



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Public Hearing, Docket R-19-04 (Minor Land Division)
DATE: August 27, 2019

I. BACKGROUND AND PROPOSED CHANGES

Docket R-19-04 is a proposed amendment to the Cochise County Zoning Regulations to establish minor land divisions within Cochise County. Minor land division is defined as a division of one parcel into five or fewer parcels, any of which are ten acres or smaller in size. Currently, the County does not regulate this practice and, instead, only records such divisions. An absence of regulation has led to the County-wide proliferation of residential areas that lack basic infrastructure and vehicular access. In addition, many property owners are unable to meet their underlying zoning requirements following improper parcelization, rendering their property unbuildable.

During the June 11, 2019 work session with the Board of Supervisors, staff presented a proposal to add the regulation of minor land division to the Cochise County Zoning Regulations. At that time, staff was directed by the Board to amend the Zoning Regulations to address the regulation of minor land division. Also, staff was directed to conduct stakeholder outreach. Following the direction of the Board, staff provided an informational presentation to local realtors at the July 9, 2019 meeting of the Southeast Arizona Association of Realtors, Inc. In addition, staff is developing a user-friendly permit, brochure and webpage to further educate the general public.

On July 10, 2019, Staff presented draft minor land division regulations to the Planning and Zoning Commission during a scheduled work session. During that meeting, staff received similar direction from the Commission to move forward with the incorporation of minor land division regulations into the Zoning Regulations.

At the August 14, 2019 public hearing, the Planning and Zoning Commission voted 7-0 to forward Docket R-19-04, Minor Land Divisions, with a recommendation of approval to the Board of Supervisors. Staff now proposes adding Article 1721 Minor Land Divisions (Attachment A) to the Cochise County Zoning Regulations.

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II. SUMMARY AND RECOMMENDATION

The regulations contained within Article 1721 are intended to ensure proper processing of minor land divisions within unincorporated Cochise County. Staff is requesting that the Board consider approving the changes as presented.

Sample Motion: *I move to approve Docket 19-04 amending the Cochise County Zoning Regulations adding Article 17 Minor Land Divisions.*

III. ATTACHMENTS

- A. Ordinance to Adopt Article 17 Minor Land Divisions into the Cochise County Zoning Regulations with Exhibit "A" Minor Land Division amendments attached.