

ORDINANCE NO. 734-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING DISTRICT DESIGNATIONS OF NINE (9) CITY OWNED PARCELS TO: AIRPORT RESIDENTIAL SPECIAL DISTRICT (ARSD) ZONING FOR PARCEL 80110001(N); MULTI-FAMILY RESIDENTIAL (RM) ZONING FOR PARCELS 80218011(K) AND 80216009(N); COMMUNITY COMMERCIAL (C-2) ZONING FOR PARCELS 80220005(B) & (C), AND 80216009(K) (L) & (M); AND BUSINESS PARK (BP) ZONING FOR PARCEL 80210020(T).

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Case No. ZON 24-002 on October 1, 2024, to consider amending the obsolete zoning designation of ten (10) parcels as set forth herein,

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 24-002 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that the zoning district amendments conform to the City of Page 2040 General Plan and Land Uses shown on the Future Land Use Map (FLUM), and after considering the individual property rights and personal liberties of the residents of the City, and the probable impact and cost savings of the proposed zoning on the cost to develop said parcels by changing the zoning of the proposed parcels to make them all ready for development, desire to accept the recommendation of the City of Page Planning and Zoning Commission (*with the removal of Parcel #80104015(B) from the zone change request as originally approved by the Planning & Zoning Commission*) and zone Parcel 80110001(N) to Airport Residential Special District (ARSD) zoning; and, Parcels 80218011(K) and 80216009(N) to Multi-Family Residential (RM) zoning; and, 80220005(B) & (C) and 80216009(K) (L) & (M) to Community Commercial (C-2) zoning; and, Parcel 80210020(T) to Business Park (BP) zoning.

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

Section 1. The zoning designation of Parcel 80218011K, approximately 110.75 acres (±), as described in Exhibit A which is incorporated herein by reference, is hereby amended from Future Development (FD) to Multi-Family Residential (RM).

Section 2. The zoning designation of Parcel 80210020T, approximately 193.26 acres (±), as described in Exhibit B which is incorporated herein by reference, is hereby amended from Future Development (FD), Planned Development Business Park (PDBP) & Planned Development Industrial (PDI) to Business Park (BP).

Section 3. The zoning designation of Parcels 80216009K, 80216009L & 80216009M, approximately 140.81 acres (±), as described in Exhibit C which is incorporated herein by reference, are hereby amended from Planned Development (PD) & Future Development (FD) to Community Commercial (C-2).

Section 4. The zoning designation of Parcel 80216009N, approximately 114.04 acres (±), as described in Exhibit C which is incorporated herein by reference, is hereby amended from Planned Development (PD) to Multi-Family Residential (RM).

Section 5. The zoning designation of Parcels 80220005B & 80220005C, approximately 160.87 total acres (±), as described in Exhibit D which is incorporated herein by reference, are hereby amended from Future Development (FD) & Planned Development Commercial (PDC) to Community Commercial (C-2).

Section 6. The zoning designation of Parcel 80110001N, approximately 149.08 acres (±), as described in Exhibit E which is incorporated herein by reference, is hereby amended from Future Development (FD) to Airport Residential Special District (ARSD).

Section 7. All development shall be in accordance with all relevant City Zoning, Subdivision, Building, Fire and Life Safety and Development codes.

Section 8. That the City of Page Zoning Map is hereby amended to reflect the zoning designation change.

Section 9. 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 10. 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.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 23rd day of October, 2024, by the following vote:

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



CITY OF PAGE

By [Signature]
Mayor

ATTEST:

[Signature]
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

EXHIBITS ON FILE AT THE PAGE CITY CLERK'S OFFICE:
697 Vista Ave., Page, AZ

EXHIBIT B

Survey Plat & Legal Description for Newly Created Parcel #80210020T



