



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
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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: July 31, 2019 for the August 14, 2019 meeting

I. BACKGROUND AND PROPOSED CHANGES

Docket R-19-04 is a proposed amendment to the Cochise County Zoning Regulations to establish 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 presented a proposal to add the regulation of 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 following improper parcelization, rendering their property unbuildable. As a result, staff was directed by the Board to amend the Zoning Regulations to amend the zoning code to address the regulation of minor land division.

On July 10, 2019, Staff presented draft minor land division regulations to the Planning and Zoning Commission during a scheduled work session. During that meeting, staff received similar direction from the Commission to move forward with the incorporation of minor land division regulations. Staff now proposes adding Article 1721 (Attachment A) to the Cochise County Zoning Regulations.

II. SUMMARY AND RECOMMENDATION

Staff has presented draft regulations for Planning Commission consideration, which would amend the Cochise County Zoning Regulations with the addition of Article 1721. 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-19-04 with a recommendation of approval to the Board of Supervisors.*

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III. ATTACHMENTS

Attachment A, Draft Minor Land Division Regulations, amending article 17 of the Cochise County Zoning Regulations