

ORDINANCE NO. 651-18

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF PARCEL NO. 801-13-003D, FROM PLANNED DEVELOPMENT RESIDENTIAL AND MULTIPLE-FAMILY RESIDENTIAL TO THE SINGLE ZONING DESIGNATION OF PLANNED DEVELOPMENT MULTIPLE RESIDENCE.

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Case No. ZON 19-1 on October 30, 2018, to consider amending the zoning classification of Parcel No. 801-13-003D, located at the intersection of North Navajo Drive and 13th Avenue, from multiple zoning classifications of Planned Development Residential, PDR and Multi-Family Residential, RM to a single zoning classification of Planned Development Multiple Residence, PDMR; and

WHEREAS, due and proper notice of such public hearing before the City of Page Planning and Zoning Commission was given in the time, form, substance and manner provided by law; and

WHEREAS, the City of Page Planning and Zoning Commission has unanimously recommended the adoption of Zoning Case No. ZON 19-1 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that the zoning classification amendment conforms to the City of Page General Plan and desire to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel No. 801-13-003D as described.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

SECTION1. The zoning classification of the parcel of land identified as Parcel No. 801-13-003D with the following legal description:

See "Exhibit A" attached hereto and incorporated herein by reference

is hereby amended from multiple zoning classifications of Planned Development Residential, PDR and Multiple-Family Residential, RM to a single zoning classification of Planned Development Multiple Residence, PDMR. Development shall be in accordance with the requirements the City of Page Zoning Ordinance and shall also be subject to the following conditions:

1. The development is limited to no more than 12 units per acre (38 Units) and no less than 8.5 units per acre (27 Units).
2. The building-to-building spacing (set-back) of no less than 10 feet.
3. Future development is limited to patio and/or townhomes or similar and not apartments or condos.
4. A maximum building height of 25'.
5. Ensure public trailhead access to the Rim Trail.

Section 2. That the City of Page Zoning Map is hereby amended to reflect the zoning classification change.

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective thirty (30) days from the adoption hereof.

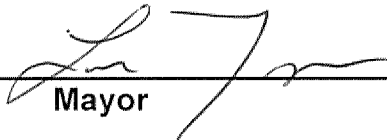
Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. Any person found responsible for violating this Ordinance shall be subject to the penalties set forth in § 152.999 PENALTY, of the Code of the City of Page.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 28th day of November, 2018, by the following vote:

| | |
|-------------|----------|
| Ayes | <u>7</u> |
| Nays | <u>0</u> |
| Abstentions | <u>0</u> |
| Absent | <u>0</u> |

CITY OF PAGE


By 
 Mayor

ATTEST:

Kim Larson

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

Exhibit A

A portion of a parcel of land as described in Docket 1009, Page 563, records of Coconino County, Arizona, situated in the Northwest quarter of Section 30, Township 41 North, Range 9 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at the Southwest lot corner of Lot 1, TOWER BUTTE ESTATES, UNIT 1, as shown on the plat thereof, recorded in Case 3, Map 149, records of Coconino County, Arizona;

Thence North $66^{\circ} 50' 56''$ East, along the South lot line, a distance of 133.14 feet to the West right of way line of Rim View Drive, said point being a point on a non-tangent curve;

Thence Southeasterly along a curve to the left, having a central angle of $09^{\circ} 33' 50''$ and a radius of 180.00 feet, a distance of 30.05 feet, the chord of said curve bears South $24^{\circ} 41' 03''$, a distance of 30.01 feet;

Thence North $66^{\circ} 50' 56''$ East, a distance of 518.72 feet (Record: 519.83 feet) to a point of curvature;

Thence Southeasterly, along a curve to the right, having a central angle of $86^{\circ} 35' 40''$ and a radius of 20.00 feet, a distance of 30.23 feet (Record: Delta = $86^{\circ} 32' 18''$, Length = 30.21 feet) to a point of reverse curve on the West right of way line of Navajo Drive;

Thence Southeasterly, along a curve to the left, having a central angle of $04^{\circ} 47' 35''$ and a radius of 1953.86 feet, a distance of 163.45 feet, the chord of said curve bears South $28^{\circ} 57' 11''$ East, a distance of 163.40 feet;

Thence South $66^{\circ} 50' 56''$ West, a distance of 725.77 feet to a point on the Westerly boundary line of the parcel described in Docket 1009, Page 563, records of Coconino County, Arizona;

Thence North $56^{\circ} 08' 21''$ West, a distance of 77.79 feet (Record: North $56^{\circ} 05' 22''$ West);

Thence North $05^{\circ} 14' 25''$ East, a distance of 166.10 feet (Record: North $05^{\circ} 13' 53''$ East, a distance of 166.40 feet) to the POINT OF BEGINNING.

EXCEPTING THEREFROM all minerals reserved to the Navajo Tribe by the Act of September 2, 1958 (72 Stat. 1686).