



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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MEMORANDUM

TO: Board of Supervisors
FROM: Robert Kirschmann, Planner II
FOR: Ed Gilligan, Interim Planning Director
SUBJECT: Docket R-17-04 (Notification Requirements, Zoning Regulations Update)
DATE: November 15, 2017 for the November 28, 2017 meeting

I. BACKGROUND AND PROPOSED CHANGES

Docket R-17-04 is a proposed revision to Article 17, Administration, and Article 22, Amendments of the Cochise County Zoning Regulations.

The Board of Supervisors has directed Staff to:

- Evaluate two (2) existing Area plans a Year
- Phase out plans with limited value
- Not encourage new Area Plans
- Notify a minimum of 50 residences of planning dockets
- Continue update the Mid Sulphur Springs Area Plan

To ensure that residences are adequately notified of proposed Special Uses and Rezoning Staff is proposing to modify the notification requirements.

The Comprehensive Plan establishes four (4) Growth Areas in the County:

- Growth Area A: Urban Infill in S.V.
- Growth Area B: Urbanizing Areas (Outside Sierra Vista, Benson, Willcox, Sunsites)
- Growth Area C: Rural Communities (Saint David)
- Growth Area D: Rest of County ~ 85%

The current notification requirements are:

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

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Work sessions were held with the Board on July 25th and September 26th and the Planning and Zoning Commission on October 11th. The Planning and Zoning Commission held a Public Hearing on November 8th. There has been no feedback received from the public. As a result of these meeting changes to four (4) distinct areas of the Code are proposed:2017 Staff is proposing changes to three (3) distinct areas of the Code:

- 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

Attachment A provides track changes showing the proposed revisions. The biggest change is the addition of the following chart:

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, or electric generation plant	

Staff believes the changes fulfill the desire of the Board and makes the requirements for noticing clear and concise.

II. SUMMARY AND RECOMMENDATION

The Planning and Zoning Commission unanimously recommended approval of the amendment.

III. ATTACHMENTS

Attachment A Draft Language