

# COCHISE COUNTY

## Notification for Special Use and Rezoning Applications

Board of Supervisors  
November 28, 2017

Cochise County  
Community Development  
Department of Planning, Zoning and Building Safety



***Public Programs...Personal Service***

## COCHISE COUNTY

- July and September, 2017 Board Work Sessions
- October 11, 2017 PNZ Commission Work Session
- November 8, 2017 PNZ Hearing
- Changes to four (4) Sections of the Regulations:
  - Section 1716.03, Special Use Authorization
  - Section 1716.04, Appeal of Special Use Authorization
  - Section 2203, Citizen Review Process
  - Section 2206, Planning Commission Action-Rezonings



## COCHISE COUNTY

# Comp Plan Growth Areas

- Growth Area A: Urban Infill in S.V.
- Growth Area B: Urbanizing Areas
- Growth Area C: Rural Communities
- Growth Area D: Rest of County ~ 85%



## COCHISE COUNTY

# Current Notification Requirements

### Special Use and Rezoning Applications\*

- Growth Areas A,B,C: 1,000 Feet
- Growth Area D: 1,500 Feet
- Same notice from Applicant and County

\* Airports/airstrips, firearm ranges, manufacturing or storage of hazardous materials, Rezone to Heavy Industry, etc

- 1 Mile all Growth Areas



## COCHISE COUNTY

# Sections 1716.03,2203

Growth Area	Distance
Area A	300 feet
Area B	1,000 feet
Area C	1,000 feet
Area D/Intensive Use*	Minimum 1 mile, maximum 3 miles A minimum of 50 parcels shall be notified, up to a maximum 3 mile distance

\*Airport, airstrip, firearms range, manufacturing, or storage of hazardous materials as a principal use, feedlot, electric generation plant, or rezoning to Heavy Industrial (HI)



## COCHISE COUNTY

# Sections 1716.04,2206

- *Currently Code States:*

~~Notice of such public hearing shall be given by one publication in a newspaper of general circulation in the County seat and by posting the area included in the proposed Special Use Authorization(s) at least 15-calendar days prior to this hearing. Notice shall also be sent by first class mail to each owner of real property, as shown on the most recent available records of the last property tax assessment, located within 1,000-feet of the proposed area of the proposed Special Use Authorization request(s), if within Growth Categories A, B, or C, or within 1500-feet, if within a Category D area.in the same manner as the original application.~~

- *Replaced with : Notice of such public hearing shall be given in the same manner as the original application*



# COCHISE COUNTY

## R-17-04 Zoning Regulations Update

### Planning Commission Recommendation:

On November 8<sup>th</sup> the Commission voted unanimously to recommend approval of the proposed text amendment



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