

ZONING ORDINANCE 24-13

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36 to RU-4, PURSUANT TO THE APPLICATION OF STEVE AND ARLENE EASTMAN

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, Steve and Arlene Eastman (the “Applicants”) wishes to bring Tax Parcel 101-48-005, 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 subject parcel and all adjacent parcels are a minimum of five acres and the applicants wish to preserve the large lot configuration of their property; and

WHEREAS, the Applicant wishes to establish rural zoning on tax parcel 101-48-005 like that of property approximately 800’ to the west; and

WHEREAS, the requested zoning district requires a change in Comprehensive Plan Designation and Classification from Neighborhood Conservation to Rural and Growth Area C – Rural Community Areas to Growth Area D – Rural Areas and 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 Parcel 101-48-005 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 at 653 E. Border Road.

The Board of Supervisors approves Docket RZ24-14 without conditions of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 24th day of September 2024.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa
Chief Civil Deputy County Attorney

EXHIBIT A

