

ZONING ORDINANCE 23-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4
TO GB, PURSUANT TO THE APPLICATION OF
SHAWN MCKEOWN**

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 104-75-006 is zoned as RU-4 (Rural, one dwelling per 4-acres) is undeveloped and was consequently never developed in accordance with the RU-4 Zoning District; and

WHEREAS, Shawn McKeown (the “Applicant”) wishes to amend the Zoning from RU-4 to GB (General Business); and

WHEREAS, the requested zoning district requires a change in the Comprehensive Plan Designation and Classification from D-Rural Residential to C-Development and this has been concurrently requested; and

WHEREAS, the requested zoning district is supportive of potential growth and redevelopment in the area; 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 amendment to the Zoning District boundaries proposed by the Applicant; and

WHEREAS, the Board of Supervisors 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 104-75-006, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to GB.

The Board of Supervisors approves Docket RZ23-11, subject to the following conditions:

1. The Applicant shall obtain a building/use permit for the property within ten (10) years of Board of Supervisors approval of the rezoning, otherwise the rezoning approval shall be deemed null and void, and the property shall revert to RU-4 zoning.
2. The permitted principal uses of the property shall be limited to the following, provided that they conform to the applicable site development standards for such uses set forth below and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements:

- 1202.04 Day Care Facilities or Establishments.
- 1202.10 Civic, Social, Fraternal, and/or Business Associations.
- 1202.11 Hospitals, including Ambulatory Services.
- 1202.12 Personal and Professional Services.
- 1202.13 Banks and/or Banking Services.
- 1202.15 Veterinary Clinics and/or Animal Hospitals.
- 1202.18 Recreational Facilities, Indoor and/or Outdoor
- 1202.20 Gasoline/Service Stations.
- 1202.21 Convenience Stores.
- 1202.22 Grocery Stores.
- 1202.23 Restaurants, Bars, Taverns, and/or Off-site Winery Tasting Room.
- 1202.24 Shopping Centers.
- 1202.25 Retail Sales/Rentals.
- 1202.27 Repair Services, Light.
- 1202.29 Communications Towers at a maximum height of 40 feet, subject to site development standards in Article 18
- 1202.32 Mini-Warehouses.
- 1202.40 Health Clinics.
- 1202.41 Car Washes.

3. The permitted special uses of the property, which require a Special Use Authorization from the Planning Commission in the GB Zoning Districts, subject to the procedures and review criteria set forth in Article 17. If granted, each land use will also require a Non-Residential Use permit. Future special uses of the property shall be limited to the following:
 - 1205.01 Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Good
 - 1205.10 Repair Services, Large Engines
 - 1205.11 Repair Services (unenclosed), Small Engines.
4. The applicant shall dedicate no less than fifty (50) feet for right-of-way to the county along Hereford and Moson Roads.
5. This parcel shall not be exempt from the installation and maintenance of landscape, per Section 1806.02A of the Zoning Regulations. It shall be subject to the placement of landscaping requirements of 1806.02B of the Zoning Regulations.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 25th day of July 2023.

Peggy Judd, Chair
Cochise County Board of Supervisors

ATTEST:

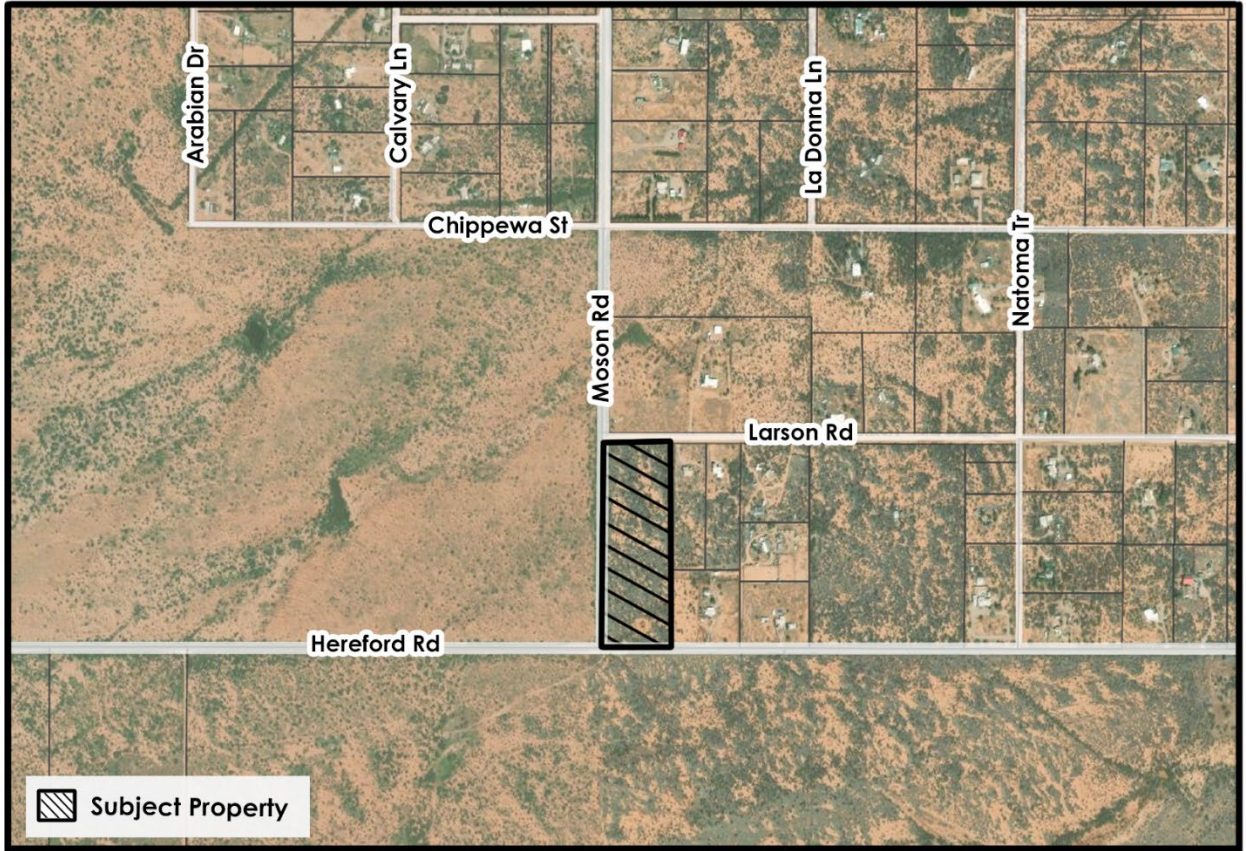
Sharon Gilman
Interim Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa
Civil Deputy County Attorney

EXHIBIT A



Location
RZ 23-11/CPA23-03 Hereford Moson

N.T.S

