

ORDINANCE 2023-010

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 A PROPERTY LOCATED IN A PORTION OF SECTION 3, T22S, R20E, OF THE GILA AND SALT RIVER BASE AND MERIDAN, COCHISE COUNTY, ARIZONA, AS SHOWN IN EXHIBIT A, FROM MANUFACTURED HOME RESIDENCE (MHR) TO MANUFACTURED HOME RESIDENCE (MHR)/RVP, RECREATIONAL VEHICLE PARK OVERLAY DISTRICT WITH CONDITIONS; 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 Manufactured Home Residence (MHR) to Manufactured Home Residence (MHR)/Recreational Vehicle Park Overlay District (RVP) for a 14.1 acre (MOL) property in Section 3, T22S, R20E of the Gila and Salt River Base and Meridian, Cochise County, Arizona, on Tax Parcels 105-13-001A and 105-13-002A, as shown in Exhibit A, be, and hereby is, approved subject to the following conditions:

1. Prior to the 70th space being leased for recreational vehicle use, the Applicant shall:
 - a) Fully satisfy the development standards provided under Section 151.22.026(F) of the Development Code pertaining to community showers, laundry facilities and storage; and
 - b) Extend the fire line and install at least three fire hydrants at locations determined to be acceptable by the Fire Marshal.

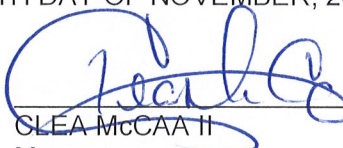
SECTION 2

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

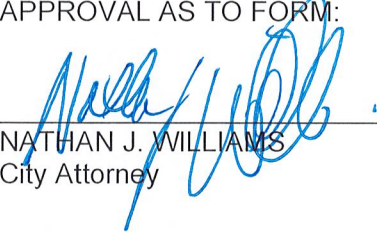
Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions, which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 9TH DAY OF NOVEMBER, 2023.




CLEA McCAA II
Mayor

APPROVAL AS TO FORM:



NATHAN J. WILLIAMS
City Attorney

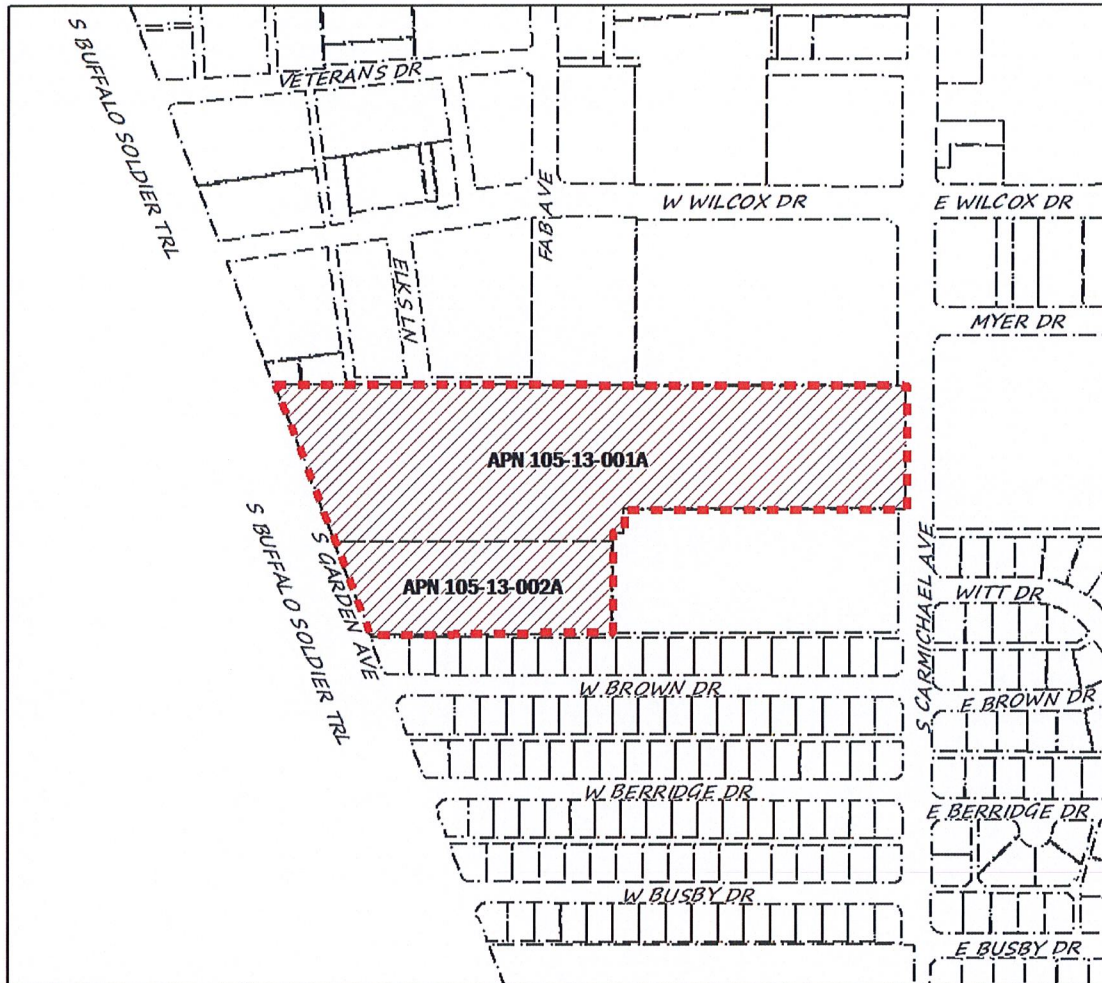
ATTEST:



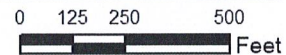
JILL ADAMS
City Clerk

Prepared by: Matt McLachlan, Community Development Director

EXHIBIT "A" - SUBJECT PROPERTY



SOURCE:
Prepared by Sierra Vista Community Development Department



APN 105-13-001A

POR OF LOT 5 IN S2NW SEC 3 22 20 BY M&B: BEG 107.39' E OF INTRSEC OF N LINE OF LOT 5 & E LINE OF FT HUACHUCA MILITARY RES; THN N89DEG 54MIN E1511.25' S292' S89DEG 53MIN W673' S56' S89DEG 53MIN W27' S22' W672.88' N21DEG 24MIN W400' TO POB 11.029AC

APN 105-13-002A

POR OF LOT 5 IN S2NW SEC 3 22 20 BY M&B: BEG 107.39' E & S21DEG 24MIN E400' FROM INTRSEC OF N LINE OF LOT 5 & E LINE OF FT HUACHUCA MILITARY RES; THN N89DEG 54MIN E672.88' S218' S89DEG 53MIN W605.80' N21DEG 24MIN W231' TO POB 3.283AC