

COCHISE COUNTY

**Zoning Amendment
Repeal of References to Minor
Expedited Residential Subdivisions**

Board of Supervisors
August 27, 2019

Cochise County
Development Services



Public Programs...Personal Service

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What was Minor Expedited Residential Subdivision?

Any proposed subdivision with 20 or fewer lots

- No processing fees
- Only one plat required
- Drainage report instead of Hydrology and Hydraulic Study
- No traffic analysis required
- No off-site road improvements required except for road apron connections
- No second means of access from a public road required
- Flexible lot sizes
- Prohibited construction in floodplains, except for road crossings
- Density bonus eligible
- Faster to process than a traditional subdivision



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Issues

Not addressing minor land divisions (2-5 parcel splits) combined with an overuse of the Minor Expedited Residential Subdivision option has resulted in:

- A lack of on- and off-site road improvements
- Poor access management
- Substandard residential development pattern
- Developer subsidies by the general public



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Work to Date

On June 25, 2019 the 2019 Edition of the Cochise County Subdivision Regulations was adopted. The Minor Residential Expedited Subdivision option was eliminated.

This proposed ordinance eliminates all references to the Minor Residential Expedited Subdivision contained in the Zoning Regulations.

Minor land division regulations (Docket R-19-04) are proposed.



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Changes to the Zoning Regulations

The Contents, and Articles 6, 7, 8, 9, 10 and 15 of the Cochise County Zoning Regulations are proposed to be revised as follows:

1004.07 ~~Minor Expedited Residential~~ Alternative Conservation Subdivision Option

Pursuant to the Cochise County Subdivision Regulations, ~~Minor Expedited Residential Subdivision~~ and the Residential Conservation Subdivision ~~options~~ option, providing a wider latitude of design, more economic use of land and density bonuses ~~are~~ is available for development of residential subdivisions.

~~1507 Residential Minor Expedited Subdivision Option~~

~~Pursuant to the Cochise County Subdivision Regulations, the Minor Expedited Subdivision is available when subdividing 20 lots or fewer.~~



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Summary/Recommendations

Planning & Zoning Commission unanimously (7-0) recommended approval at their August 15, 2019 meeting.

Sample Motion: I move to approve docket R-19-03 amending the Cochise County Zoning Regulations by repealing all references to the minor expedited residential subdivision options contained in the Contents, Articles 6, 7, 8, 9, 10, and 15.

