

ZONING ORDINANCE 25-07

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 TO GB, PURSUANT TO THE APPLICATION OF SUNAKA LLC

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, SUNAKA LLC (the “Applicant”) wishes to bring Tax Parcel 302-15-001D, Tax Parcel 302-15-011 , .6 acres out of Tax Parcel 302-15-001H, and 2.7 acres out of Tax Parcel 302-15-013D which are zoned RU-4, into an appropriate zoning district by rezoning to GB; and

WHEREAS, the requested zoning district is a permitted zoning district within current Comprehensive Plan land use designations and the Applicant has requested a concurrent Plan amendment for areas not currently consistent with the Plan; and

WHEREAS, the requested zoning district is harmonious with established land uses on the property and surrounding zoning districts and adjacent to land zoned GB; 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 302-15-001D, Tax Parcel 302-15-011 , .6 acres out of Tax Parcel 302-15-001H, and 2.7 acres out of Tax Parcel 302-15-013D as shown on the map attached to this Ordinance as **Exhibit A**, are changed from RU-4 to GB.

The Board of Supervisors approves Docket RZ25-02 without conditions of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 25th day of March 2025.

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

Paul Correa 3/7/2025

Paul Correa
Chief Civil Deputy County Attorney

EXHIBIT A

