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COCONINO COUNTY BOARD OF SUPERVISOR

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**ORDINANCE NO. 2020-03**

**AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS  
FOR A CHANGE OF ZONING REGULATIONS AND ADOPTION OF A MASTER  
DEVELOPMENT PLAN IN THE PC (PLANNED COMMUNITY) ZONE FOR  
ASSESSOR'S PARCEL NUMBER 601-43-005**

**WHEREAS**, the subject property is a 4.59-acre parcel located in Grenehaven, Arizona on North Rainbow Drive identified as Assessor's Parcel Number 601-43-005, and the proposed development is described as the Lake Powell Views Townhomes subdivision preliminary plat; and

**WHEREAS**, an application was filed by 4.5 Acre LLC, Scottsdale, Arizona for a Change of Zoning Regulations and Adoption of a Master Development Plan in the PC (Planned Community) Zone; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on March 25, 2020 and recommended approval of the Change of Zoning Regulations and Adoption of a Master Development Plan with a vote of 7-0; and

**WHEREAS**, the Board of Supervisors has held a public hearing on May 12, 2020; and

**WHEREAS**, the Board of Supervisors has determined that the findings for a zone change, as follows, have been met:

1. The proposed Zone Change is in compliance with the goals and policies of the Comprehensive Plan. The Zoning Ordinance provides for the Planned Community (PC) Zone to allow for modified development standards as proposed and appropriate for the proposed development.
2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare. It allows for development of housing consistent with the local community in an area served by a community water and wastewater system and a fire station located near the site.
3. The change is consistent with the character of the local community that includes multifamily housing developments.

**NOW THEREFORE BE IT ORDAINED** by the Coconino County Board of Supervisors that the requested Change of Zoning Regulations and Adoption of the Master Development Plan are approved subject to the following conditions:

1. The RM-20/A standards of the PC Zone as described in the most current version of the Zoning Ordinance shall be modified as outlined in the chart below. These standards shall be applied to APN 601-43-005 as documented on the Preliminary Plat and the Master Development Plan:

1. Density: 20 units per acre
2. Minimum Lot width: 15 feet
3. Minimum Lot depth: 47.5 feet
4. Front Setback for residential townhome lots: 0 feet
5. Street Side Setback for individual townhome lots: N/A
6. Side Interior Setback for residential townhome lots: 0 feet
7. Rear Setback for residential townhome lots: 0 feet
8. Maximum Lot Coverage: 100 percent
9. Minimum Lot Size: 712 square feet
10. Maximum Structure Height: 25 feet
11. Parking Spaces required per housing unit: 2 (covered parking is not required)
12. Guest Parking spaces: 9
13. Distance between structures: 10 feet
14. Front Setback from exterior property lines of the development: 25 feet
15. Rear Setback from exterior property lines of the development: 10 feet

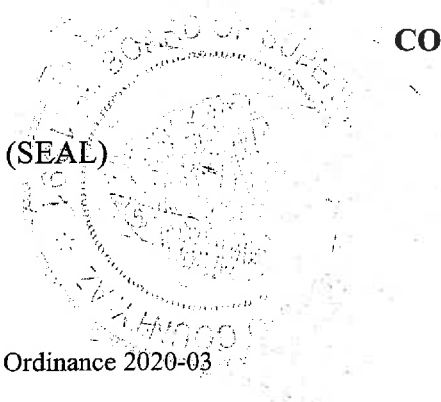
2. Development of the property shall substantially comply with the approved Preliminary Plat, Master Development Plan, Landscape Plan, Lighting Plan, the illustrated design of the townhomes, and the Development Plan Narrative.

**Passed and adopted** this 12<sup>th</sup> day of May, 2020 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**



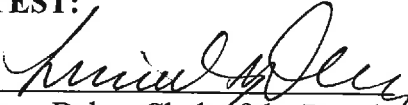
(SEAL)

**COCONINO COUNTY BOARD OF SUPERVISORS**


A handwritten signature in black ink, appearing to read "Elizabeth C. Archuleta".

Elizabeth C. Archuleta, Chair  
Coconino County Board of Supervisors

**ATTEST:**

  
\_\_\_\_\_  
Lindsay Daley, Clerk of the Board

**APPROVED AS TO FORM**

By:   
\_\_\_\_\_  
Rose Winkeler, Deputy County Attorney