

ZONING ORDINANCE 24-18

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36 TO R-9, PURSUANT TO THE APPLICATION OF TRYSTAN TRENBERTH

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 410-07-427B is zoned R-36 but is contiguous to property with similar residential density to the proposed R-9 zoning district; and

WHEREAS, the requested R-9 zoning district represents an increase in intensity but is a permitted zoning district within the current Comprehensive Plan land use designation; 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 410-07-427B as shown on the map attached to this Ordinance as **Exhibit A**, is changed from R-36 to R-9. The subject property is located at the southwest corner of Primrose Street and Lincoln Avenue.

The Board of Supervisors approves Docket RZ24-19 with the following condition of approval:

- Within 24 months of the rezoning approval date, either an approved subdivision plat must be recorded or a permit for an approved manufactured home park must be issued; otherwise, the rezoning may be revoked by the Board of Supervisors.

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

