

ZONING ORDINANCE 22-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4
TO RU-2, PURSUANT TO THE APPLICATION OF
STONE CANYON RANCH, LLC.**

WHEREAS, Arizona Revised Statutes (“A.R.S.”) § 11-814 allows property owners, or their authorized agent, to request amendments to the Zoning District boundaries, through the Board of Supervisors in a public hearing; and

WHEREAS, the Cochise County Board of Supervisors (“Board of Supervisors”) recognizes that zoning amendments can affect land use patterns and therefore, warrant careful consideration of local and regional impacts at a public hearing; and

WHEREAS, Tax Parcel 105-28-006 is zoned as RU-4 and was never developed in accordance with the RU-4 Zoning District; and

WHEREAS, Stone Canyon Ranch, LLC (the “Applicant”) wishes to bring the Zoning into compliance with the actual development pattern and to amend the zoning to RU-2; and

WHEREAS, the requested zoning district represents an appropriate transition in density in accordance with the Comprehensive Plan; and

WHEREAS, the requested zoning district is harmonious with the surrounding zoning districts; and

WHEREAS, the Board of Supervisors promotes effective, early, and continuous public participation by citizens; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on the amendments to the Zoning District boundaries proposed by the Applicant; and

WHEREAS, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries.

NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classification for Tax Parcel 105-28-006 as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The subject parcel is located at 7563 S Highway 83, near Parker Canyon Lake, Arizona.

The Board of Supervisors approves Docket RZ22-08, subject to the following conditions of approval:

1. The applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.
2. The applicant's responsibility is to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
3. All land spits shall be completed through a Minor Land Division process.
4. The Applicant shall dedicate necessary right-of-way to ADOT.
5. The applicant shall obtain any and all permits required from ADOT including but not limited to an encroachment permit.
6. All new construction shall comply with all zoning requirements including but not limited to setbacks, height, and lot coverage.
7. The applicant shall comply with all Floodplain requirements. The Minor Land Division shall show the erosion hazard setbacks and add a note that states "Elevations certificates may be required for future construction".

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona,
this 21st day of June 2022.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Tim Mattix
Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa
Civil Deputy County Attorney



EXHIBIT A

