



Cochise County

Community Development

Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket CP-20-01 (Minor Comprehensive Plan Amendment, Hwy191)
DATE: June 11, 2020 for the June 23, 2020 Meeting

APPLICATION FOR A COMPREHENSIVE PLAN MAP AMENDMENT

This is a County-initiated request for a Comprehensive Plan map amendment. The request consists of twenty (20) subject parcels that are generally located northwest of the City of Douglas between mileposts 1 and 3 along Highway 191. Subject parcels include the following: APN 407-54-007, APN 407-54-006, APN 407-34-034 (48.5 acre portion adjacent to or encompassed by amendment area limits), APN 407-83-001, APN 407-34-075, APN 407-34-014, APN 407-34-051D, APN 407-34-046, APN 407-34-001B, APN 407-83-008C, APN 407-83-007, APN 407-54-005A, APN 407-34-016 (96 acre portion west of APN 407-34-034), APN 407-34-047, APN 407-34-045B, APN 407-34-050, APN 407-34-004, APN 407-34-005, APN 407-34-037, APN 407-54-005B. The parcels subject to this amendment total 1,972 acres. They are further described as being situated in Section 15 of Township 23 South and Range 27 East, in unincorporated Cochise County, Arizona. The request is to amend the growth area category from "D" to "C" and the land use designation from Rural to Developing on all parcels previously mentioned. This is a County-initiated request, consequently, the applicant is Cochise County, Planning.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	See Table 1
Zoning:	RU-4 (Rural District, one dwelling per 4-acres)
Current Growth Area:	D- Rural Areas
Proposed Growth Area:	C- Rural Community Areas
Current Plan Designation:	Rural
Proposed Plan Designation:	Developing (DEV)
Area Plan:	None
Existing Uses:	See Table 1
Proposed Uses:	No changes

Planning, Zoning and Building Safety

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Table 1: Existing and Proposed Land Use Growth Area and Designation, Location, Acreage and Current Use

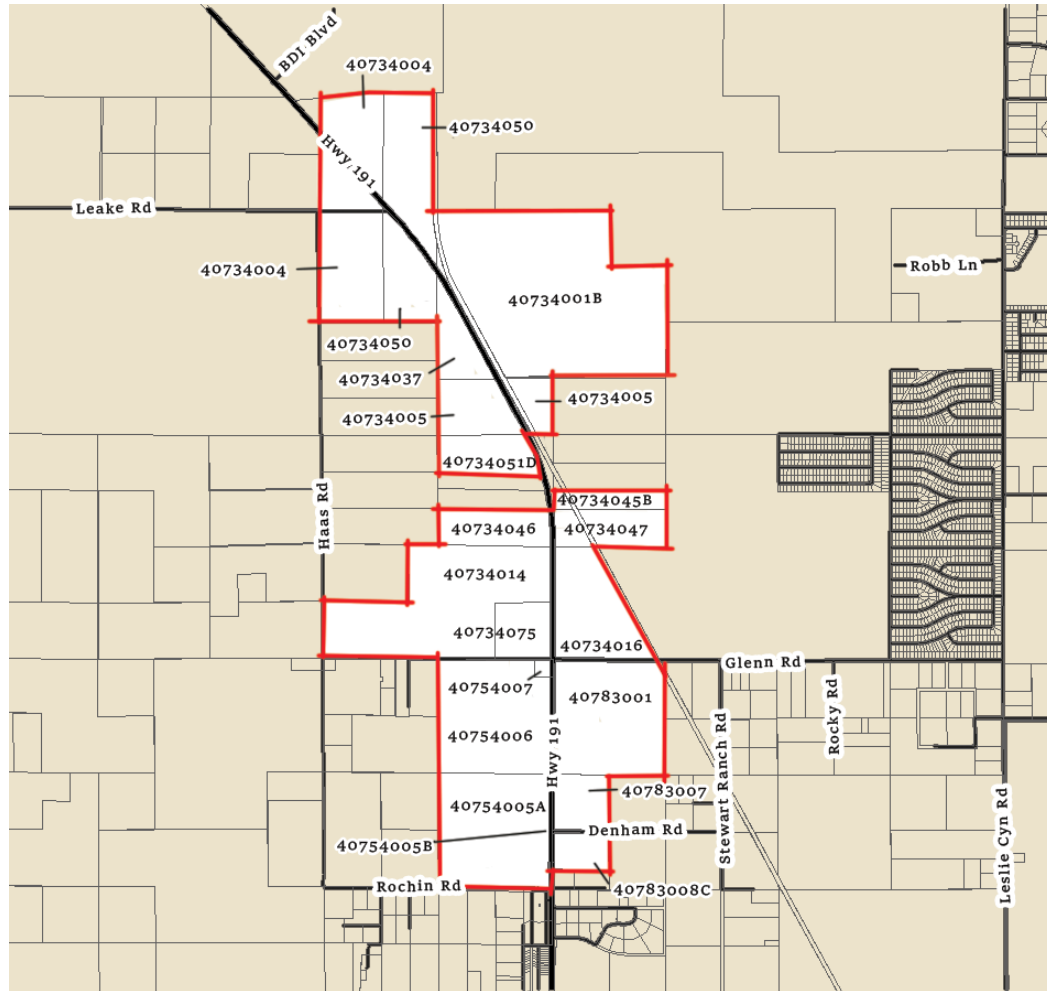
Parcel Number	Existing Growth Area Category	Proposed Growth Area Category	Existing Land Use Designation	Proposed Land Use Designation	Major Streets and Street Intersections	Acreage	Current Use
40754007	D	C	Rural	Dev	Hwy 191 and Denham Rd	4.00	Single Family Residential
40754006	D	C	Rural	Dev	Access to Hwy 191 and Glenn Rd	161.43	Single Family Residential and Ag/Vacant
40734034	D	C	Rural	Dev	County ROW	48.5 ⁽¹⁾	Ag/Vacant Land/Non-Profit
40783001	D	C	Rural	Dev	Hwy 191 and Glenn Rd	156.49	Ag/Vacant Land/Non-Profit
40734075	D	C	Rural	Dev	Hwy 191 and Glenn Rd	39.98	Ag/Vacant Land/Non-Profit
40734014	D	C	Rural	Dev	Access to Hwy 191 and Glenn	227.26	Ag/Vacant Land/Non-Profit
40734051D	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	48.83	Ag/Vacant Land/Non-Profit
40734046	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	52.79	Ag/Vacant Land/Non-Profit
40734001B	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	390.58	Ag/Vacant Land/Non-Profit
40783008C	D	C	Rural	Dev	Hwy 191 and Denham Rd	26.36	Ag/Vacant Land/Non-Profit
40783007	D	C	Rural	Dev	Hwy 191 and Glenn Rd	39.62	Ag/Vacant Land/Non-Profit
40754005A	D	C	Rural	Dev	Hwy 191 and Denham Rd	165.94	Ag/Vacant Land/Non-Profit
40754005B	D	C	Rural	Dev	Hwy 191 and Denham Rd	0.17	Ag/Vacant Land/Non-Profit
40734016	D	C	Rural	Dev	Hwy 191 and Glenn Rd	96.00 ⁽²⁾	Ag/Vacant Land/Non-Profit
40734047	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	49.85	Ag/Vacant Land/Non-Profit
40734045B	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	25.49	Ag/Vacant Land/Non-Profit
40734050	D	C	Rural	Dev	Hwy 191 and Leake Rd	144.78	Single Family Residential and Ag/Vacant
40734004	D	C	Rural	Dev	Hwy 191 and Leake Rd	179.57	Ag/Vacant Land/Non-Profit
40734005	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	76.03	Ag/Vacant Land/Non-Profit
40734037	D	C	Rural	Dev	Hwy 191, south of Leake Rd and north of Glenn Rd	39.33	Ag/Vacant Land/Non-Profit ⁽³⁾

¹ Only includes 48.5 acre portion adjacent to or encompassed by amendment area limits

² Only includes 96 acre portion of the parcel west of APN 407-34-034

³ Subject to Docket Z-20-06 (Panesar)

Subject Parcels Map



II. NATURE OF REQUEST

The applicant (Cochise County, Planning) requests amending the land use designation on all subject parcels from Rural (R) to Developing (DEV) and the land use growth area category from D to C. The area directly surrounding the site is primarily agricultural rural and sparsely developed to the east and west. Bisbee-Douglas International Airport and the Arizona State Prison Complex- Douglas are directly to the north of the corridor. Directly to the south is the northern growth boundary to the City of Douglas. The area to the south is primarily low density residential.

The state mandates that each county's Comprehensive Plan be updated at least every ten years. This is a major undertaking and while some portions of the document may change significantly, others, like the Comprehensive Plan Growth Areas and Land Jurisdiction Map have not kept pace with development. In addition, undertaking periodic minor amendments, such as CP-20-01, allows a focused examination of specific areas that would not be as feasible during a general update to the Plan. In order to keep pace with change, staff regularly reviews the Growth Area Map for consistency with growth and development that has occurred or could be reasonably expected to occur in the near-term. A staff-initiated land use map change can reduce some regulatory barriers that could otherwise discourage growth and development.

This area and the individual parcels within were selected due to the presence of several key indicators that change may be warranted and beneficial. This includes the following:

- Recent developer inquiries, like rezoning or special use requests
- Presence of large, undeveloped areas
- Proximity to incorporated areas and urban services
- Highway access and/or major roadway intersections
- Airport access
- Major employer presence
- Proximity to International ports of entry
- Availability of geographically-development incentives (such as opportunity zones and foreign trade zones)

The combination of these factors, along with the possible addition of another future port of entry, suggests this is an area that is likely to receive redevelopment interest and could benefit from the proposed land use map amendment.

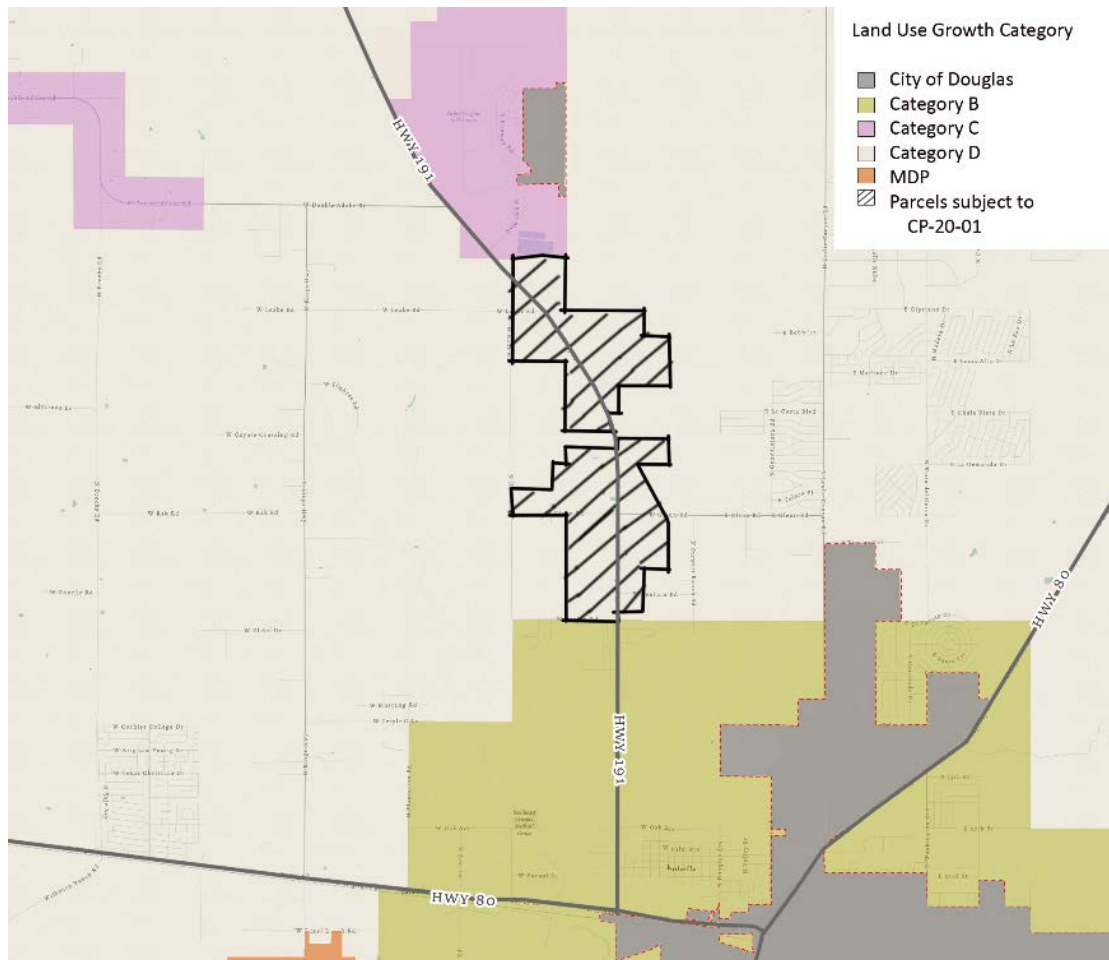
IV. ANALYSIS OF LAND USE MAP AMENDMENT (MINOR) IMPACTS

Compliance with Land Use Amendment Criteria

The Comprehensive Plan Growth Area Categories and Designations within the Cochise County Comprehensive Plan (“Plan”) are designed to provide a measure of protection to the existing character of an area. The Plan may be amended, by minor or major amendment, by interested parties from time to time. An amendment is considered “major” if it results in a substantial alteration of the County’s land use mixture or balance. However, because the proposed amendment falls below the threshold for a major amendment, it is a minor amendment.

Section 302A.2. of the Comprehensive Plan provides six criteria used to consider a change in a Plan Designation. All six of the criteria are applicable to this request. The request fully complies with five of the six factors.

Current Land Use Map



1. The Pattern of Growth No Longer Reflects the Type of Growth Expected in the Current Designation - Complies

There are four land use categories and seven land use designations within the Comprehensive Plan.

EXISTING: Rural Designation, "D" Category

All twenty subject parcels carry the Rural (R) designation. According to the Plan, this designation is intended for areas "identified as those remaining lands in Category D Rural Areas that are not designated Rural Residential. They are identified by one or more of the following characteristics: sparsely populated; larger lot sizes, agricultural production or grazing, availability of sites large enough for intensive industrial uses that cannot be accommodated in other growth areas, large expanses of private and public lands, and/or have developed and un-developed recreational resources."

In addition, all subject parcels are within Category D - Rural Areas. As stated in the Plan, "This category includes the outlying rural areas between cities and unincorporated communities and characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands. Non-residential development is geared toward providing local services, tourism or intensive uses that are not appropriate in more the densely populated parts of the county, such as power plants and feedlots."

PROPOSED: Developing Designation, "C" Category

The proposed designation of "Developing," is described by the Plan as follows: "The "Developing" (DEV) plan

designation is used to describe areas experiencing non-rural growth rates that are developed with scattered, mixed residential, business or industrial and agriculture-related uses and that ultimately will accommodate future growth as the more populated areas reach build-out. Since these areas are assumed to be in transition, the Planning Department will periodically re-evaluate these areas to determine if the rate of new development warrants a new designation or growth area that is either more or less intense. The Developing designation may occur in Growth Category A, B, and C Areas that do not meet the criteria of the other designations.”

Category C – Rural Community Areas is proposed for all subject parcels. This category is described by the Plan as “This category includes less populated rural communities that are characterized by a slow rate of growth and the desire to maintain the existing neighborhood or rural atmosphere. These areas are generally found as small clusters of residential and non-residential development adjacent to agricultural production areas. Non-residential enterprises generally serve or coincide with local agricultural, ranching or tourist activities. Category C areas are often populated enough to warrant or provide a K-8 grade school. Their rural, low density, and often scenic qualities have the potential to attract future residents at a growth rate that may warrant consideration of a plan change to Category B. Category C Rural Community Areas include those areas presently identified as “Category C” and additional areas that have been determined to meet the following criteria:

- a. Residential and non-residential development is clustered in settlements on a variety of lot sizes as typified in established town sites and immediate environs.
- b. Other than arterials and collectors, roads are generally unimproved. However, increases in residential and non-residential development will likely warrant improvements, such as paving, in the future.
- c. Farming and ranching are prevalent activities adjacent to these areas.
- d. Non-residential enterprises generally serve the rural/agricultural community as well as visitors passing through if located on a major arterial road.”

In order to change the land use designation, which more directly relates to zoning and allowable uses, the land use category must also be changes. The “Developing category” is only allowed in growth categories A, B, C. Permitted zoning districts within the existing designation (Rural) and proposed designation (developing) are as follows:

Designation	Permitted Zoning Districts
Rural (existing)	RU-36, RU-18, RU-10, RU-4, RU-2, SM-36 Acres, SM-18 Acres, SM-10 Acres, SM-174 (4-acres), SM-87 (2-acres), SR-36 Acres, SR-18 Acres, SR-10 Acres, SR-174 (4-acres), SR-87 (2-acres), HI
Developing (proposed)	RU-2, R-36, R-18, R-9, SM-87 (2-acres), SM-36, SM-18, SM-9, SR-87 (2-acres), SR-43, SR-22, SR-12, SR-8, MR-1, MR-2, NB, GB, LI, HI

The most noticeable difference between the two are the allowance of the commercial zoning of General Business (GB) and Neighborhood Business (NB) as well as Light Industrial (LI) within the Developing designation. If this amendment is approved, additional commercial development in this area could be facilitated, which is further supported by the presence of an existing highway, major employers and future port of entry expansion.

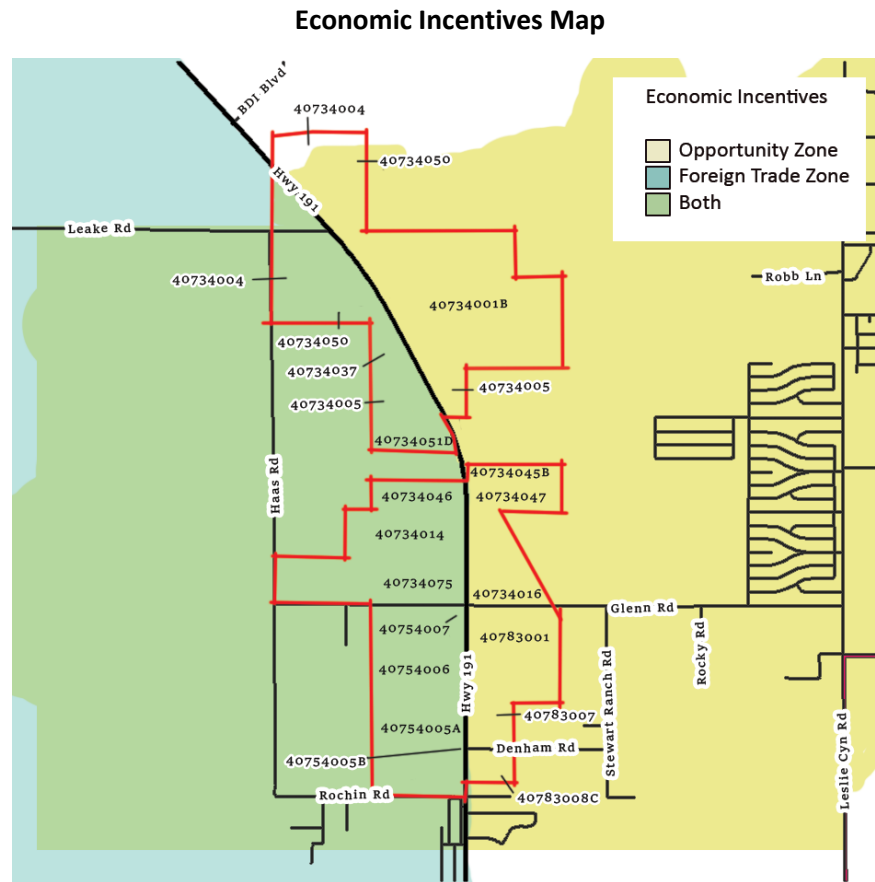
2. Substantial Changes Have Occurred in the Area – Complies

Perhaps the most significant change that could impact this area is the construction of a future port of entry in the Douglas area. While there are many uncertainties surrounding this proposal, the mere potential for such an economically important change can incentivize redevelopment. There is renewed an increased development interest

in the Highway 191 corridor. While this road does not directly connect the City to the port of entry, it would serve north-southbound traffic.

In addition, all the parcels within this docket are considered part of an opportunity zone, foreign trade zone, or both. These are valuable geographically based federal programs, that are intended to encourage investment and redevelopment. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

Within Foreign Trade Zone (FTZ), merchandise can be brought duty-free for purposes of storing, repacking, display, assembly or manufacturing. Imports may be landed and stored without full customs formalities. Arizona is the only state that provides an 80 percent reduction in real and personal property taxes for companies qualifying for FTZ or sub-zone designation. While this designation currently only applies to parcels on the western side of Highway 191, the County is currently pursuing expanding this designation to all of Cochise County.



3. The Extension of Urban Standard Facilities and Services Have Changed the Optimum Type of Appropriate Development –Complies

This criterion is intended to apply to situations where major road improvements, extensions of waste disposal systems and water service have recently occurred. In response to the proposed port of entry project, engineering consultants

from Stantec, Inc, are examining potential growth rates in the area as well as the infrastructure improvements that would be required to serve the growth and redevelopment. There are existing nearby adjacent sewer and water lines directly to the south that could be extended to the north to serve this area.

The current capacity of Highway 191, which directly connects the City of Douglas to the airport and the correctional facility to the north, indicates that non-residential development is a more optimum development type.

4. Substantial Support from Property Owners – Does Not Complies

On May 5, 2020, all property owners within 1,500 feet of the subject parcels were sent a letter with information about land use map amendment request. They were provided relevant case information, public hearing dates as well as a form in which they could indicate support or non-support of the request. In addition, a public hearing notice was provided in the Sierra Vista Herald on May 20, 2020. As of June 4, 2020, staff has received 0 letters in support and 3 letters in opposition to the request. More discussion of this item is included in Section 5 of this report.

5. Change in Developing Designation Following a Distinguishable Pattern of Development - Complies

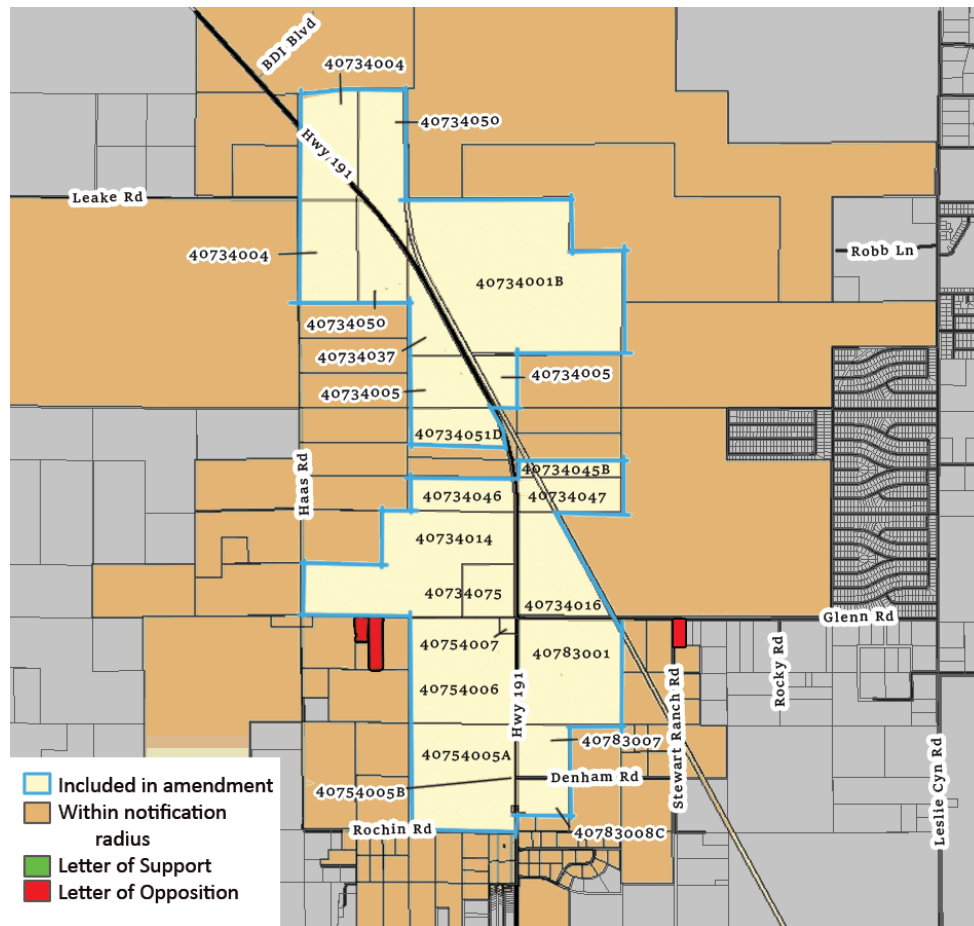
The County is currently studying the impacts of an additional port-of-entry in the Douglas area. While there is a lot that remains unknown of this federal project and beyond the control of the County, we are certain that should this project moves forward, it will have a substantial impact on the Douglas area. The proposed land use map amendment is a proactive measure intended to help this area prepare for growth and development.

6. New Designation Provides a Harmonious Transition Between Existing Designations - Complies

The proposed growth area category of “C” is a logical extension from category “B” area to the south to the category “C” area to the north. The parcels subject to this amendment are large parcels, directly adjacent to the Highway 191 corridor. The resignation of the parcels subject to this amendment, therefore, would create a connection to the existing growth area categories.

The proposed land use designation of “Developing” designation is used to describe areas experiencing non-rural growth rates that are developed with scattered, mixed residential, business. This category seems both more indicative of the current development pattern and would connect the existing pattern of parcels currently designated “Developing” directly to the north and south of the parcels subject to this amendment.

Public Input Map



VI. SUMMARY AND CONCLUSIONS

The request is a County-initiated minor land use change request, amending the land use designation on all subject parcels from Rural (R) to Developing (DEV) and the land use growth area category from D to C. The request consists of twenty (20) subject parcels that are generally located northwest of the City of Douglas between mileposts 1 and 3 along Highway 191. Subject parcels include the following: APN 407-54-007, APN 407-54-006, APN 407-34-034 (48.5 acre portion adjacent to or encompassed by amendment area limits), APN 407-83-001, APN 407-34-075, APN 407-34-014, APN 407-34-051D, APN 407-34-046, APN 407-34-001B, APN 407-83-008C, APN 407-83-007, APN 407-54-005A, APN 407-34-016 (96 acre portion west of APN 407-34-034), APN 407-34-047, APN 407-34-045B, APN 407-34-050, APN 407-34-004, APN 407-34-005, APN 407-34-037, APN 407-54-005B. The parcels subject to this amendment total 1,972 acres.

Factors in Favor of Approval

1. It promotes redevelopment. This request has been initiated, in large part, to promote redevelopment of this emerging corridor along Highway 191. This docket is not a rezoning request and no changes to the zoning are proposed at this time.
2. It supports other geographically based federal incentives, such as the Opportunity Zone and Foreign Trade Zone designations. The fact that all the parcels in this amendment are eligible for this important economic development incentives suggests this area is a federal priority for redevelopment.
3. It allows the County to take a more proactive role in the development of nodes in corridors in areas of the County

that makes sense. By directly growth to areas close to municipal boundaries, the potential for urban sprawl is reduced.

4. This docket is the result of a focused analysis of the land use pattern within the Douglas area and it provides a much-needed update to the Comprehensive Plan’s Growth Areas Map.
5. It satisfies the Balance of Land Use Amendment Analysis - There are six factors to consider in every land use map amendment request. There tends to be factors in favor and factors against every request, therefore all factors must be analyzed and balanced against one another when making a recommendation. Individual factors may weigh more heavily relative to others.

As previously elaborated in this memo, this request complies with five of the six land use amendment factors and eight of the fifteen rezoning factors. All noncompliance is explained in the following section. The following tables list each criterion and whether the request complies, partially complies, complies with conditions or does not comply.

6. This docket is the result of a focused analysis of the land use pattern within the Douglas area and it provides a much-needed update to the Comprehensive Plan’s Growth Areas Map.

Land Use Factor Compliance Table

Criterion	Compliance	Partial Compliance	Compliance with Conditions	Non-Compliance
The Pattern of Growth No Longer Reflects the Type of Growth Expected in the Current Designation (Land Use Factor 1)	✓			
Substantial Changes Have Occurred in the Area (Land Use Factor 2)	✓			
The Extension of Urban Standard Facilities and Services Have Changed the Optimum Type of Appropriate Development (Land Use Factor 3)	✓			
Substantial Support from Property Owners (Land Use Factor 4)				✓
Change in Developing Designation Following a Distinguishable Pattern of Development (Land Use Factor 5)	✓			
New Designation Provides a Harmonious Transition Between Existing Designations (Land Use Factor 6)	✓			

Factors Against Approval

1. There were three letters of opposition received from residential landowners in the immediate areas. It is not uncommon for long-time residents to oppose change. It should be noted that no opposition was received from any of the parcels subject to this amendment and care was taken to avoid including residential parcels, where feasible, within this amendment.
2. Ideally, land use amendments to a more intense categories and designations follow recent upgrades to waste disposal/water service and/or major road improvements. There have been no recent improvements to any of

these systems. However, the County is currently studying the infrastructure needs of this general area should an additional port-of-entry be constructed in the Douglas area.

3. Non-residential development in this location result in higher traffic volumes, noise, odors and increased light levels than the existing uses. This is, in large part, because a substantial amount of the parcels are vacant/undeveloped. Any potential impacts would need to be addressed and mitigated through the development review process pending the submittal of site plans for these parcels.

VII. RECOMMENDATION

Staff recommends that the Board consider approving the minor Comprehensive Plan amendment as presented. In addition, the Planning and Zoning Commission unanimously recommended approval of the amendment on June 10, 2020. As a result, the current land use designation will be changed from to Rural (R) to Developing (DEV) and the existing growth area category from D to C on the parcels subject to this request, as noted in Table 1 of this report.

VIII. ATTACHMENTS

- A. Application and Location Map
- B. Public Comments
- C. Agency Comments



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

APPLICATION TO AMEND THE COCHISE COUNTY COMPREHENSIVE PLAN

Cochise County Development Services (Christine McLachlan, agent)

Applicant Name: _____

1415 Melody Lane, Building F

Mail Address: _____

cmclachlan@cochise.az.gov

Email Address: _____

520-432-9266

Phone Number(s): _____

see attached

Parcel Number(s): _____

see attached

Parcel Address(es): _____

Date ___/___/___ **Fee Paid:** Yes ___ No ___ **(Payable to Cochise County Treasurer)**

(Application will not be processed until fee is paid)

**FILL OUT THE REMAINDER OF THE APPLICATION - BE AS COMPLETE AS POSSIBLE -
ATTACH ADDITIONAL SHEETS IF NECESSARY**

1. Plan Amendments Proposed – If you seek a rezoning, it may require amendments to both the Cochise County Comprehensive Plan Growth Area Categories and Land Use Designations. It is advisable to work with a Planning Department staff planner to decide the necessary amendment (s).

a) Growth Area Amendment

Existing Growth Area Category See attached

Proposed Growth Area Category See attached

b) Land Use Designation Amendment

Existing Designation See attached

Proposed Designation See attached

c) Existing Zoning See attached Proposed Zoning See attached

STAFF USE ONLY	existing zoning and uses would be grandfathered
Is Growth Area/Plan Designation Compatible with proposed Zoning?	

2. Describe the location and boundaries of the proposed Plan Amendment(s). A rezoning request may only affect one parcel. Plan amendments, however, raise larger issues such as whether or not current or future growth patterns in an area are different than those indicated by the existing Growth Category and Designation. For this reason a plan amendment may involve evaluating a larger area than a specific site for a rezoning. If this is the case, the planner may request that the Plan amendment boundaries be expanded.

A. Major Street and Street Intersections: See attached

B. Attach a map showing the boundaries of the proposed Amendment; label streets and other important landmarks such as Township, Range and Section lines.
Map Attached: Yes X No

3. **Explain the reason that the proposed Plan amendment is justified.** Growth Areas and Plan Designations are designed to give a measure of protection to the existing character of an area; for example, requiring that only residential uses and densities or neighborhood-oriented businesses develop in existing neighborhoods. To justify an amendment, it is important to cite specific examples of

existing or future growth that do not fit with the pattern of growth implied by the existing Growth Area or Designation or to demonstrate that proposed new development is large enough to warrant a new Growth Area.
See attached

Applicant Signature: Christine McLachlan

Property Owner Signature (if not the Applicant): Not Applicable/County-initiated amendment

Print Property Owner Name: Not Applicable/County-initiated amendment

Date of signature of property owner: 4/30/2020

Parcel Information: Existing/Proposed Growth Areas, Land Use Designation, Zoning, & Major Streets

Parcel Number	Existing Growth Area Category	Proposed Growth Area Category	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning	Proposed Zoning	Major Streets and Street Intersections
40754007	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Denham Rd
40754006	D	C	Rural	Dev	RU-4	RU-4	Access to Hwy 191 and Glenn Rd
40734034	D	C	Rural	Dev	RU-4	RU-4	County ROW
40783001	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Glenn Rd
40734075	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Glenn Rd
40734014	D	C	Rural	Dev	RU-4	RU-4	Access to Hwy 191 and Glenn Rd
40734051D	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40734046	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40734001B	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40783008C	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Denham Rd
40783007	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Glenn Rd
40754005A	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Denham Rd
40754005B	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Denham Rd
40734016	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Glenn Rd
40734047	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40734045B	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40734050	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Leake Rd
40734004	D	C	Rural	Dev	RU-4	RU-4	Hwy 191 and Leake Rd
40734005	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd
40734037	D	C	Rural	Dev	RU-4	RU-4	Hwy 191, south of Leake Rd and north of Glenn Rd

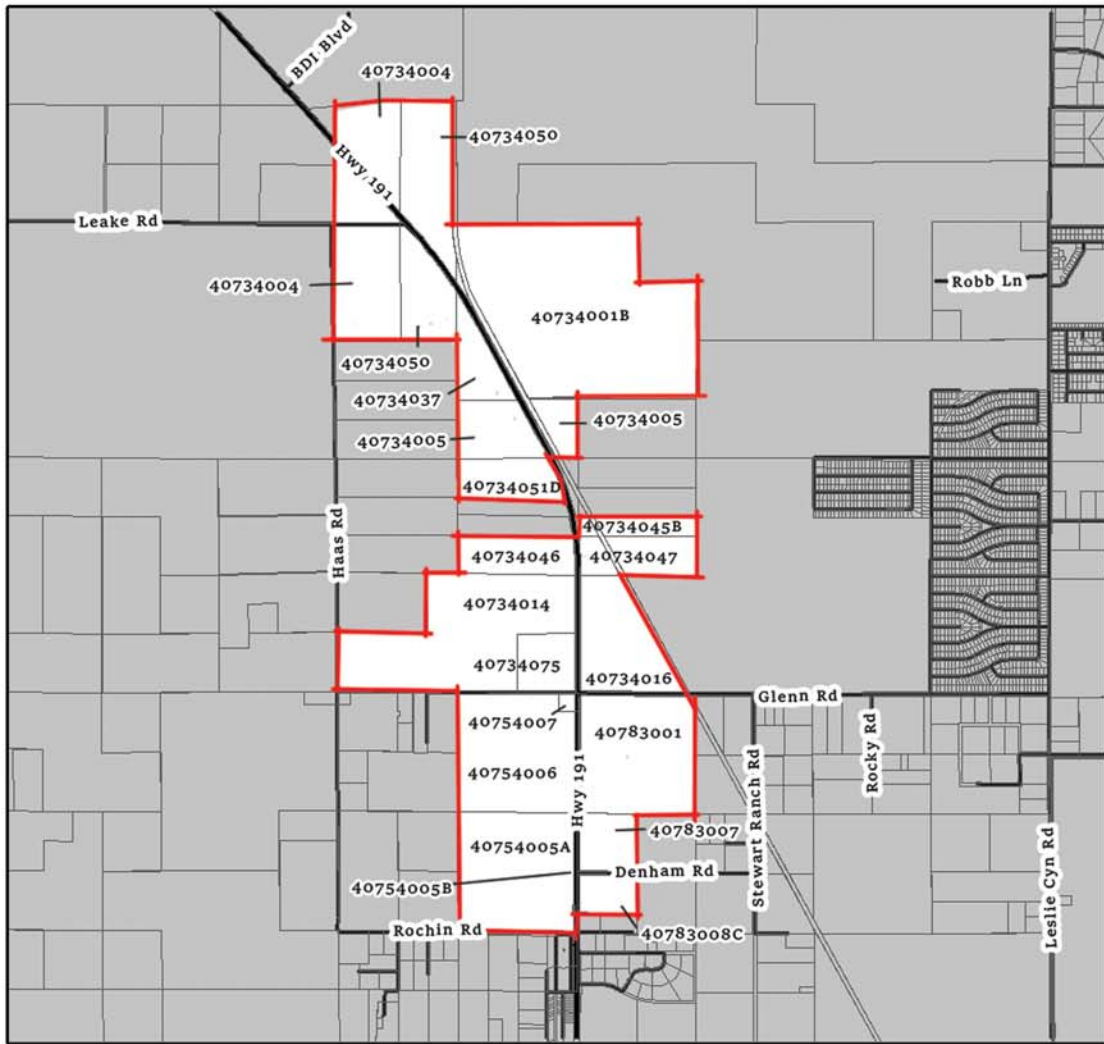
Amendment Justification

The Cochise County Growth Areas and Land Jurisdiction Map, which is included in the Comprehensive Plan, makes general recommendations on how land should be used within non-incorporated areas of the County. It is intended to be a living map that adapts to changing conditions, community goals and development opportunities, while assuring stability in non-commercial areas. In order to keep pace with change, staff regularly reviews the Growth Area Map for consistency with growth and development that has occurred or could be reasonably expected to occur in the near-term. A staff-initiated land use map change can reduce some regulatory barriers that could discourage growth and development and help facilitate beneficial change. Key indicators that a change may be warranted within a specific area include the following:

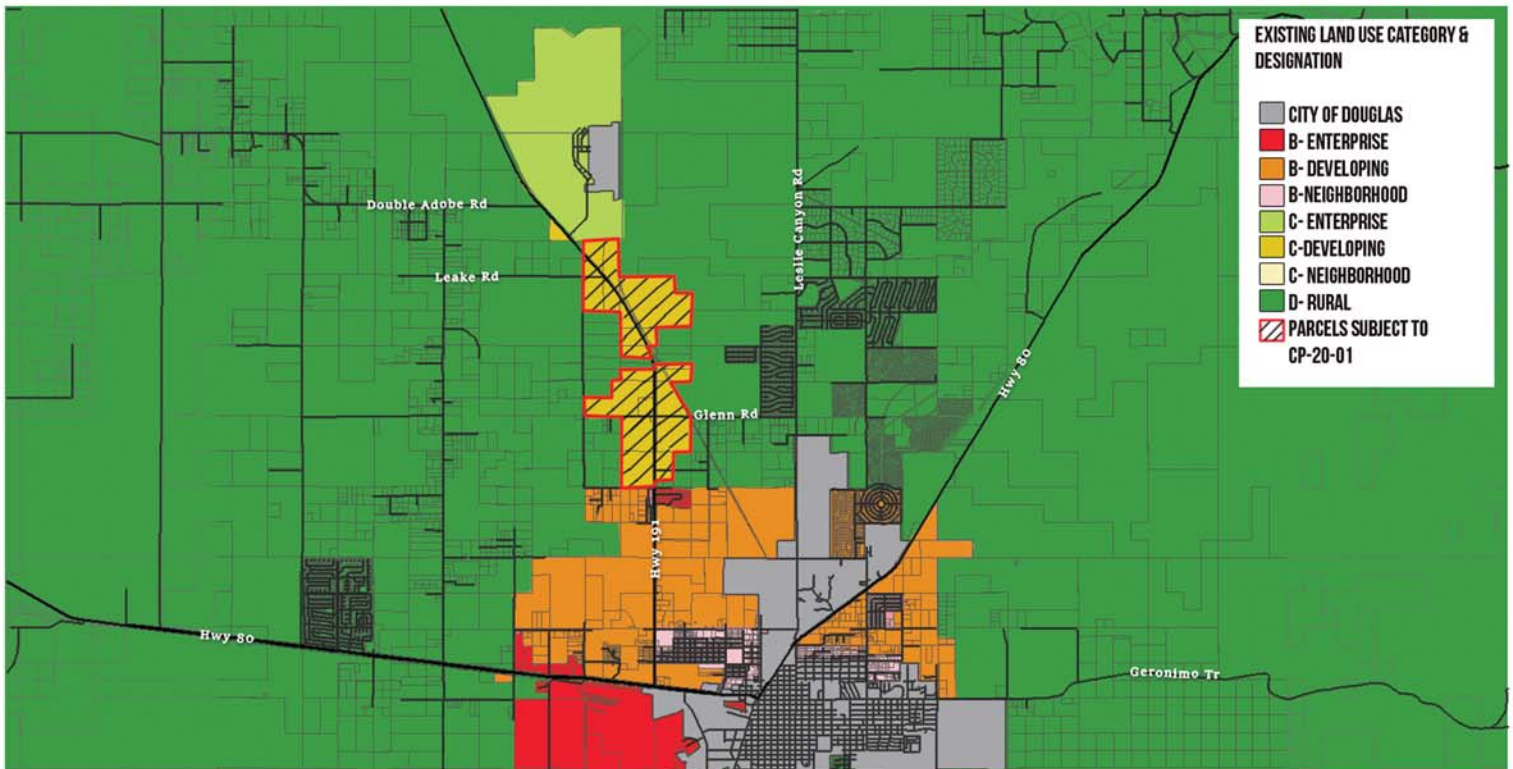
- Recent developer inquiries, like rezoning requests
- Presence of large parcels
- Proximity to incorporated areas
- Highway access and/or major intersections
- Airport access (such as Bisbee-Douglas International Airport)
- Major employer access (such as Arizona Department of Corrections)
- Geographic development incentives (such as opportunity zones, and free trade zones)
- Proximity to International Ports of Entry

One of areas of the County that would benefit from an amendment are the parcels included in CP-20-01. The parcels subject to CP-20-01 encompass most, if not all, of the key indicators listed above. This request includes 20 parcels, totally 1,972 acres, between the City of Douglas and the Bisbee-Douglas International Airport.

Parcels Included in this Amendment



Larger Context Map



CP-20-01
(Hwy 191)
PUBLIC COMMENTS



Cochise
County
MAY 18 2020
Development
Services

Comprehensive Map Amendment Docket CP-20-01 (Hwy 191)

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

This land houses our families, children, grandkids, pets, and livestock. The last thing we need is more speeding traffic endangering lives. We don't need more trucks tearing up the roads. We don't need the traffic noise keeping us awake at night. We don't want more buildings and yards for homeless people to invade. We don't want more hitchhikers coming to our houses asking for handouts or stealing things when we are not at home.
(Attach additional sheets, if necessary)

PRINT NAME(S):
Michael W. Harrison, Kathryn M. Harrison

SIGNATURE(S): Michael W. Harrison
Kathryn M. Harrison

YOUR TAX PARCEL NUMBER: 407-83-016A 5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Thursday, June 4, 2020 to be included in the staff report to the Commission, and by Thursday, June 11, 2020 to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the public hearing on June 10, 2020 for the Planning and Zoning Commission and June 23, 2020 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Christine McLachlan, AICP, Planner II
Cochise County Planning Department
1415 Melody Lane, Building F
Bisbee, AZ 85603

Cochise County
MAY 12 2020

Development Services

Special Use Docket SU-20-04 and Rezoning Docket Z-20-06 (Dollar General Hereford)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

we moved there 33 years ago because it was out in the country and so we could enjoy the quiet of the beautiful night sky. Now all these new people are moving out here and they want to bring the city with them. If this passes now it is just the beginning of developers making a lot of money and that is all they care about.

(Attach additional sheets, if necessary)

PRINT NAME(S): Joseph Patricia A Wallick

SIGNATURE(S): Joseph Wallick
Patricia Wallick

YOUR TAX PARCEL NUMBER: 104-77-01308 + 104-77-01327 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Monday March 23, 2020 to be included in the staff report to the Commission, and by 5 PM on Monday April 20, 2020 to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the public hearing on April 8, 2020 for the Planning and Zoning Commission and May 6, 2020 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Christine McLachlan, AICP, Planner II
Cochise County Planning Department
1415 Melody Lane, Building F
Bisbee, AZ 85603

Cochise County
MAY 19 2020
Development Services

Comprehensive Map Amendment Docket CP-20-01 (Hwy 191)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

This place is quiet and peaceful. I want it to stay that way.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Scott Burris, Lisa Burris

SIGNATURE(S):

Scott Burris
Lisa Burris

YOUR TAX PARCEL NUMBER:

407-54-01509
407-54-01484

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Thursday, June 4, 2020** to be included in the staff report to the Commission, and by **Thursday, June 11, 2020** to be included in the staff report to the Board of Supervisors. You may also personally make a statement at the **public hearing on June 10, 2020 for the Planning and Zoning Commission and June 23, 2020 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Christine McLachlan, AICP, Planner II
Cochise County Planning Department
1415 Melody Lane, Building F
Bisbee, AZ 85603



Cochise County

Community Development

Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket CP-20-01 (Hwy191) Agency Comments Summary
DATE: June 1, 2020 for the June 8, 2020 Meeting

DRT AND AGENCY COMMENTS DOCKET CP-20-01

On Monday, May 1, 2020, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until Friday, May 22, 2020 to respond. At that time, they were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. The following is a summation of all the comments that were received by that date.

Cochise County, Floodplain: No comments received.

Cochise County ROW: No comments received.

Cochise County Engineering: No comments received.

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

Cochise County Environmental Health: No concerns.

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: No comments received.

Southwest Gas: Regarding the land use amendment along Highway 191, Southwest Gas does not contain any facilities within the parcels indicated on the attachments. We do not have any conflicts with the land amendment.

Arizona Department of Transportation: No comments received.

Arizona Game and Fish: No comments received.

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

State Lands Department: No comments received.

Arizona Department of Water Resources: No comments received.

Planning, Zoning and Building Safety

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov