	S87°50'11"E	164.66'
L22	S89°12'47"E	157.69'	L44	N81°53'55"E	22.44'



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