

ORDINANCE NO. 712-23

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING DESIGNATION OF THE FOLLOWING THIRTEEN (13) PARCELS FROM THEIR CURRENT ZONING TO COMMUNITY COMMERCIAL (C-2) ZONING FOR PARCEL NUMBERS 80106012, AND 80106036B FROM SMALL LOT RESIDENTIAL (R-2) ZONING; AND TO PUBLIC/QUASI-PUBLIC (PQP) ZONING FOR PARCEL NUMBERS 80106036A, 80106036C, 80106036D, AND 80106036E FROM SMALL LOT RESIDENTIAL (R-2) ZONING; AND TO COMMUNITY COMMERCIAL (C-2) ZONING FOR PARCEL NUMBERS 80106001, 80106002, 80106005, 80106006, 80106007, AND 80106008 FROM SINGLE-FAMILY RESIDENTIAL (R1-7) ZONING; AND, PARCEL NUMBER 80106029A FROM PLANNED DEVELOPMENT (PD) ZONING.

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on August 1, 2023, and the City Council held a public hearing on August 23, 2023, to consider amending the zoning designation of thirteen (13) total parcels, including six (6) from Small Lot Residential (R-2) Zoning; six (6) from Single-Family Residential (R1-7) Zoning; and, one (1) from Planned Development (PD) Zoning District to a Commercial Zoning District designation; and

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

WHEREAS, the City of Page Planning and Zoning Commission heard the Multi-Parcel Zone Change Case No. ZON 23-002 at their September 5, 2023, regular meeting to consider amending the zoning designation of thirteen (13) total parcels from their current zoning to Community Commercial (C-2) Zoning, including two (2) from Small Lot Residential (R-2) Zoning; six (6) from Single-Family Residential (R1-7) Zoning; and, one (1) from Planned Development (PD) Zoning; and, with the zoning for the four (4) remaining parcels to be changed to Public/Quasi-Public (PQP) Zoning; and

WHEREAS, the City of Page Planning and Zoning Commission has unanimously recommended the adoption of Zoning Case No. ZON 23-002 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that the zoning amendments follow the development trends on these parcels for the last several decades, are in accord with the City General Plan, and after considering the individual property rights and personal liberties of the residents of the City, desire to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel Numbers 80106012, 80106036B, 80106001, 80106002, 80106005, 80106006, 80106007, 80106008, AND 80106029A to the Community Commercial (C-2) Zoning designation; and also rezone Parcel Numbers 80106036A, 80106036C, 80106036D, 80106036E to the Public/Quasi-Public (PQP) Zoning designation, which combined is approximately 11.83 total acres(±), as more particularly described in Exhibits A and B; and

WHEREAS, A.R.S. § 9-802 allows a City to adopt a code or public record by reference.

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

Section 1. Exhibit A and Exhibit B, incorporated herein by reference, are hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit A and Exhibit B shall be maintained in compliance with A.R.S. § 44-7041 in the office of the City Clerk and shall be available for public inspection during normal business hours.

Section 2. The two (2) Small Lot Residential (R-2) Zoning District designation of Parcel Numbers 80106012 and 80106036B, which combined are approximately 2.68 total acres (±), as more particularly described in Exhibit A, are hereby amended to the Community Commercial (C-2) Zoning District designation.

EXHIBIT A

Parcels being rezoned from Small Lot Residential (R-2) Zoning to Community Commercial (C-2) Zoning include those Parcels listed as 1 and 3 below; and those Parcels being rezoned to Public/Quasi-Public Zoning include those Parcels listed as 2, 4, 5 and 6 below.
(Parcel Numbers on Map correspond to Parcel Number Legal Descriptions that follow)



VICINITY MAP BELOW

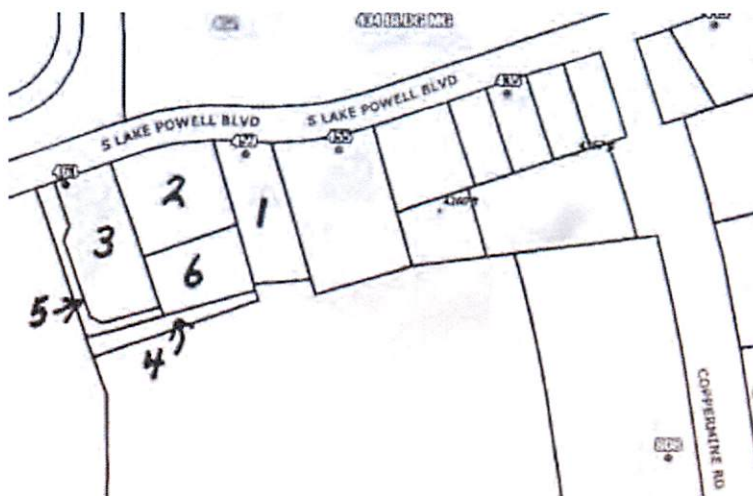


EXHIBIT A (CONTINUED)

Legal Descriptions of the Small Lot Residential (R-2) Parcels subject to this Zone Change Request to Community Commercial (C-2) include those Parcels listed as 1 and 3 below; and, the those Parcels subject to this Zone Change Request to Public/Quasi-Public (PQP) include those Parcels listed as 2, 4, 5 and 6 below:

- 1. PARCEL #80106012, 1.19 acres± - Private-Arnold Construction (Rezoned to (C-2):** *Beginning at a point on the southerly right-of-way of Seventh Avenue from which the east quarter corner of Section 31, Township 41 North, Range 9 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, bears North 73 degrees, 34 minutes, 52 seconds East, a distance of 596.73 feet and has coordinate values of 2,151,013.99 North and 634,522.89 East; Thence to the right along a curve with a radius of 998.93 feet, a distance of 100.50 feet; Thence to the left along a curve with a radius of 592.62 feet, a distance of 48.92 feet; Thence South 15 degrees, 49 minutes, 49 seconds East, a distance of 375.79 feet; Thence North 84 degrees, 30 minutes, 57 seconds East, a distance of 144.83 feet; Thence North 16 degrees, 49 minutes, 49 seconds West, a distance of 358.00 feet to the point of beginning.*
- 2. PARCEL #80106036A, 1.30 acres± - City-Tennis Courts (Rezoned to (PQP):** *Less POR within Lot 2 Sixteenth: NE Quarter: SE Section: 31 Township: 41N Range: 09E.*
- 3. PARCEL #80106036B, 1.49 acres± - Private-Community Bridges (Rezoned to (C-2):** *Lot 2B, Block 16D, of the City of Page, Minor Subdivision of Lot 2, Block 16D, as shown on the Plat thereof, Recorded in Case 8, Map 61, Records of Coconino County, Arizona.*
- 4. PARCEL #80106036C, 0.39 acres± - City-Undeveloped (Rezoned to (PQP):** *Block: 16D Lot: 2C MINOR SUBDIV OF LOT 2 Sixteenth: NE Quarter: SE Section: 31 Township: 41N Range: 09E.*
- 5. PARCEL #80106036D, 0.42 acres± - City-Entrance drive into Parcels (Rezoned to (PQP):** *Block: 16D Tract: A MINOR SUBDIV LOT 2 Sixteenth: NE Quarter: SE Section: 31 Township: 41N Range: 09E.*
- 6. PARCEL #80106036E, 0.92 acres± - City-Tennis Courts (Rezoned to (PQP):** *Block: 16D Lot: 2A of the MINOR SUBDIVISION LOT 2 Sixteenth: NE Quarter: SE Section: 31 Township: 41N Range: 09E.*

EXHIBIT B

Parcels being rezoned to Community Commercial (C-2) from Single-Family Residential (R1-7) include those Parcels listed as 7–12 below; and the one (1) Parcel being rezoned from Planned Development (PD) to Community Commercial (C-2) includes that Parcel listed as 13 below.

(Parcel Numbers on Map correspond to Parcel Number Legal Descriptions that follow)



VICINITY MAP BELOW

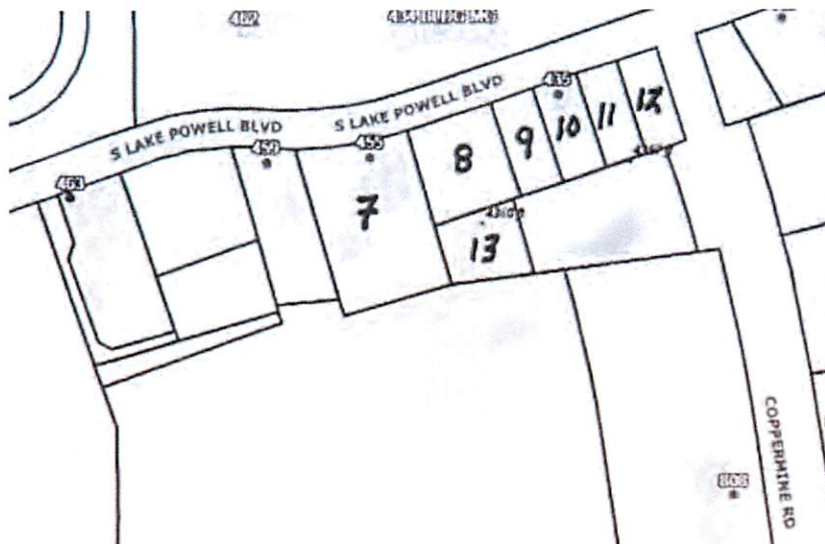


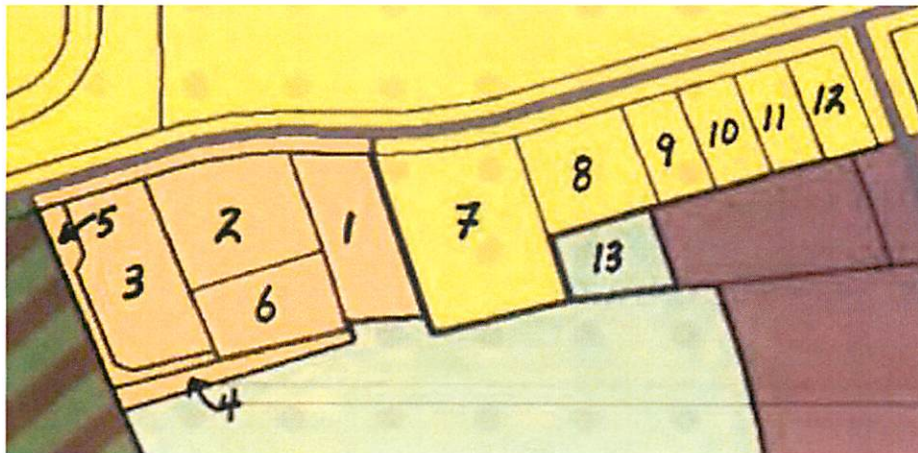
EXHIBIT B (CONTINUED)

Legal Descriptions of the six (6) Single-Family Residential (R1-7) Parcels subject to this Zone Change Request to Community Commercial (C-2):

7. **PARCEL #80106001, 2.26 acres± - Private-Catholic Church:** Lot "L", according to the Townsite Plat recorded in Case 1, Map No. 27 and the Block Plat recorded in Case 1, Map No. 74, in the Office of the County Recorder of Coconino County, Arizona.
8. **PARCEL #80106002, 1.08 acres± - Private-Catholic Church-Partially Developed:** Lot "J-J and H-H", Block 16-C, according to the Townsite Plat recorded in Case 1, Map No. 106, in the Office of the County Recorder of Coconino County, Arizona.
9. **PARCEL #80106008, 0.53 acres± - City-Undeveloped:** Subdivision: PAGE TOWNSITE (BLOCK 16C) CASE 1 PAGE 106 Lot: GG Sixteenth: NE Quarter: SE Section: 31 Township: 41N Range: 09E Sixteenth: NW Quarter: SW Section: 32 Township: 41N Range: 09E.
10. **PARCEL #80106007, 0.55 acres± - Private-Church of Latter Day Saints:** Lot "FF", Block 16-C, according to the Townsite Plat recorded in Case 1, Map 106, in the Office of the County Recorder of Coconino County, Arizona.
11. **PARCEL #80106006, 0.50 acres± - City-Undeveloped:** Subdivision: PAGE TOWNSITE (BLOCK 16C) CASE 1 PAGE 106 Lot: EE Sixteenth: NW Quarter: SW Section: 32 Township: 41N Range: 09E.
12. **PARCEL #80106005, 0.50 acres± - City-Undeveloped:** Subdivision: PAGE TOWNSITE (BLOCK 16C) CASE 1 PAGE 106 Lot: DD Sixteenth: NW Quarter: SW Section: 32 Township: 41N Range: 09E Sixteenth: SW Quarter: NW Section: 32 Township: 41N Range: 09E.

Legal Description of the one (1) Planned Development (PD) Parcel subject to this Zone Change Request to Community Commercial (C-2):

13. **PARCEL #80106029A, 0.70 acres± - Private-Catholic Church-Undeveloped:** Lot C-1, Block 224, of City of Page, Minor Subdivision of Tract C, Block 224, according to the Plat of Record in the Office of the County Recorder of Coconino County, Arizona, Recorded in Case 7, Map 74.



CURRENT ZONING OF ALL SUBJECT PARCELS