

ZONING ORDINANCE 23-20

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36 TO GB, PURSUANT TO THE APPLICATION OF JACOB LINDE

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 Parcels 408-12-004C and 408-12-004D are zoned R-36 but directly contiguous to property zoned GB; and

WHEREAS, Jacob Linde (the “Applicant”) wishes to extend the GB zoning district present south and west of the subject parcel to encompass his property; and

WHEREAS, the requested zoning district represents an increase in density but is a permitted zoning district within the current Comprehensive Plan land use plan designation; 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 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 Parcels 408-12-004C and 408-12-004D, as shown on the map attached to this Ordinance as Exhibit A, is changed from R-36 to GB. The subject parcels are located on the west side of Beki Lane north of State Route 80.

The Board of Supervisors approves Docket RZ23-18 with the following condition of approval:

- At the time of development, a 20' landscape buffer is required along the north property line of APN 408-12-004C, as currently configured, if a residential use is established on an abutting property to the north.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 28th day of November 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: Beki Lane (APNs 408-12-004C & 004D)
Docket RZ23-18

N.T.S

