

Exhibit 1
DRAFT ORDINANCE

ORDINANCE NO 2026-03

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING REZONING SPECIFIED PROPERTY FROM SUBURBAN RESIDENTIAL (SR-43) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) 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 January 8, 2026 for Case Z25-10 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 (SR-43) to 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 December 18, 2025; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.J, 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 (SR-43) to Planned Area Development (PAD) zoning district.

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

1. The development shall substantially conform to the Travesio Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated January 8, 2026, except as modified below.
 - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of council adoption addressing the following items:

- i. The PAD shall clarify that open space percentages are based on the gross site area, and that the required 32.7% open space is inclusive of the required 15% natural open space.
 - ii. The PAD exhibits shall be updated to reflect the revised northernmost access point off 95th Avenue so that it is offset with El Cortez Place.
 - iii. The layout exhibit within the PAD shall be updated to correlate to the development standards table minimum lot sizes.
2. The Developer shall dedicate, design, and construct the following improvements in accordance with applicable City requirements prior to issuance of the Final Letter of Acceptance unless otherwise agreed to by the City Engineer:
 - a. Dedicate thirty-five (35) feet of Right-of-Way and an eight (8) foot Public Utility Easement and provide half-street improvements along the entire frontage of the 95th Avenue alignment.
 - i. Additional dedication and improvements may be required in order to accommodate any turn lanes required by the TIA.
 - b. Dedicate sufficient Right-of-Way along the Happy Valley Road frontage to accommodate a sixty-five (65) foot half-street width and an additional eight (8) foot Public Utility Easement for Happy Valley Road.
 - c. Dedicate a 30-foot by 30-foot chamfer at the northwest corner of the intersection of 95th Avenue and Happy Valley Road.
 - d. Ancillary improvements including, but not limited to the crosswalks, pedestrian curb ramps, and traffic signal equipment shall comply with the Public Rights of Way Accessibility Guidelines (PROWAG).
3. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
4. A Traffic Impact Analysis (TIA), which shall be signed/sealed by a Registered Professional Engineer in the State of Arizona shall be resubmitted with construction documents in alignment with the preliminary TIA unless otherwise approved by the City Engineer.
5. All offsite improvements shall be constructed with phase 1 of the development.

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

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 01°38'49" East, along the East line of the Southwest Quarter of said Section 4, a distance of 2585.62 feet to the South Quarter Corner thereof;

Thence South 89°15'05" West, along the South line of said Southwest Quarter, a distance of 987.93 feet;

Thence North 08°28'44" East, departing said South line, a distance of 1652.29 feet;

Thence North 81°39'33" West, a distance of 383.91 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
Thence South 66°41'53" West, a distance of 253.92 feet;
Thence North 87°43'53" West, a distance of 122.26 feet;
Thence North 69°28'53" West, a distance of 210.96 feet;
Thence North 25°12'17" East, a distance of 87.34 feet;
Thence South 72°55'31" East, a distance of 80.00 feet;
Thence North 17°04'29" East, a distance of 73.10 feet;
Thence South 56°51'48" East, a distance of 61.19 feet;
Thence South 84°19'44" East, a distance of 114.30 feet;
Thence North 65°37'19" East, a distance of 92.68 feet;
Thence North 47°58'14" East, a distance of 156.19 feet;
Thence North 47°23'15" East, a distance of 78.56 feet;
Thence North 34°29'48" East, a distance of 46.49 feet;
Thence North 32°21'16" East, a distance of 47.12 feet;
Thence North 48°27'55" East, a distance of 68.25 feet;
Thence North 43°27'34" East, a distance of 135.29 feet;
Thence North 43°57'09" East, a distance of 72.67 feet;
Thence North 49°19'21" East, a distance of 78.23 feet;
Thence North 64°11'10" East, a distance of 79.49 feet;
Thence North 70°33'49" East, a distance of 78.16 feet;
Thence North 74°37'05" East, a distance of 77.19 feet;
Thence North 81°54'13" East, a distance of 79.52 feet;
Thence North 87°15'15" East, a distance of 42.20 feet;
Thence North 87°38'11" East, a distance of 145.99 feet;

Thence North 08°04'56" East, a distance of 445.06 feet; to a point on the North line of said Southwest Quarter;

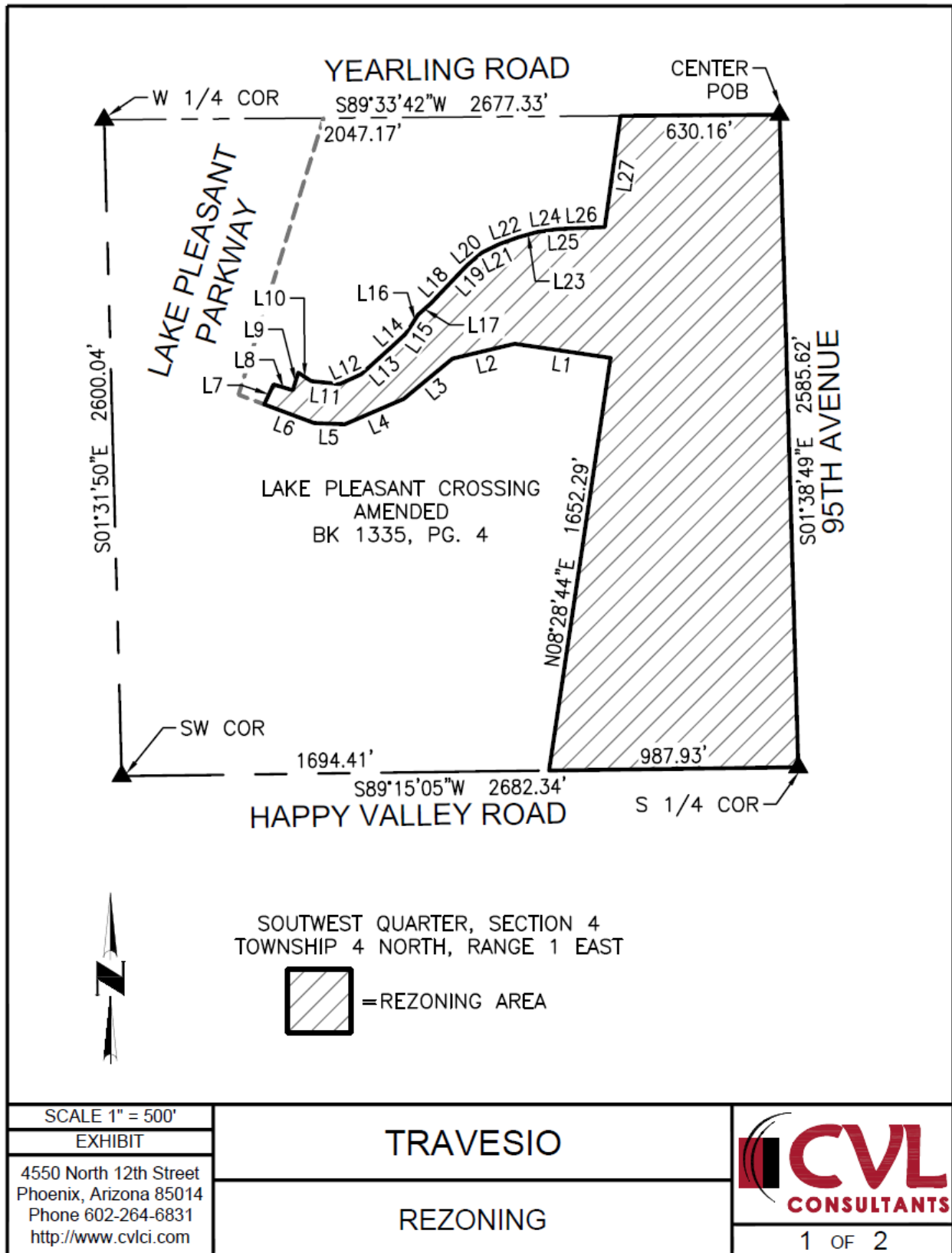
Thence North $89^{\circ}33'41''$ East, along said North line, a distance of 630.16 feet to the Point of Beginning.

Containing 2443765 Square Feet or 56.101 Acres, more or less

Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.




**Exhibit B
Parcel Map**



LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°39'33"W	383.91'
L2	S76°36'15"W	253.76'
L3	S50°30'40"W	250.62'
L4	S66°41'53"W	253.92'
L5	N87°43'53"W	122.26'
L6	N69°28'53"W	210.96'
L7	N25°12'17"E	87.34'
L8	S72°55'31"E	80.00'
L9	N17°04'29"E	73.10'
L10	S56°51'48"E	61.19'
L11	S84°19'44"E	114.30'
L12	N65°37'19"E	92.68'
L13	N47°58'14"E	156.19'
L14	N47°23'15"E	78.56'
L15	N34°29'48"E	46.49'
L16	N32°21'16"E	47.12'
L17	N48°27'55"E	68.25'
L18	N43°27'34"E	135.29'
L19	N43°57'09"E	72.67'
L20	N49°19'21"E	78.23'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N64°11'10"E	79.49'
L22	N70°33'49"E	78.16'
L23	N74°37'05"E	77.19'
L24	N81°54'13"E	79.52'
L25	N87°15'15"E	42.20'
L26	N87°38'11"E	145.99'
L27	N08°04'56"E	445.06'

NO SCALE	TRAVESIO	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	REZONING	2 OF 2