

COCHISE COUNTY

Area Plans- Notification for Special Use and Rezoning Applications

Board of Supervisor Work Session
September 26, 2017

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



Public Programs...Personal Service

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Background

May 8th 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



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Background

July 25th Work Session

- Staff Reviews 2 Existing Area Plans each year
 - Work with community: still has value?
 - Does extra zoning notification take its place?
 - Look to phase out when possible
- Do not offer or pursue new Area Plans
 - Limited value
 - Too staff intensive
 - Cause strife in communities
 - Changing population negates community buy-in
 - Sometimes used to control property of other people
- Continue to work with Mid Sulphur Springs



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Extra Notification

- Board's Goal to Notify 50 Residences
- AZ State Requirement: 300 Feet



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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%



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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



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Costs

Approximately \$1.00 to send each notification

.47 postage

.10 print cost

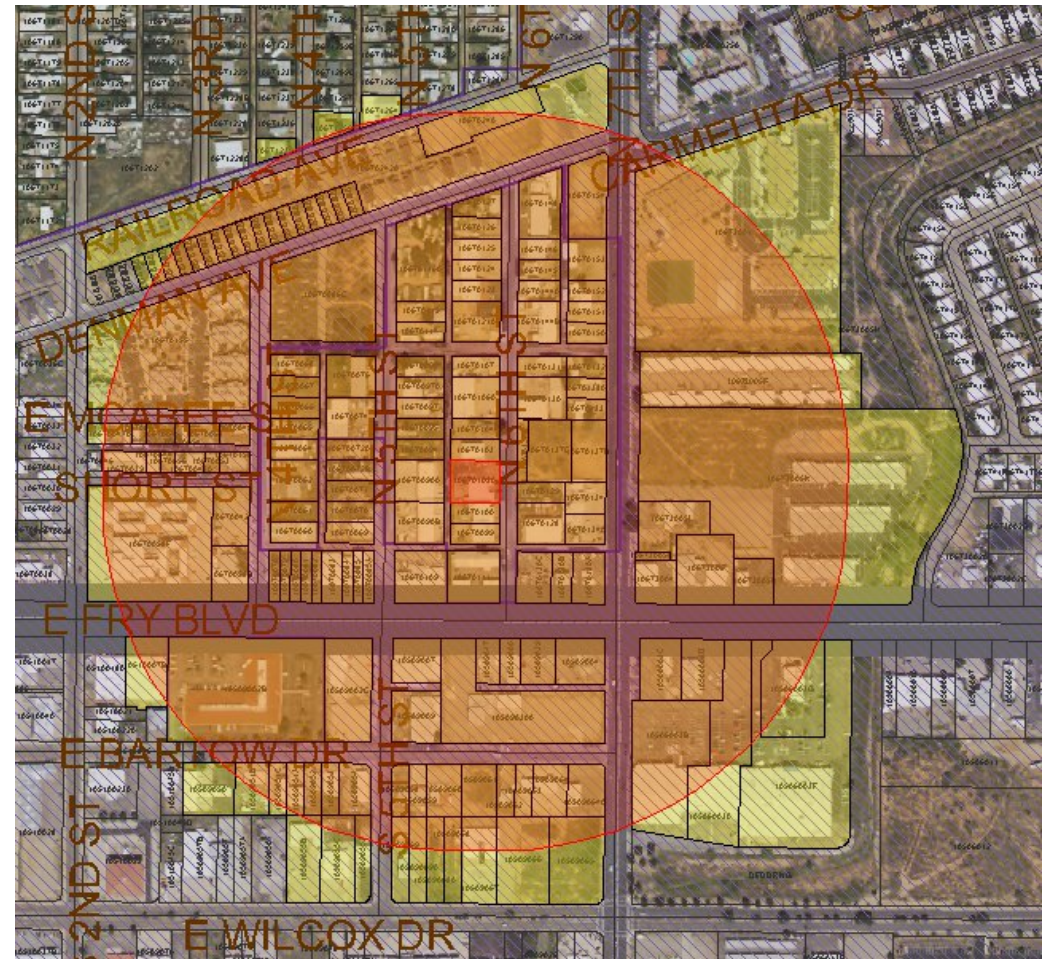
Plus envelope, paper and staff time



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ArcWorks Special Use 1000 Feet: Required

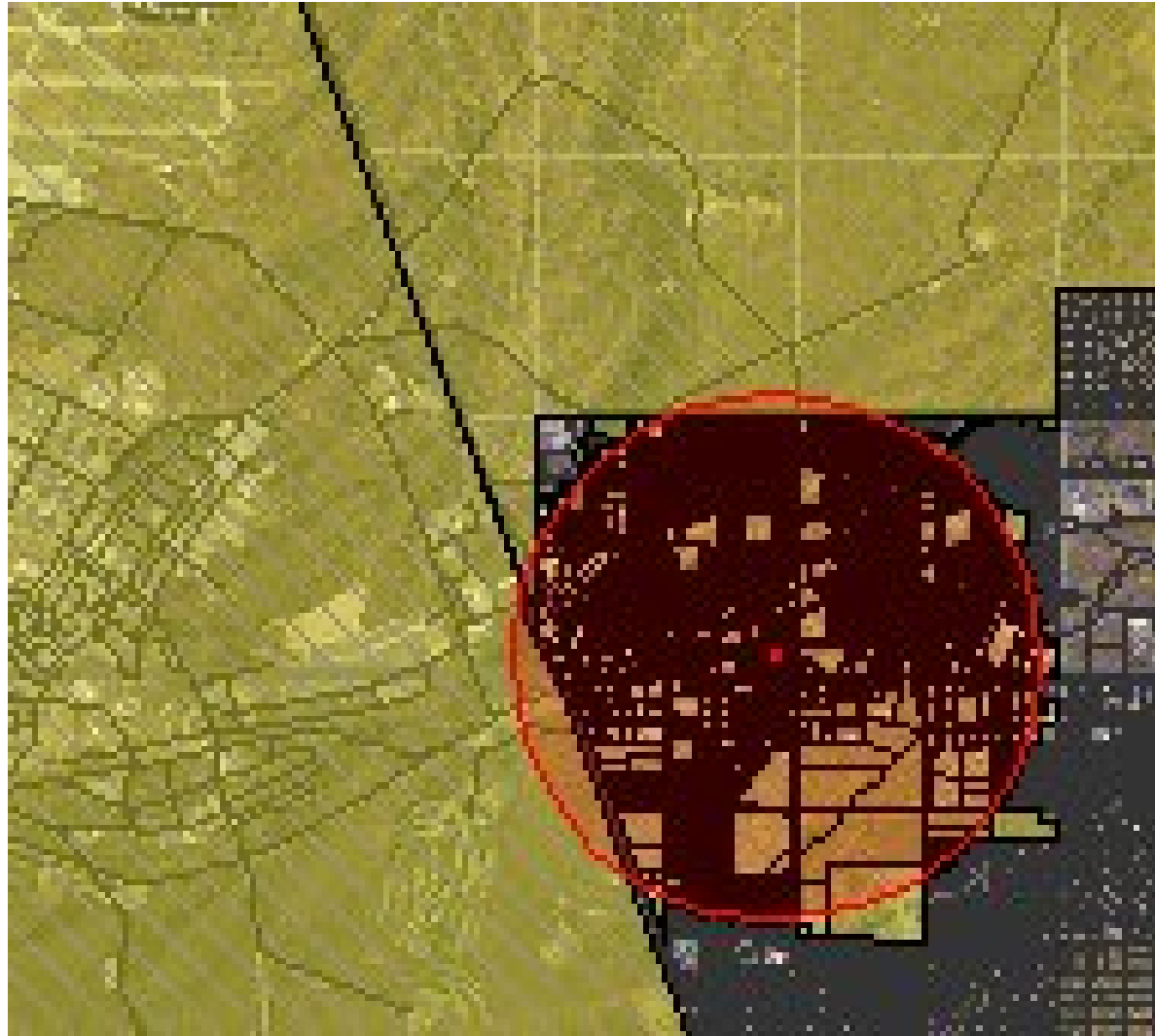
- Category Area A
- 162 property owners notified
- Largely businesses
- Cost:
 - \$300 Fee collected
 - \$162 postage
 - \$138 to process application



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ArcWorks Special Use 1 Mile

- 1,300 property owners
- Good portion of the City of Sierra Vista
- Cost:
 - \$300 Fee collected
 - \$1300 postage
 - \$-1000 to process application

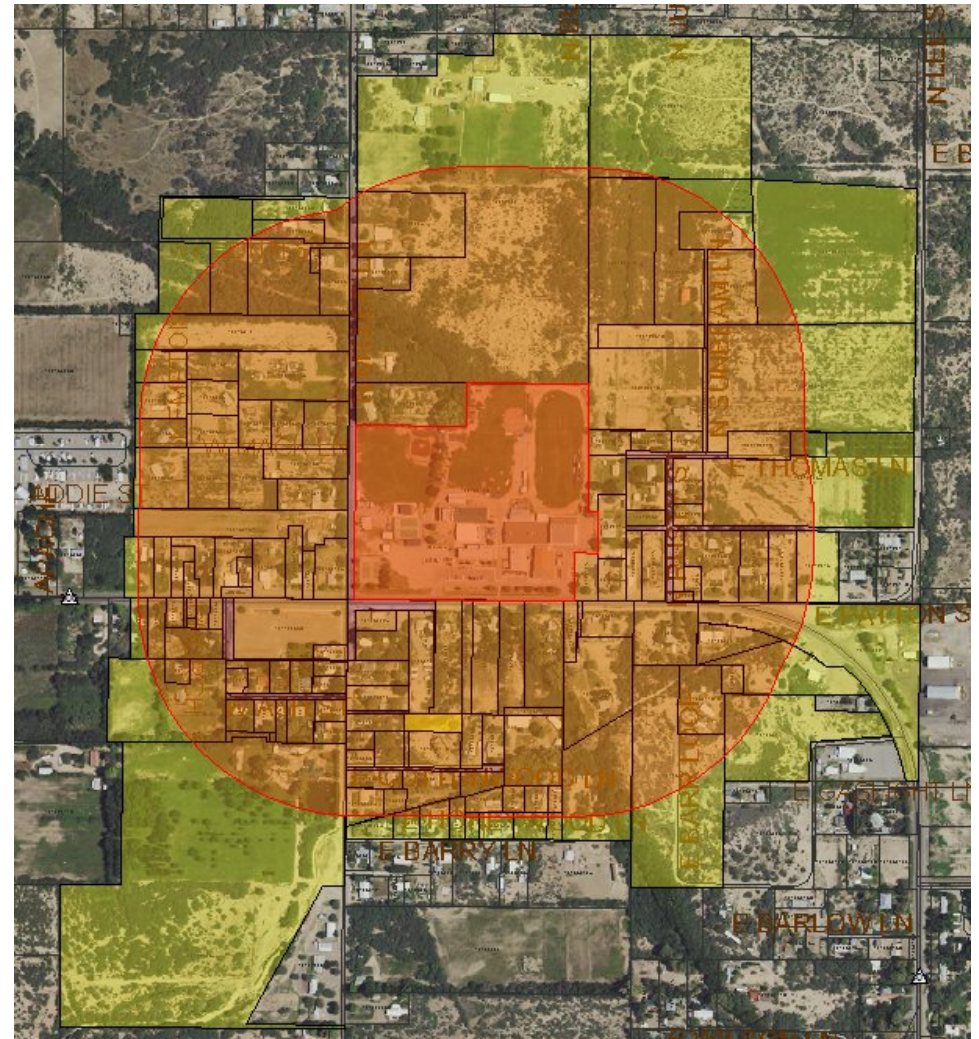


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Verizon Tower- St David

1000 Feet: Required and Recommended

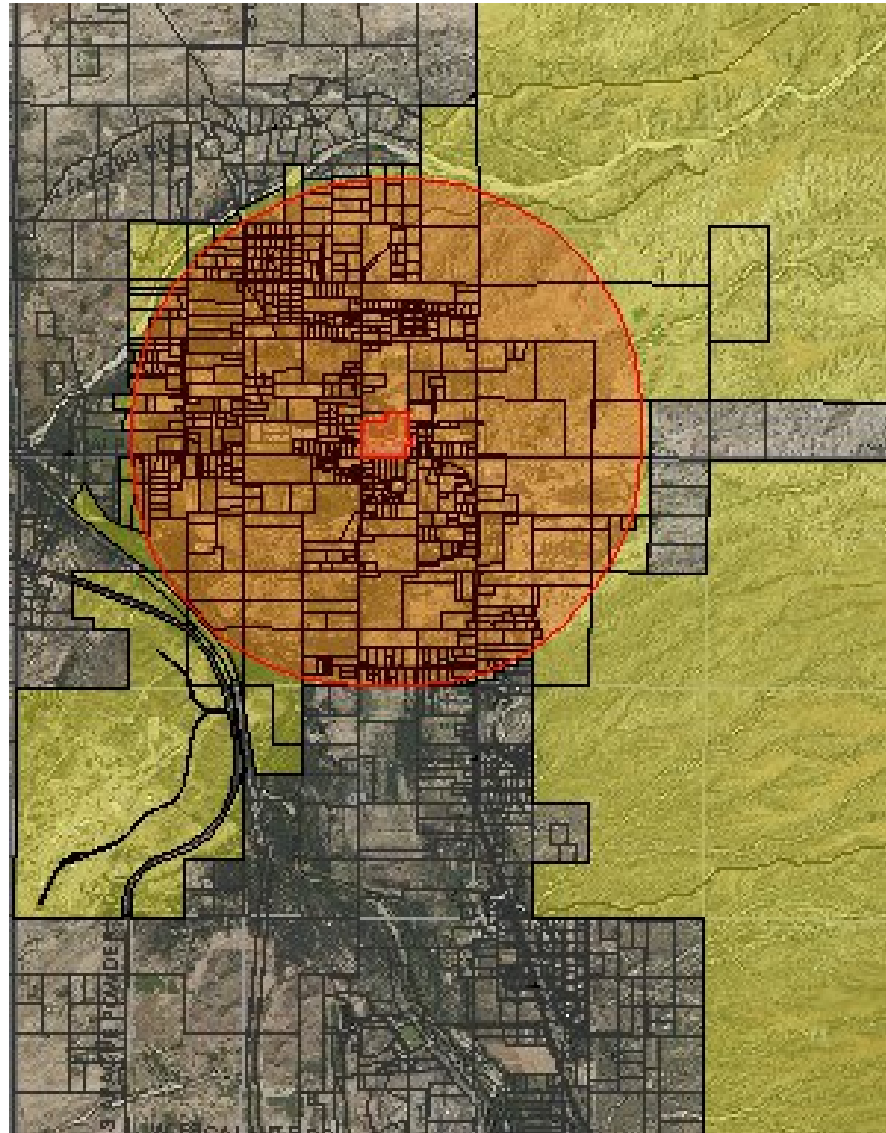
- Growth Area C
- 154 property owners notified
- Approximately 75 SFR
- Cost:
 - \$300 Fee collected
 - \$154 postage
 - \$146 to process application



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Verizon Tower- St David
1 mile

- 742 property owners notified
- Majority of Saint David notified
- Cost:
 - \$300 Fee collected
 - \$742 postage
 - \$-442 to process application

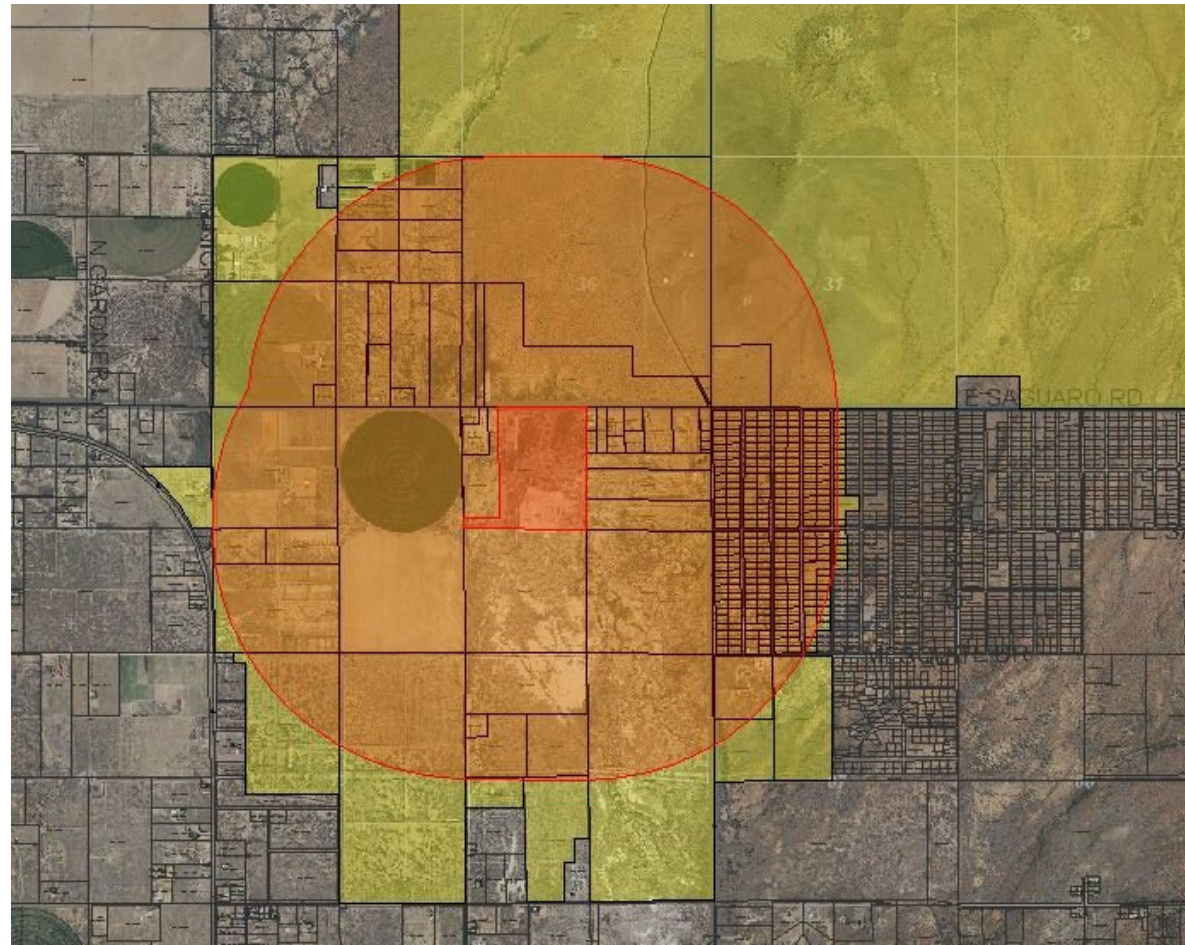


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Willcox Shooting Range- Special Use and Rezoning 1-Mile Required and Recommended

- Growth Area D
- 316 property owners notified
- ~33 SFR notified
- Fees Collected:

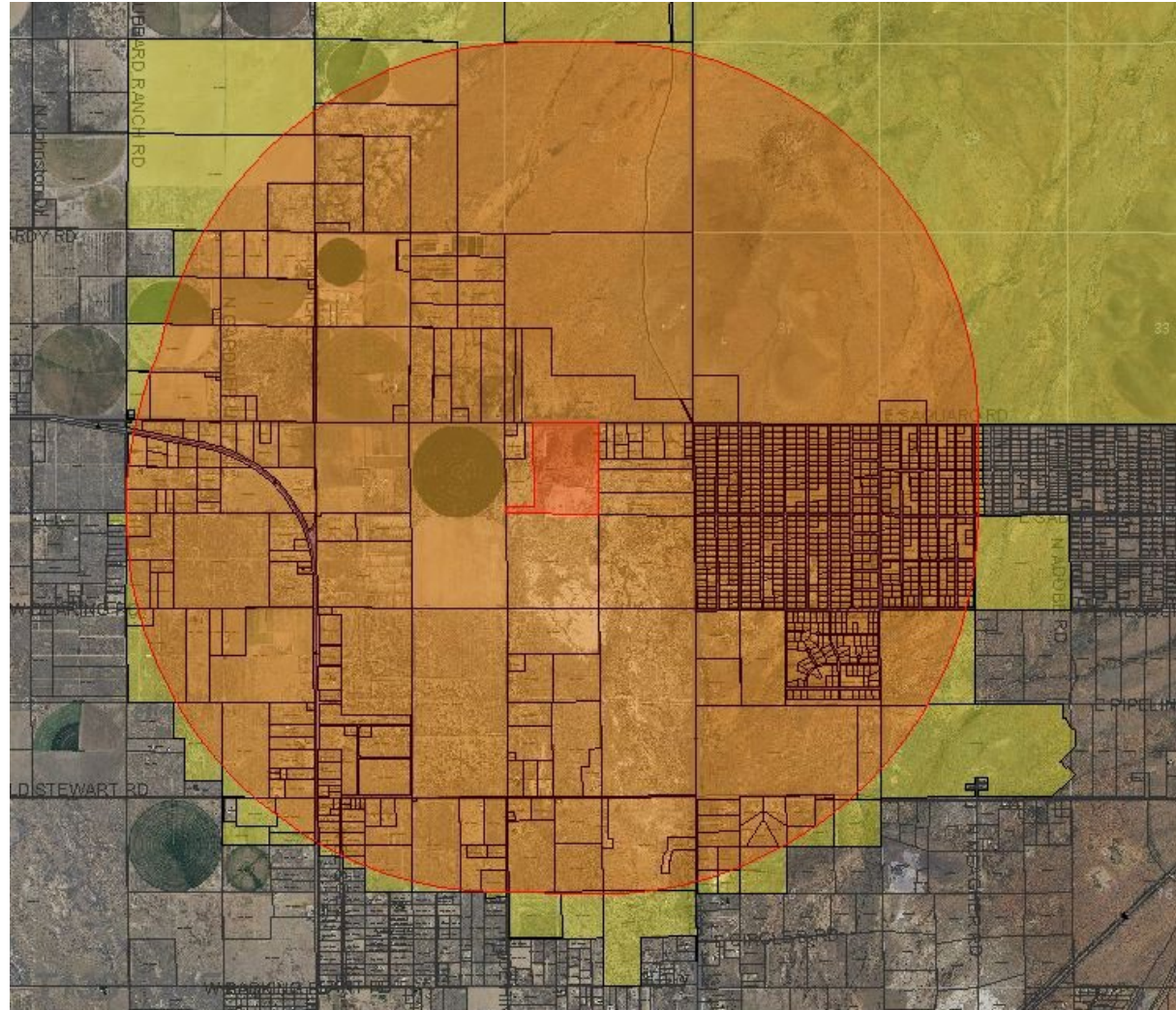
SU	\$75
<u>RZ</u>	<u>\$250</u>
Total	\$325
<u>Postage</u>	<u>\$316</u>
- Total left to process: \$9



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Willcox Shooting Range 2-Miles

- At 2-Miles 1,015 property owners notified
- Approximately 120 SFR
- Cost:
 - \$300 Fee collected
 - \$1015 postage
 - \$-715 to process application



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Proposed Notification Requirements

Special Use and Rezoning Applications*

	<u>Current</u>	<u>Proposed</u>
• Growth Area A:	1,000 Feet	300 Feet
• Growth Area B:	1,000 Feet	No Change
• Growth Area C:	1,000 Feet	No Change
• Growth Area D:	1,500 Feet	One Mile

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

- All Growth Areas: One Mile No Change



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Proposed Notification Requirements

Why the same notice from the Applicant and the County?

Applicant notifies property owners, we follow up to let them know how to continue to participate.



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Work Program


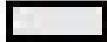

- Staff will initiate Zoning Code Amendment (Section 2203,2206)
- Planning Commission
 - Share information in October Work Session
 - Hearing in November
- BOS
 - Hearing in Late November, early December



Legend

Growth Area:

-  A
-  B
-  C

-  County Boundary
-  Incorporated Area
-  Roads

