

ZONING ORDINANCE 24-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36
TO RU-4, PURSUANT TO THE APPLICATION OF
MOHAMAD HODAI**

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, Mohamad Hodai (the “Applicant”) wishes to bring Tax Parcel 403-54-241A which is zoned R-36, into a more appropriate and less dense zoning category given the available services and infrastructure by amending the zoning to RU-4; and

WHEREAS, the requested zoning district 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 Parcel 403-54-241A as shown on the map attached to this Ordinance as Exhibit A, is changed from R-36 to RU-4. The subject property is located in Sunsites Ranches Unit 4.

The Board of Supervisors approves Docket RZ24-02 without conditions of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 26th day of March 2024.

Ann English, 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

