

COCHISE COUNTY

Subdivision Regulations Update

Planning and Zoning Commission
June 12, 2019

Cochise County
Development Services



Public Programs...Personal Service

COCHISE COUNTY

Docket R-19-02 is a proposed repeal and replacement of the Cochise Subdivision Regulations

BOS has directed staff to:

- Update the regulations to conform with current ARS.
- Remove the Minor Expedited Subdivision option.
- Tentative plats to be reviewed by P&Z Commission.
- Perform clerical revisions to reflect current practices.



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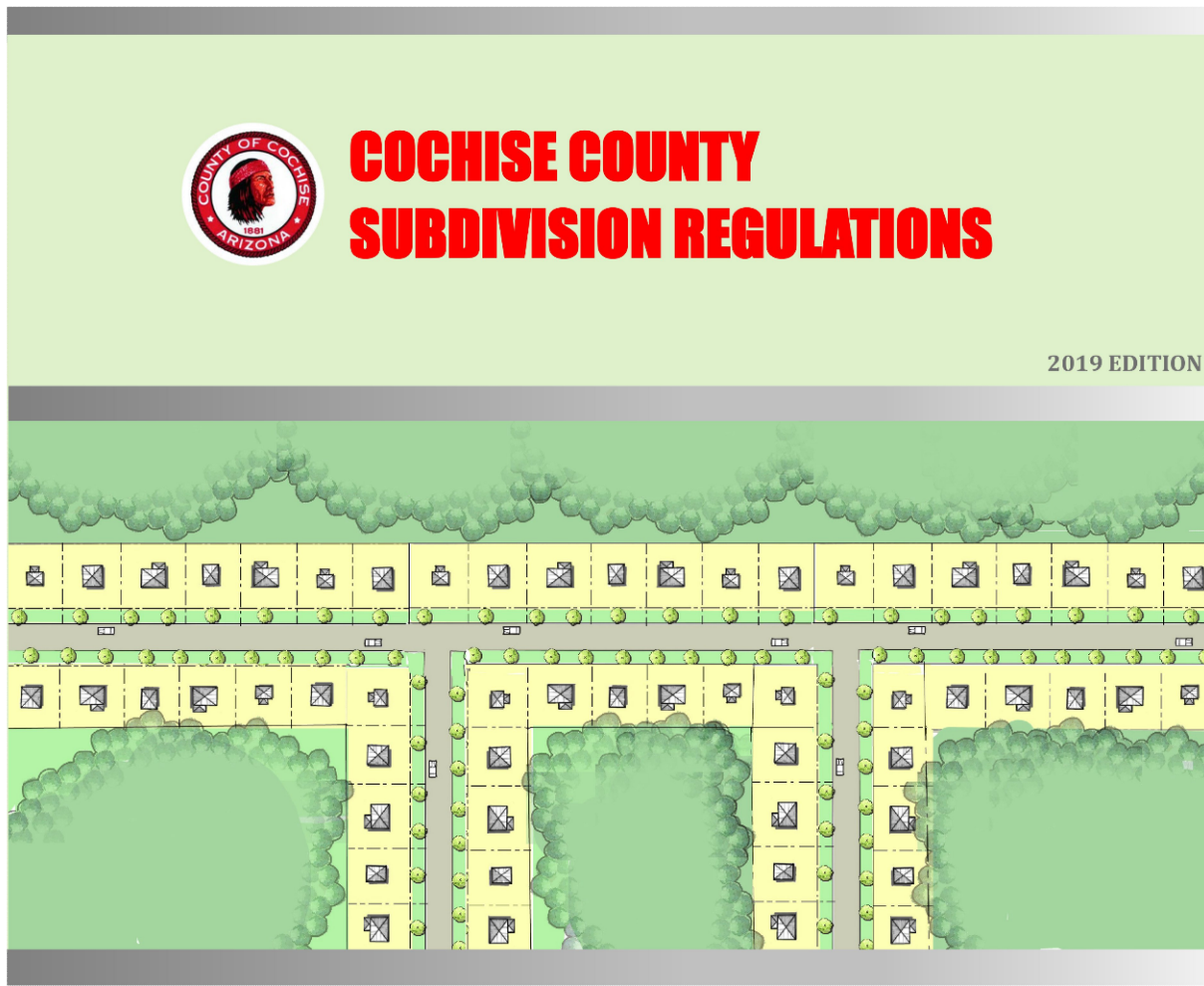
At the January 9, 2019 Planning Commission meeting, the following changes were presented:

- Eliminating a provision that required septic testing on at least one-third of all subdivision lots. Current state law requires testing on all septic system prior to permit issuance.
- Eliminating the “Minor Expedited Subdivision” process. The Minor Expedited Subdivision process was a no-fee planning review option that was used to circumvent the drainage review and more-intensive subdivision regulation process.
- Removing obsolete technology references.
- Removing the requirement for the review of tentative plats by the Planning and Zoning Commission.



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Since that meeting, staff has incorporated these revisions into a revised document (Attachment A)



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The document has been re-organized and re-formatted to follow the development process. Graphics were added.

ARTICLE 4 PLAT ELEMENTS

401 PURPOSE

The purpose of this Article is to describe the specific elements required on plat submittals.

402 CIRCULATION

402.01 Circulation and Layout

- A. Subdivision design shall provide public streets of a type and in locations adequate to accommodate current and projected future circulation needs within the subdivision and the surrounding area.
- B. Access into the subdivision from off-site streets shall be sufficient to facilitate emergency access to all lots.
 - 1. A minimum of two means of access, built to *Cochise County Road Construction Standards & Specifications for Public Improvements*, is required for all residential subdivisions except rural subdivisions (see definition) and subdivisions with twenty-seven (27) lots or fewer.
 - 2. All non-residential subdivisions shall provide a second means of access built to *Cochise County Road Construction Standards & Specifications for Public*

Improvements.

- C. Non-local traffic on local streets shall be discouraged by the use of appropriate traffic calming methods and road layout design.
- D. Half-streets or partial width rights-of-way shall be prohibited except where necessary to provide right-of-way, to complete a road pattern already begun, or to insure reasonable development of adjoining parcels. Where a platted half-street abuts the proposed subdivision, the remaining half width shall be platted within the subdivision.
- E. Adequate access shall be provided to each lot through public or private streets.
- F. Direct access from individual lots to streets that are identified or function as collectors and arterial streets shall be prohibited through subdivision design or via a one (1) foot no-access easement.
- G. Corner lots shall access onto local streets.
- H. Road design shall be compatible with approach grades, drainage, bridges, or future grade separations, where a subdivision abuts or contains the right-of-way of a railroad, limited access highway or irrigation canal.
- I. Cul-de-sac streets shall terminate in a circular turnaround area with a radius of at least fifty-(50) feet.

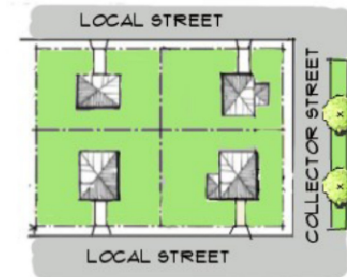


Figure 6: Corner lots shall access lower speed local streets

- J. Cul-de-sacs shall not exceed six hundred (600) feet in length from the entrance to the circumference of the turnaround area except in rural subdivisions (see definition) where cul-de-sacs can be twelve-hundred (1200) feet in length.

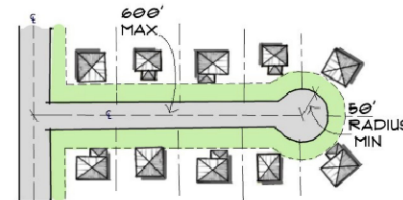


Figure 7: Maximum cul-de-sac length and minimum turn around



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In addition, the following substantive changes are proposed for conservation subdivisions.

ARTICLE 5 ALTERNATIVE CONSERVATION SUBDIVISION OPTIONS

Example of Density Bonus For a 1000-Acre Parcel, Zoned RU-4		
Subdivision Type	Conservation Areas	Number of Lots & Density Bonus
Conventional	None	Maximum 250 lots (may be less after calculating roads) (No density bonus)
Conservation	50% conservation areas = 500 acres	335 lots (34 % bonus: 250 lots x 1.34)
Conservation with Sewer, Water & Fire Protection	75% conservation areas = 500 acres	437 lots (75 % bonus: 250 lots x 1.5)

- other special flood hazard areas;
- 4. Hillside with slopes greater than thirty (30) percent;
- 5. Ridgelines;
- 6. Significant wildlife habitat areas and corridors;
- 7. Cultural or archaeological sites listed on the National or State Register or in local land-use plans; and
- 8. Significant stands of predominantly unspoiled native and other historically adapted vegetation.

C. The conservation area calculation may also include:

- 1. Other cultural or archaeological sites;

- 2. Paths or trails not intended for vehicular access within the public right-of-way and to and through the conservation area;
- 3. Historic ranching and grazing areas other than irrigated agricultural fields (accessory ranch structures or service streets may also be included).
- 4. Community gardening;
- 5. Passive outdoor recreation such as hiking, bicycling, or equestrian trails; or
- 6. Other similar compatible uses.

D. The conservation area calculation shall not include:

- 1. Any public or private streets

- accessing the lots;
- 2. Outdoor storage areas and junkyards;
- 3. Golf courses; and
- 4. Other uses or structures incompatible with the intent of conservation areas.

E. Conservation Area Design Considerations:

- 1. At least twenty-five (25) percent of the conservation area shall consist of land that is suitable for building.
- 2. At least seventy-five (75) percent of the conservation area shall be in a contiguous tract.
- 3. The conservation area shall adjoin any neighboring areas of conservation areas, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected conservation areas.
- 4. The conservation area shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjointing lots shall be provided with safe, convenient access to the conservation area.
- 5. Conservation areas should be as accessible as feasible through direct



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The conservation subdivision option is a flexible option that is popular with developers.

Changes were proposed to further incentivize:

- the provision of water, sewer and fire protection with a density increase of 75% (increased from 50%)
- preservation of contiguous, accessible tracts of land, at least 25% of which will be suitable for building.



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Summary and Recommendation:

Staff has presented draft Subdivision Regulations for Planning Commission consideration. The associated ordinance would repeal and replace the current Subdivision Regulations. Staff is requesting that the Commission forward the attached Subdivision Regulations to the Board of Supervisors with a recommendation for approval at the June 25, 2019 meeting.

Sample Motion: Mr. Chairman, I move to forward Docket R-19-02 with a recommendation of approval to the Board of Supervisors.

