

ORDINANCE NO. 2017-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 20 ACRES OF REAL PROPERTY LOCATED AT 3620 W SCHULTZ PASS ROAD, FROM RURAL RESIDENTIAL ("RR") TO PUBLIC OPEN SPACE ("POS") AND TO APPLY THE LANDMARK OVERLAY ("LO"), THE RESOURCE PROTECTION OVERLAY ("RPO") WITH THE RURAL FLOODPLAIN DESIGNATION TO APPROXIMATELY 20 ACRES; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, The City of Flagstaff (the "Applicant"), applied for a Zoning Map Amendment for approximately 20 acres of land located at 3620 W Schultz Pass Road, Coconino County, Arizona, a legal description of which is provided in Exhibit "A" attached hereto ("the Property"), in order to preserve an open space area.

WHEREAS, in furtherance of the Applicant's reasons for the rezone, the Applicant has applied to the City of Flagstaff to amend the zoning of the Property from Rural Residential (RR) zone to Public Open Space (POS) zone for 20 acres, to apply the Landmark Overlay (LO) zone and the Resource Protection Overlay (RPO) zone with the Rural Floodplain Designation to 20 acres; and

WHEREAS, the Applicant conducted a neighborhood meeting on January 11, 2017, to discuss the proposed Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the present Zoning Map Amendment application following proper notice and a public hearing on February 22, 2017, and has recommended approval of the requested zoning application, subject to the Applicant's compliance with certain conditions set forth below; and

WHEREAS, the Council finds that the Applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, the staff has recommended approval of the Zoning Map Amendment application, subject to the condition proposed by the Planning and Zoning Commission, as augmented by staff, as set forth below, and the Council has considered the condition and has found the condition to be appropriate for the Property and necessary for the proposed development; and

WHEREAS, the Council has read and considered the staff reports prepared by the Planning Division and all attachments to those reports, the Applicant's application, the narrative provided by the Applicant, and all statements made by the Applicant during the presentation to Council, and the Council finds that the proposed Zoning Map Amendment, subject to the condition set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The amendment requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 3. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience or welfare of the City and will add to the public good as described in the General Plan.

SECTION 4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Zoning Map designation for the Property is hereby amended from Rural Residential (RR) zone to the Public Open Space (POS) zone for approximately 20 acres, and the Landmark Overlay (LO) zone and the Resource Protection Overlay (RPO) zone with the Rural Floodplain Designation are applied to approximately 20 acres, as depicted in Exhibit "A", through the approval of the application and all other documents attached to the staff summary submitted in support of this ordinance.

SECTION 6. That the Zoning Map Amendment be further conditioned upon the Applicant's satisfaction of the following conditions proposed by the Planning and Zoning Commission, as augmented by staff:

CONDITIONS:

The City of Flagstaff maintains the right to access the subject property to locate, operate, repair, replace, alter, and maintain any and all underground pipelines and utility services infrastructure. This shall include, but not be limited to, water transmission and distribution lines. The City of Flagstaff also maintains the right to remove, alter, or maintain any vegetation, improvements, or obstructions within 15 feet of either side of any pipelines or utility services infrastructure on the subject property.

SECTION 7. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions and intents of this Ordinance.


SECTION 8. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 9. This ordinance shall become effective sixty (60) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 4th day of April, 2017.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

Exhibit "A"

Legal Description of Property

EXHIBIT A

Description

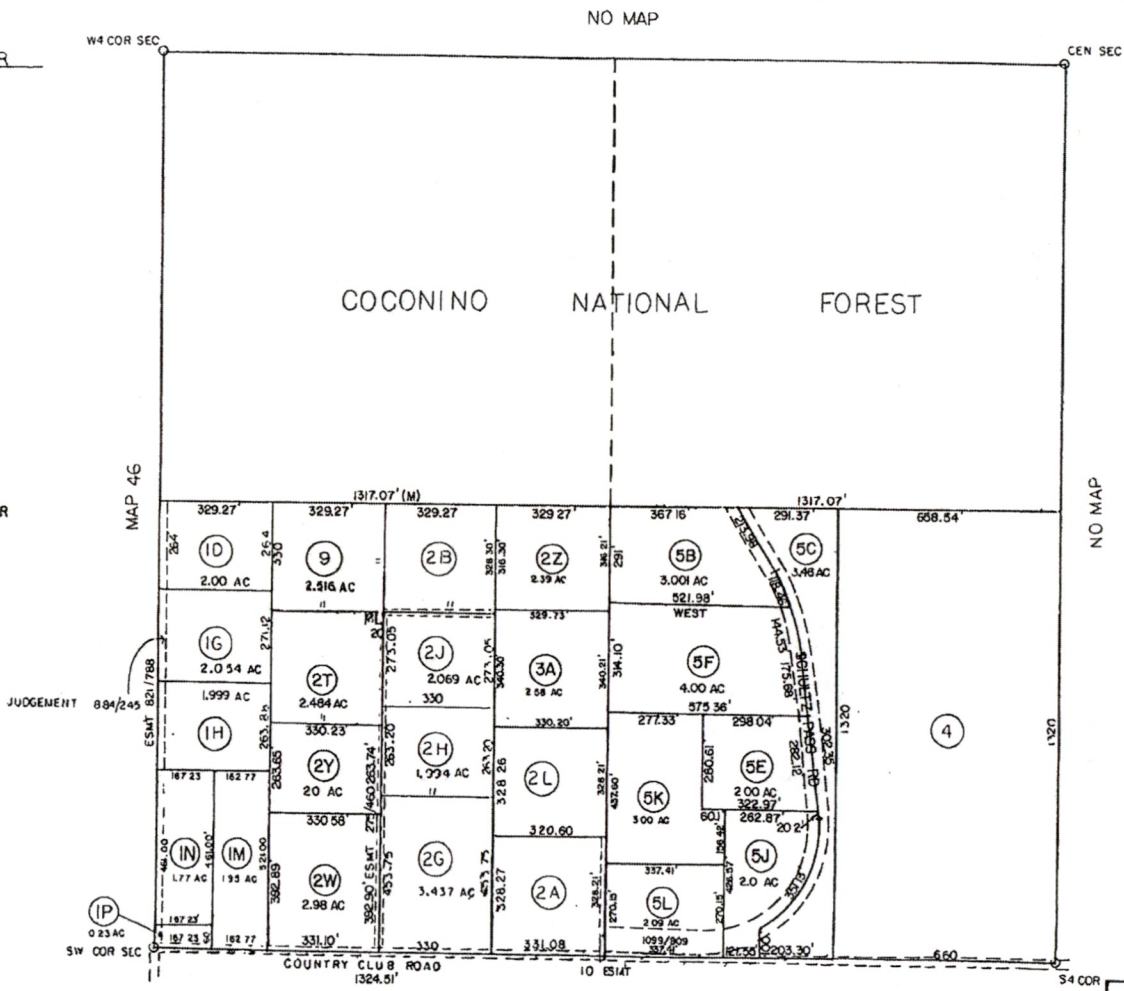
The East half of the Southeast quarter of the Southwest quarter of Section 33, Township 22 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona.

SURVEYS
BOOK 2 PAGE 78
1328/318
BOOK 17 PAGE 26
22 36

CANCEL	YEAR
2	67
2E	70
2D	71
1	76
1A	77
2C	78
2M	78
1B	79
1C	81
1E	86
1F	86
2P	88
2Q	88
2N	88
5	88
5A	89
5D	89
5G	90
2R	90
2S	90
5H	90
2K	91
3	92
6	92
96	96

I, J, K = I, L, M
IL = IN, P
2F, V = 9

TAX YEAR
2001
2006



COCONINO COUNTY ASSESSOR			
SCALE	1" = 300'	LAST REVISION	11-20-2006
TAX CODE	PARCELS	MARKET/SUB	PARCELS
0100			11/01

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED"