

**Exhibit 1**  
DRAFT ORDINANCE

ORDINANCE NO 2026-07

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING REZONING SPECIFIED PROPERTY FROM GENERAL AGRICULTURAL (AG) 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 February 19, 2026 for Case Z25-12 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 General Agricultural (AG) 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 January 29, 2026; 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 General Agricultural (AG) 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 Shoppes and The Cove at Camino-A-Lago 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 February 19, 2026, except as modified below.

2. A revised Traffic Impact Analysis (TIA) containing the approved pre-plat must be included in the first construction document submittal.
3. Vehicular access to Deer Valley Road shall be limited to right-in ingress and right-out egress.
4. The Developer will be responsible for the design and construction of the following improvements unless otherwise approved by the City Engineer:
  - a. A westbound right turn lane at the intersection of Lake Pleasant Parkway and Deer Valley Road. This right turn lane must be accomplished by moving the vertical curb on the northeast corner of Lake Pleasant Parkway and Deer Valley Road and including a taper length and storage length meeting or exceeding recommendations from the revised TIA and the City of Peoria Traffic Impact Analysis and Access Management Standards.
  - b. Any subsequent modifications necessary at the intersection of Lake Pleasant Parkway and Deer Valley Road to accommodate the required westbound right turn lane, including but not limited to, American Disability Act (ADA) and traffic signal modifications.
  - c. A raised median on Deer Valley Road from Lake Pleasant Parkway to the Deer Valley Road driveway limiting access to the Deer Valley Road driveway to right-in/right-out access while maintaining the current level of access for all Walmart driveways on the south side of Deer Valley Road.
  - d. A “football” traffic calming device on Speckled Geck Drive between Lake Pleasant Parkway and 101st Avenue.
5. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.

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 March 3, 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**

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

Tract A of STATE PLAT NO. 43 CAMINO A LAGO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 456 of Maps, Page 6;

EXCEPT the West 120 feet thereof.

APN 200-09-023G

**Exhibit B  
Parcel Map**

