



**Cochise County**  
**Community Development**  
**Planning, Zoning and Building Safety Division**

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MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Christine McLachlan, AICP, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Services Director  
**SUBJECT:** Docket R-19-04 (Minor Land Division Ordinance)  
**DATE:** June 20, 2019 for the July 10, 2019 meeting

**I. BACKGROUND AND PROPOSED CHANGES**

Docket R-19-04 is a proposed amendment to the Cochise County Zoning Regulations to establish the regulation of 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.

During the June 11, 2019 work session with the Board of Supervisors, Staff provided a presentation regarding the need, precedent and general parameters for minor land division to the Cochise County Zoning Regulations. 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, rendering their property unbuildable, following improper parcelization.

As a result, staff was directed by the Board to amend the Zoning Regulations to incorporate the regulation of minor land division. By state law, County review is limited to the following:

1. The lots, parcels or fractional interests each meet the minimum applicable county zoning requirements of the applicable zoning designation.
2. The applicant provides a standard preliminary title report or other acceptable document that demonstrates legal access to the lots, parcels or fractional interests.
3. The applicant provides a statement from a licensed surveyor or engineer, or other evidence acceptable to the county, stating whether each lot, parcel or fractional interest has physical access that is traversable by a two-wheel drive passenger motor vehicle.
4. The applicant reserves the necessary and appropriate utility easements to serve each lot, parcel or fractional interest created by the land division.

Consequently, all applications for minor land division that fulfil each of the above requirements will be approved. At the July 10, 2019 meeting, staff will provide a presentation as well as a draft ordinance for review and discussion by the Commission.

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**II. SUMMARY AND RECOMMENDATION**

Staff has presented a presentation and a draft ordinance for Planning Commission for consideration and discussion.

**III. ATTACHMENTS**

Attachment A Draft Cochise County Minor Land Division Ordinance

Attachment B Draft Cochise County Minor Land Division Presentation