

# COCHISE COUNTY

## Zoning Amendment – Repeal of References to Minor Expedited Residential Subdivisions

Planning and Zoning Commission  
August 14, 2019

Cochise County  
Development Services



***Public Programs...Personal Service***

## COCHISE COUNTY

# 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.~~



COCHISE COUNTY

## Summary Recommendations

Staff has presented revisions to the Cochise County Zoning Regulations. Staff is requesting that the Commission forward the attached document to the Board of Supervisors with a recommendation for approval.

Sample Motion: *Mr. Chairman, I move to forward Docket R-19-03 with a recommendation of approval to the Board of Supervisors.*

