



ORDINANCE NO. 2020-08

**AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS,
ARIZONA, FOR A ZONE CHANGE FROM THE RM/10-A (RESIDENTIAL
MULTIPLE FAMILY, 10 UNITS PER ACRE MAXIMUM DENSITY) ZONE TO THE
CG-10,000 (COMMERCIAL GENERAL, 10,000 SQ. FT. MINIMUM PARCEL SIZE)
ZONE FOR ASSESSOR'S PARCEL NUMBER 116-49-042B**

WHEREAS, the subject property is a .47-acre parcel located at 3290 Forest Service Road 237 in Kachina Village; and

WHEREAS, an application was filed by Ed Flores Investments, Inc, Flagstaff, Arizona for a Zone Change from the RM 10/A (Residential Multiple Family, 10 units per acre maximum density) Zone to the CG-10,000 (Commercial General, 10,000 sq. ft minimum parcel size) Zone; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on June 24, 2020 and recommended approval of the Zone Change with a vote of 7-0; and

WHEREAS, the Board of Supervisors has held a public hearing on August 11, 2020; and

WHEREAS, the Board of Supervisors has determined that the findings for a Zone Change found in Section 5.12.B.6.A of the Zoning Ordinance have been met as follows:

- i. That the change is consistent with the goals, objectives and policies of the Coconino County Comprehensive Plan and with the Zoning Ordinance. The property is identified as an activity center in the Flagstaff Regional Plan and is consistent with the policies of the Kachina Village Area Plan.
- ii. That the change will not be detrimental to the public health, safety, comfort, convenience and welfare. The existing development provides important services for the local area and the expansion enhances these services.
- iii. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties. The requested CG-10,000 is consistent with surrounding properties that are zoned and developed with commercial uses.


NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the requested Zone Change is approved.

PASSED AND APPROVED this 11th day of August 2020.

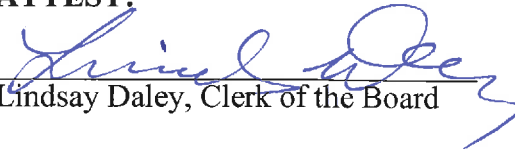
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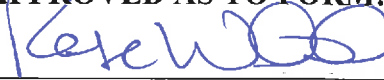
Coconino County Board of Supervisors


Elizabeth C. Archuleta, Chair

ATTEST:


Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:


Rose Winkeler, Deputy County Attorney