

Area Plans

BOS Work Session

July 25, 2017



Cochise County

Community Development

Department of Planning, Zoning and Building Safety

Why are we here?

- May 8 Budget Work Session
- Board Discussion on Area Plans:
 - Do they have value?
 - Continue to have them?
 - If they have value: revisit on a regular basis so they remain viable

Do Area Plans have value?

- Opportunity for residents to come together: help determine what they want their community to become
- Comprehensive Plan is very general
- Area Plans provide much more guidance for rezoning and special use permit decisions
- Create tasks for community and County

Continue to have Area Plans?

Yes

Only if:

- Residents believe they have value
- They accomplish their stated goals

Revisit Plans to keep them Viable

- Areas where development is occurring
- Community Interest
- Look at oldest first
- Make them short and sweet
- Use the criteria in the Comp. Plan
- Be aware of budget implications

Criteria in the Comp. Plan

- Pattern of growth has changed
- Nearby growth areas are at capacity
- Continued demand for new growth
- New roads and utilities have changed optimum intensity
- Master Development Plan proposed
- Support from property owners

Staff Proposal

- Staff Reviews 2 Area Plans each year
- Recommend to P&Z Commission
 - No Change
 - Revise
 - Delete
- If Commission recommends revise or delete: work with community leaders
- If community leaders agree: ask Commission to initiate Comp. Plan amendment
- Continue to work with Mid Sulphur Springs