

ORDINANCE NO. 758-26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF A PORTION OF THE APPROXIMATELY 1.48-ACRE PROPERTY LOCATED AT 150 N. LAKE POWELL BOULEVARD FROM SERVICE COMMERCIAL (SC) TO CENTRAL BUSINESS DISTRICT (CBD).

WHEREAS, Wesley Hotel LLC is the owner of the approximately 1.48-acre property located at 150 N. Lake Powell Boulevard, APN 800-08-017, and Comeback Hospitality LLC, on behalf of Wesley Hotel LLC, has requested a Zoning Map Amendment (Zone Change) affecting the portion of the property currently zoned Service Commercial (SC); and

WHEREAS, the requested Zoning Map Amendment (Zone Change) would amend the zoning designation of the subject portion of the property from Service Commercial (SC) to Central Business District (CBD), establishing consistent CBD zoning across the hotel property; and

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Map Amendment Case No. ZON-2026-01 on September 1, 2026, to consider the requested zoning amendment; 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, on September 1, 2026, the City of Page Planning and Zoning Commission unanimously recommended approval of Zoning Map Amendment Case No. ZON-2026-01 to rezone the Service Commercial (SC) portion of the property to Central Business District (CBD); and

WHEREAS, the Mayor and City Council have determined that this zoning designation amendment conforms to the City of Page General Plan Downtown Area Future Land Use designation and, after considering the individual property rights of the property owner, decide to accept the recommendation of the City of Page Planning and Zoning Commission and rezone the Service Commercial (SC) portion of the property located at 150 N. Lake Powell Boulevard to Central Business District (CBD) 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 classification of the portion of the approximately 1.48-acre property located at 150 N. Lake Powell Boulevard, APN 800-08-017, currently zoned Service Commercial (SC), is hereby amended to Central Business District (CBD). Development shall be in accordance with all applicable City regulations.

Section 2. The Official Zoning Map of the City of Page is hereby amended to reflect the zoning designation change.

Section 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

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

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 23rd day of September 2026, 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:


CITY CLERK, Deputy

APPROVED AS TO FORM:


CITY ATTORNEY

