

## ORDINANCE NO. 2025-182

AN ORDINANCE OF THE TOWN OF SAHUARITA, ARIZONA, APPROVING THE REZONING OF APPROXIMATELY 233 ACRES OF LAND GENERALLY LOCATED SOUTH OF SAHUARITA ROAD AND THE TOWN HALL COMPLEX, WEST OF LA VILLITA, AND NORTH OF EL TORO ROAD IN SAHUARITA, ARIZONA, APNS 30336009A, 30333012D, 30333012E, AND 30333012F, FROM RURAL RESIDENTIAL (GR-1) AND RURAL HOMESTEAD (RH) TO SPECIFIC PLAN (SP).

WHEREAS, the Town of Sahuarita (the “Town”) has received an application for rezoning 233 acres of land generally located south of Sahuarita Road and the Town Hall complex, west of La Villita, and north of El Toro Road in Sahuarita, Arizona, as depicted on Exhibit A attached hereto and made a part hereof by this reference (the “Property”); and

WHEREAS, the rezoning application was reviewed by staff and recommended by the Planning and Zoning Commission on March 3, 2025 to the Town Council for approval; and

WHEREAS, the Town Council reviewed the rezoning application and held a public hearing on the rezoning application on April 28, 2025;

WHEREAS, the Mayor and Council find that it is in the best interest of the Town of Sahuarita and its residents to amend the zoning of the Property from GR1 and RH to SP; and

WHEREAS, in accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Sahuarita, Arizona, as follows:

- Section 1.** The recitals above are hereby incorporated as if fully set forth herein.
- Section 2.** That the property described herein and depicted in the attached Exhibit A is hereby zoned Specific Plan (SP) under the Town of Sahuarita Zoning Ordinance, subject to conformance to all the requirements set forth in this Ordinance, and all other applicable Town zoning and subdivision ordinance provisions.
- Section 3.** Any preliminary and final plat or site plan submitted to the Town on the Property shall be in conformance with this Ordinance, the conditions set forth on Exhibit B, and all applicable Sahuarita subdivision and site plan requirements, including all Town infrastructure requirements related to the development of the Property.
- Section 4.** The Town Manager is directed, upon the effective date of this Ordinance, to cause the amendment of the Town’s zoning map to reflect the new zoning of the property.

**Section 5.** The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance and sections of the Town Code.

**Section 6.** All ordinances, resolutions, or motions and parts of ordinances, resolutions or motions of the Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the date of this ordinance. All internal reference within the Town Code to any affected provision are hereby updated.

**Section 7.** If any section, subsection, sentence, clause, phrase or portion of this ordinance, or any part of this amendment to the Town Code, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Sahuarita, Arizona, this 28<sup>th</sup> day of April 2025.

APPROVED:

*Tom Murphy*

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Mayor Tom Murphy

ATTEST:

*Lisa Cole*

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Lisa Cole, MMC  
Town Clerk

APPROVED AS TO FORM:

*Jon M. Paladini*

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Jon Paladini  
Town Attorney

**CERTIFICATION OF RECORDING OFFICER**

State of Arizona        )  
County of Pima        ) ss.

I, the undersigned, Lisa Cole, MMC, being the duly appointed, qualified Town Clerk of the Town of Sahuarita, Pima County, Arizona, certify that the foregoing Ordinance No. 2025-182 is a true, correct, and accurate copy of Ordinance No. 2025-182, passed and adopted at a Voting Meeting of the Council of the Town of Sahuarita, Pima County, Arizona, held on the 28<sup>th</sup> day of April 2025, at which a quorum was present and by 6-1 vote, 6 voted in favor of said ordinance. The motion passed with Council Member Lytle dissenting.

Given under my hand and sealed this 28<sup>th</sup> day of April 2025.

SEAL:

*Lisa Cole*

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Lisa Cole, MMC  
Town Clerk



EXHIBITS A AND B ARE AVAILABLE IN THE TOWN CLERK'S DEPARTMENT  
375 W SAHUARITA CENTER WAY, SAHUARITA, AZ 85629  
townclerk@sahuaritaaz.gov