

ZONING ORDINANCE 24-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES
FROM R-36 AND RU-4 to PD,
PURSUANT TO THE APPLICATION OF SAVANNAH MCDONALD**

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, Savannah McDonald (the “Applicant”) wishes to bring Tax Parcels 102-55-002 and 102-55-005, which are zoned R-36 and RU-4, into a more appropriate zoning category to allow flexible, mixed-use re-development of the former Turquoise Valley Golf Course and RV Park by amending the zoning to PD; and

WHEREAS, the requested zoning district is harmonious with the surrounding zoning districts and contains development standards that anticipate potential land use conflicts with adjacent residential zoning districts; and

WHEREAS, the requested zoning district requires a change in Comprehensive Plan Designation and Classification from Recreational Open Space and Business as identified in the Naco Area Plan to Camp Riff Master Development Plan (MDP) that has been concurrently requested; 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 102-55-002 and 102-55-005 as shown on the map attached to this Ordinance as **Exhibit A**, is changed from R-36 and RU-4 to PD.

The Board of Supervisors approves Docket RZ24-05 with the following conditions of approval:

1. Outdoor music shall end by 8:00 p.m., Monday through Thursday, midnight Friday and Saturday (10:00pm for amplified music), and 6:00pm Sunday.
2. Existing gated access to Quetel Avenue shall not be accessible to the public.
3. Incorporate the following design standards identified the Naco Area Plan:
 - Dedicate drainageways to preserve native vegetation and wildlife habitat, serving as natural breaks in development;
 - 10' landscape buffers along abutting streets using native vegetation and/or new drought tolerant vegetation;
 - Vegetate parking lots with canopy trees;
 - Stabilize Greenbrush Draw banks with existing or new drought tolerant vegetation; and
 - Ensure development harmonizes with surrounding neighborhood through use of setbacks, landscaping, screening, and natural terrain.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 23rd day of April 2024.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

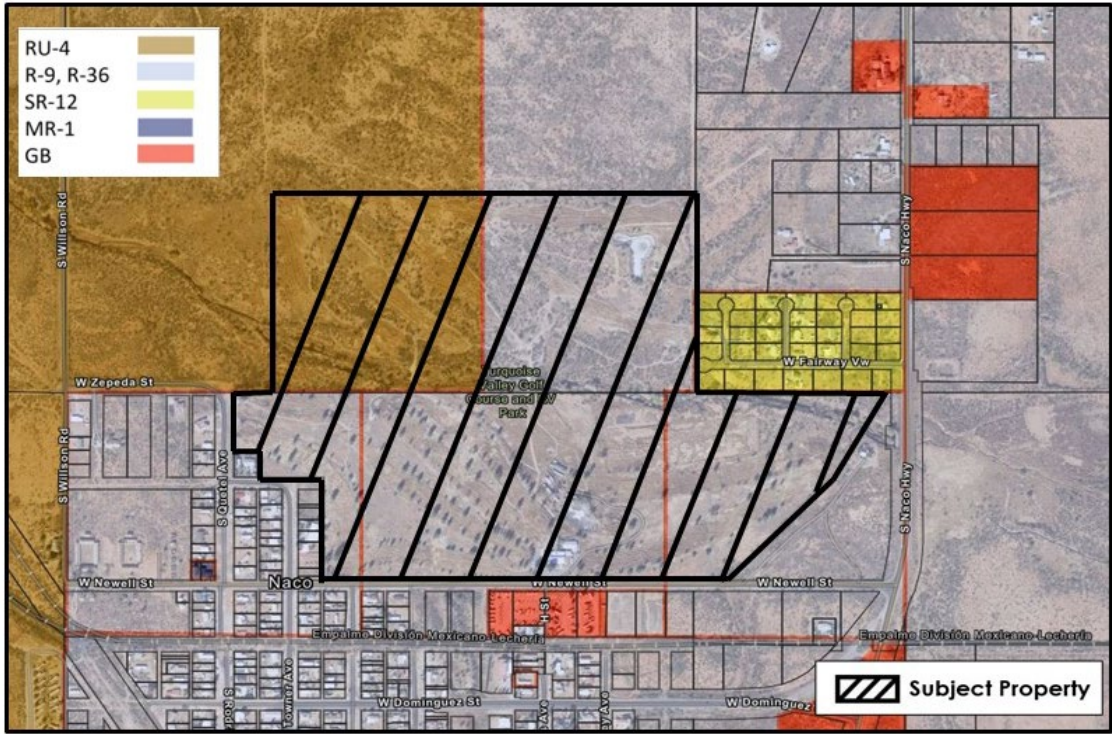
Sharon Gilman
Interim Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa
Civil Deputy County Attorney

EXHIBIT A



MDP24-01 / RZ24-05 (R-36, RU-4 to PD)
Camp Riff (1794 Newell St)

N.T.S

