

ZONING ORDINANCE 25-08

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 TO LI, PURSUANT TO THE APPLICATION OF ARDENT ARIZONA 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, ARDENT ARIZONA LLC (the “Applicant”) wishes to bring Tax Parcels 408-34-004A and 408-34-004D which are zoned RU-4, into an appropriate zoning district by rezoning to LI; and

WHEREAS, the requested zoning district is a permitted zoning district within the requested Comprehensive Plan land use designations for the subject parcels and of multiple adjacent parcels; 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 408-34-004A and 408-34-004D as shown on the map attached to this Ordinance as Exhibit A, are changed from RU-4 to LI.

The Board of Supervisors approves Docket RZ25-04 with the following conditions of approval:

1. Right-of-way dedications per attached Exhibits A, B, and C.
2. A 100' landscape buffer is required at the time of development along all property lines shared with established residential uses.
3. Conduct a wildlife survey and consider Arizona Game and Fish Department recommendations during final site design and development:
 - a. Wildlife movement, connectivity, and habitat needs.
 - b. Impacts of outdoor lighting on wildlife.
 - c. Wash and/or decontaminate project equipment to minimize potential introduction or spread of invasive species.
 - d. Conduct property activities outside of breeding seasons.
 - e. Cover or back-fill trenches as soon as possible or incorporate escape ramps and install perimeter fencing to deter small mammals and herpetofauna from entering ditches.


PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 3rd day of June 2025.

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

 5/21/2025

Bert Whitehead
Civil Deputy County Attorney

EXHIBIT A

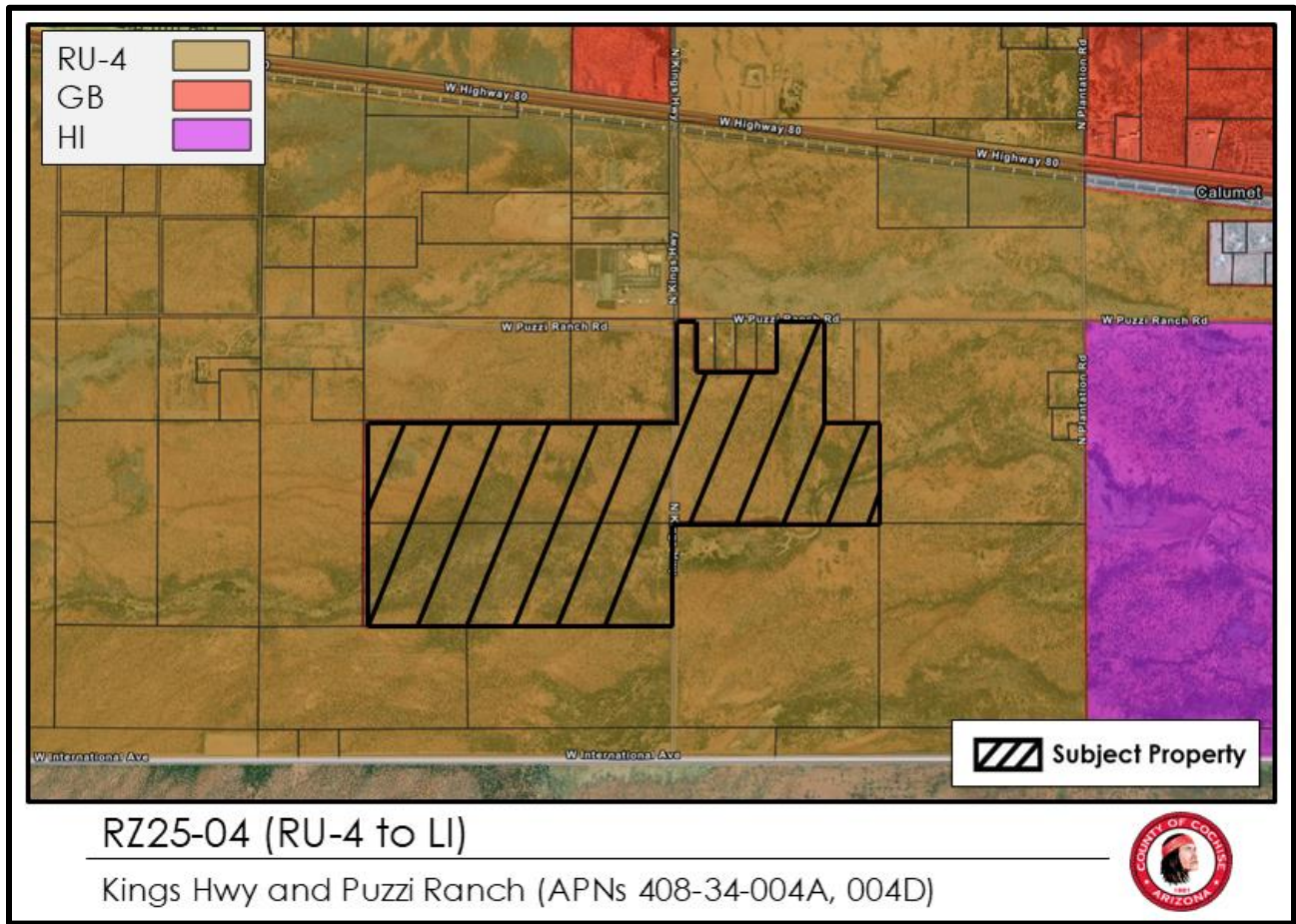


EXHIBIT "A"
LAND DESCRIPTION

THAT PORTION OF SECTION 17 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 75.00 FEET, OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHERLY 75.00 FEET OF THE WESTERLY 75.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SEE ATTACHED EXHIBIT "C"



EXHIBIT "B"
LAND DESCRIPTION

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 75.00 FEET, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHERLY 75.00 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SEE ATTACHED EXHIBIT "C"



EXHIBIT "C"

MAP SHOWING PROPOSED RIGHT OF WAY DEDICATION IN PORTIONS OF SECTION 17 & SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.



SCALE: 1" = 1000'

