

ORDINANCE 2023-006

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; AMENDING THE CITY'S DEVELOPMENT CODE, DISTRICT ZONING MAP, IN ACCORDANCE WITH ARTICLE 151.31 THEREOF, BY REZONING AN 15,662 SQUARE FOOT PARCEL IN A PORTION OF SECTION 34, T21S, R20E, OF THE GILA AND SALT RIVER BASE AND MERIDAN, COCHISE COUNTY, ARIZONA, AS SHOWN IN EXHIBIT A, FROM NEIGHBORHOOD CONVENIENCE (NC) TO MANUFACTURED HOME RESIDENCE (MHR); REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING DEVERABILITY.

WHEREAS, Arizona Revised Statutes §9-462 authorizes municipalities to change zoning designations within the corporate boundaries of the municipality; and

WHEREAS, the City has received an application to rezone a portion of real property that falls within the corporate boundaries of the City of Sierra Vista; and

WHEREAS, the Planning & Zoning Commission recommended unanimously to approve the request for rezoning;

WHEREAS, it is the policy of the City of Sierra Vista to only approve those amendments which shall; 1) justify the need for the change; 2) be consistent with the goals and objectives of the General Plan; 3) ensure the proposed amendment benefits the general public welfare and does not provide a special privilege to an individual.

WHEREAS, the required public hearings have been conducted, and the required public notification process has been completed.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That an amendment to the City Zoning District Map from Neighborhood Convenience (NC) to Manufactured Home Residence (MHR), for an 15,662 square foot (MOL) property in Section 34, Township 21 South, Range 20 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona, on parcel ID# 106-62-056, as shown in Exhibit A, be, and hereby is, approved.

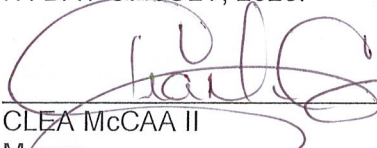
SECTION 2

All other ordinances or parts of ordinances in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION 3

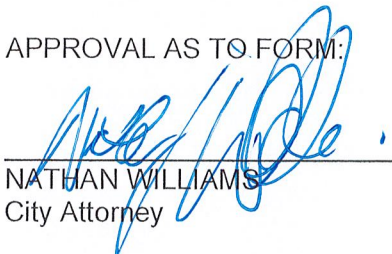
Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions, which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 27TH DAY OF JULY, 2023.



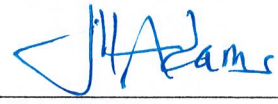
CLEA McCAA II
Mayor

APPROVAL AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

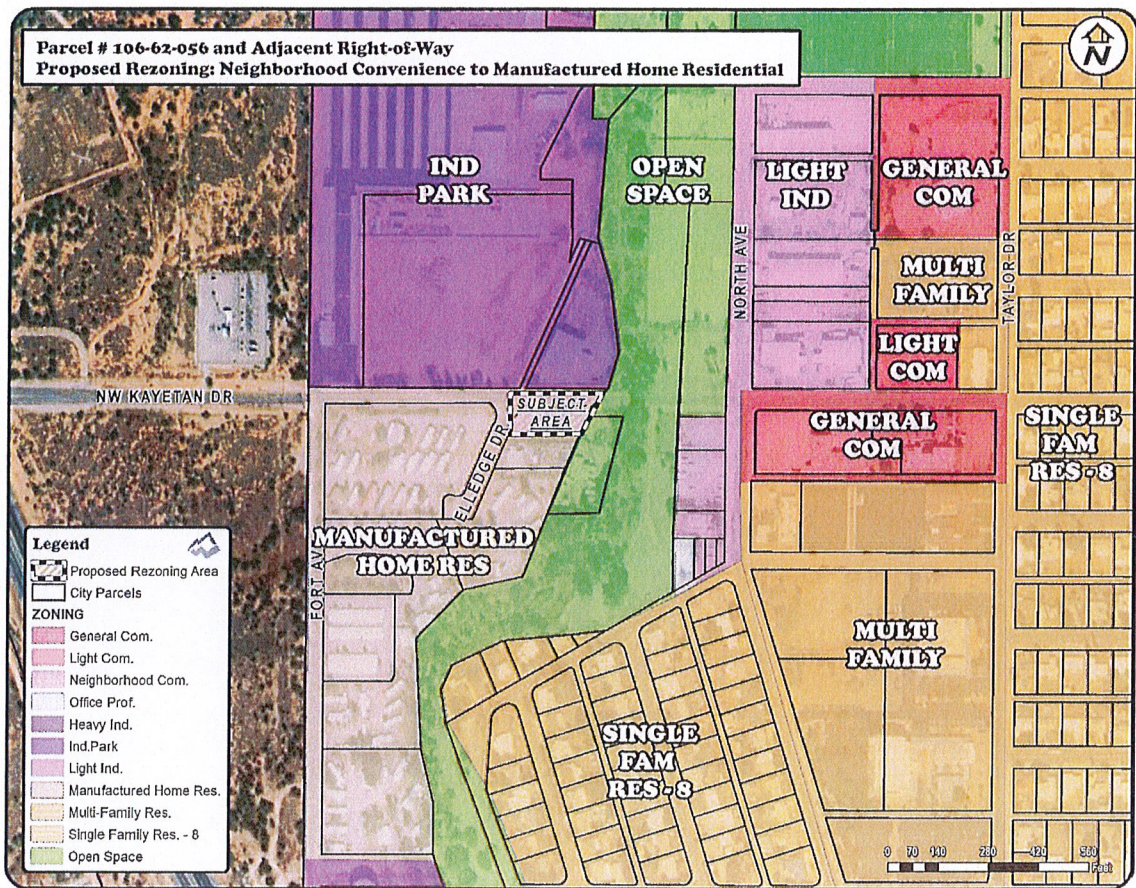
Prepared by: Jeff Pregler
Senior Planner

EXHIBIT A

That portion of the Northwest quarter of Section 34, Township 21 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at the West quarter corner of Section 34; thence North $00^{\circ}02'$ West, a distance of 986.64 feet; thence North $89^{\circ}59'$ East, a distance of 462.10 feet; thence North $23^{\circ}37'$ East, a distance of 246.35 feet to the TRUE POINT OF BEGINNING; thence North $23^{\circ}37'$ East, a distance of 87.00 feet; thence North $89^{\circ}58'$ East, a distance of 196.48 feet; thence South $22^{\circ}59'$ West, a distance 86.57 feet; thence South $89^{\circ}58'$ West, a distance of 197.63 feet to the TRUE POINT OF BEGINNING.

**Parcel # 106-62-056 and Adjacent Right-of-Way
Proposed Rezoning: Neighborhood Convenience to Manufactured Home Residential**



- Legend**
- Proposed Rezoning Area
 - City Parcels
- ZONING**
- General Com.
 - Light Com.
 - Neighborhood Com.
 - Office Prof.
 - Heavy Ind.
 - Ind.Park
 - Light Ind.
 - Manufactured Home Res.
 - Multi-Family Res.
 - Single Family Res. - 8
 - Open Space

