

ORDINANCE NUMBER 715

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR APPROXIMATELY 93 ACRES OF LAND OWNED BY THE CITY, YAVAPAI COUNTY AND LOCAL SCHOOL DISTRICTS, FROM THE CURRENT ZONING DESIGNATIONS OF R-1, R-3, AR-20 AND CO (FORMER COUNTY ZONING) TO CF (COMMUNITY FACILITY).

WHEREAS, the Planning & Zoning Commission held a public hearing on June 27, 2022, concerning the proposed rezoning to change the current R-1 (Single Family Residential), R-3 (Multiple Family Residential), AR-20 (Agricultural Residential), C-2 (Heavy Commercial), and CO (Former County) zoning to the CF (Community Facility) zone on various school district, County, and City-owned parcels, totaling approximately 93 acres located on the north side of Mingus Avenue east of Willard Street, the west side of 6th Street south of Mingus Avenue, the east side of 6th Street north of Aspen Street, and the south side of Fir Street east of Camino Real, and has recommended approval thereof; and

WHEREAS, the requirements of A.R.S. §9-462.04 have been met; and

WHEREAS, the Council finds that it is reasonable and appropriate to change said zoning designations to CF (Community Facility).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

**Section 1:** That the following described parcels of land, as shown on the maps attached hereto, lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from the current zoning designations as indicated below, to the City's zoning designation of CF (Community Facility).

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**Mingus Avenue and 6th Street Portions**

Address	APN	Owner	Acres	Current Zone	New Zone
301 N. Willard Street and 500 E. Mingus Avenue	406-42-010B	Cottonwood Oak Creek School Dist #6	23.75	R-1	CF
1 N. Willard Street	406-42-011C	Cottonwood Oak Creek School Dist #6	9.95	R-1	CF
570 E. Mingus Avenue	406-42-012D	Cottonwood Oak Creek School Dist #6	2.50	R-1	CF
301 N. Willard Street	406-32-022K	Cottonwood Oak Creek School Dist #6	0.39	R-1	CF
10 S. 6th Street	406-42-184C	Yavapai County	3.62	R-1	CF
100 S. 6th Street	406-42-184F	City of Cottonwood	2.67	R-1	CF
-	406-42-184H	Yavapai County	0.10	R-1	CF
-	406-42-184J	Yavapai County	0.09	R-1	CF
345 E. Mingus Avenue and 39 Brian Mickelsen Parkway	406-42-184K	City of Cottonwood	2.09	R-1	CF
51 Brian Mickelsen Parkway	406-42-184M	Yavapai County	2.21	R-1	CF
191 S. 6th Street and 199 S. 6th Street	406-42-170L	City of Cottonwood	6.16	R-3	CF

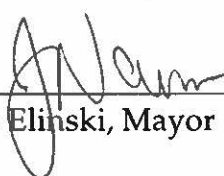
**Mingus Union High School Portion**

Address	APN	Owner	Acres	Current Zone	New Zone
1801 E. Fir Street	406-12-001Z	Mingus Union High School Dist #4	35.99	AR-20, C-2	CF
1925 E. Fir Street	406-12-001D	Mingus Union High School Dist #4	1.33	AR-20	CF
-	406-12-033C	Mingus Union High School Dist #4	1.09	AR-20	CF
-	406-12-041	Mingus Union High School Dist #4	1.04	CO	CF

**Section 2:** That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.

**Section 3: Severability:** That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 2ND DAY OF AUGUST 2022.

  
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 Tim Elinski, Mayor

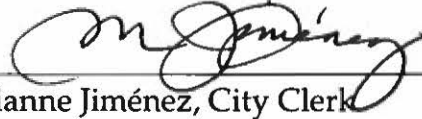
*Sor*

APPROVED AS TO FORM:



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Steven B. Horton, Esq., City Attorney

ATTEST:



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Marianne Jiménez, City Clerk

