



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-19-03 (Removal of Zoning References to Expedited Subdivisions)
DATE: August 27, 2019

I. BACKGROUND AND PROPOSED CHANGES

Docket R-19-03 is a proposed amendment to the Contents, and Articles 6, 7, 8, 9, 10 and 15 of the Cochise County Zoning Regulations.

On June 25, 2019, the Cochise County Board of Supervisors voted to repeal and replace the Cochise County Subdivision Regulations, adopted December 18, 1974, with the 2019 Edition of the Cochise County Subdivision Regulations. The newly adopted edition of the subdivision regulations repealed all future use and mention of the Minor Expedited Residential Subdivision Option. Minor Expedited Residential Subdivision regulations were previously considered one of the conservation subdivision options. Conservation subdivision options are included in our subdivision regulations to provide a greater latitude of subdivision design in order to conserve land. The flexibility of conservation subdivisions tends to provide a greater economic return to developers due to associated density bonuses, decreased grading and more efficient servicing of the subdivision with utilities, streets, and other essential services.

The Minor Expedited Residential Subdivision Option strictly applied to proposed subdivisions with twenty (20) or fewer lots, which could be increased to twenty-seven (27) lots with density bonuses. This option was removed due to a perceived failure to promote the intent of conservation subdivisions, which is innovative site planning in harmony with the natural features of the site in order to encourage conservation of land for subdivision residents and as well as the general public.

The Minor Expedited Residential Subdivision Option is specifically referenced within the Contents, and Articles 6, 7, 8, 9, 10 and 15 of the Cochise County Zoning Regulations. To come into compliance with the recent changes to the Subdivision Regulations, Staff recommends the additions and deletions (underlined, italicized areas are new additions, strikethrough are deletions), as indicated in Exhibit "A" of this docket.

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At the August 14, 2019 public hearing, the Commission voted 7-0 to forward Docket R-19-03, Removal of Zoning References to Expedited Subdivisions, with a recommendation of approval to the Board of Supervisors. Staff now proposes amending the Contents, and Articles 6, 7, 8, 9, and 15, as shown in Exhibit B, to the Cochise County Zoning Regulations.

II. SUMMARY AND RECOMMENDATION

Staff is requesting that the Board consider approving the changes to the Cochise County Zoning Regulations, as presented.

Sample Motion: *I move to approve Docket R-19-03 amending the Cochise County Zoning Regulations with text changes to the Contents, and Articles 6, 7, 8, 9, 10 and 15.*

III. ATTACHMENTS

- A. Ordinance Amending the Contents and Articles 6, 7, 8, 9, 10, 15 of the Cochise County Zoning Regulations
- B. Exhibit "B" Strike-through and underline of the Contents and Articles 6, 7, 8, 9, 10, 15 of the Cochise County Zoning Regulations