ORDINANCE NO. 2019-07

AN ORDINANCE OF THE COCONINO COUNTY
BOARD OF SUPERVISORS, ARIZONA, APPROVING A ZONE CHANGE FROM
THE AR-1 (AGRICULTURAL RESIDENTIAL, ONE ACRE MINIMUM
PARCEL SIZE) ZONE to the RS-16,000 (RESIDENTIAL SINGLE-FAMILY,
16,000 SQUARE FOOT MINIMUM PARCEL SIZE) ZONE

WHEREAS, the subject property consists of three parcels totaling 2.28 acres, located at
251, 451, and 500 Lower Indians Garden Drive in Oak Creek Canyon and are identified as
Assessor’s Parcel Numbers 405-28-003A, 405-28-004 and 405-28-005; and

WHEREAS, a Zone Change was initiated by the property owners, David and Marcia
Ellis, Elizabeth Kauffman, and the Cameron Family (Case No. ZC-18-008) to change the Zoning
from the AR-1 (Agricultural Residential, 1-acre minimum parcel size) Zone to the RS-16,000
(Residential Single Family, 16,000 square foot minimum parcel size) Zone; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on
April 24, 2019 and recommended approval of the Zone Change on a vote of 6-0; and

WHEREAS, the Board of Supervisors has held a public hearing on June 18, 2019; and

WHEREAS, the Board of Supervisors has determined that the findings of fact necessary
for approval of a Zone Change from the AR-1 (Agricultural Residential, 1-acre minimum parcel
size) Zone to the RS-16,000 (Residential Single Family, 16,000 square foot minimum parcel
size) Zone, as stipulated in the Coconino County Zoning Ordinance Section 5.12.B.7.a, have
been met;

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors
that the Zone Change from the AR-1 (Agricultural Residential, 1-acre minimum parcel size) Zone
to the RS-16,000 (Residential Single Family, 16,000 square foot minimum parcel size) Zone for
the property as described above is hereby APPROVED with the following condition:

1. A deed restriction shall be recorded with the County Recorder on the following property with
the following language: Parcel 405-28-003A, including and together with any future parcels
split therefrom, shall be limited to a combined total of no more than three dwelling units.

Passed and adopted this 18th day of June, 2019 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0
Lena Fowler, Chair
Coconino County Board of Supervisors

APPROVED AS TO FORM
By: Deputy County Attorney

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Approved June 18, 2019