

COCHISE COUNTY

CP-20-01 (Hwy191)

Minor Comprehensive Plan Map Amendment

Planning & Zoning Commission

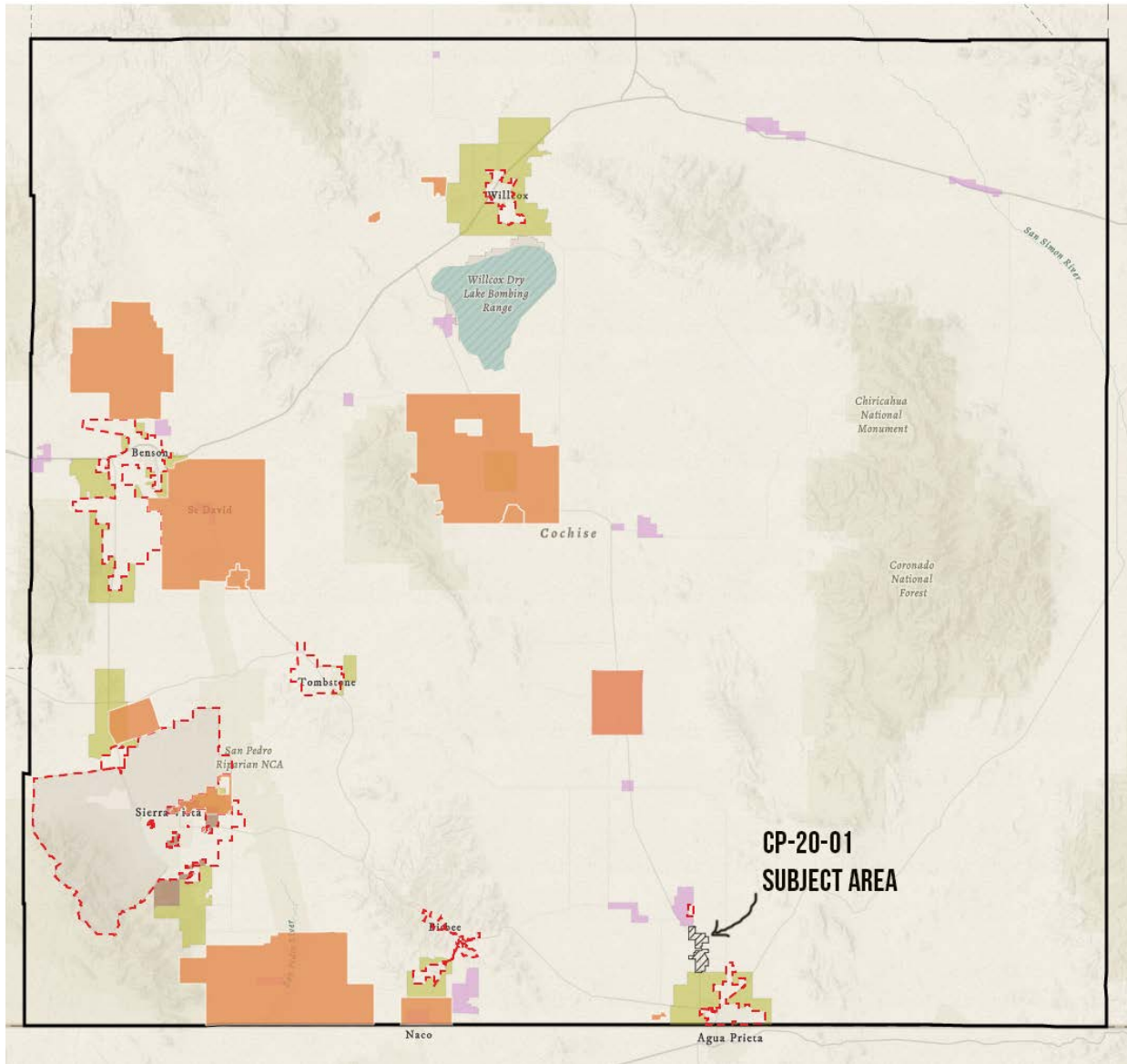
June 10, 2020



Public Programs...Personal Service

- This is a minor land use map amendment
- More specifically, the request is to amend the growth area *category* from “D” to “C” and to amend the land use *designation* from “Rural” to “Developing”
- This docket includes 20 parcels totaling 1,972 acres
- The subject parcels are generally located northwest of the City of Douglas and southeast of the Bisbee-Douglas International Airport, between mileposts 1 and 3 along Highway 191
- The Applicant is Cochise County, Planning Division





COCHISE COUNTY **Differences between Category C and D**

There are 4 Land Use Categories that determine which of the 7 Land Use Plan Designations are allowable

Category D (Existing)

- **Only Rural Residential and Rural Designations are allowed**

Category C (Proposed)

- **Neighborhood Conservation, Enterprise, Developing, Neighborhood Rehabilitation and Enterprise Redevelopment are allowed**



COCHISE COUNTY **Differences between Rural and Developing Designations**

Designation as it relates to Zoning and Allowable Uses

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 Developing Designation permits the commercial zoning districts of GB and NB. It also allows light Industrial (LI) uses. Rezoning is still required.



Indications of development potential:

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



County-initiated action:

- **Allows a focused examination of specific areas that would otherwise be difficult during a general update**
- **Facilitates the development of cohesive nodes and corridors in areas that makes sense**
- **Pro-active versus passive role in community development**
- **First step in the development process, reduce regulatory barriers**
- **Degree of Coordination - multiple parcels and property owners affected**

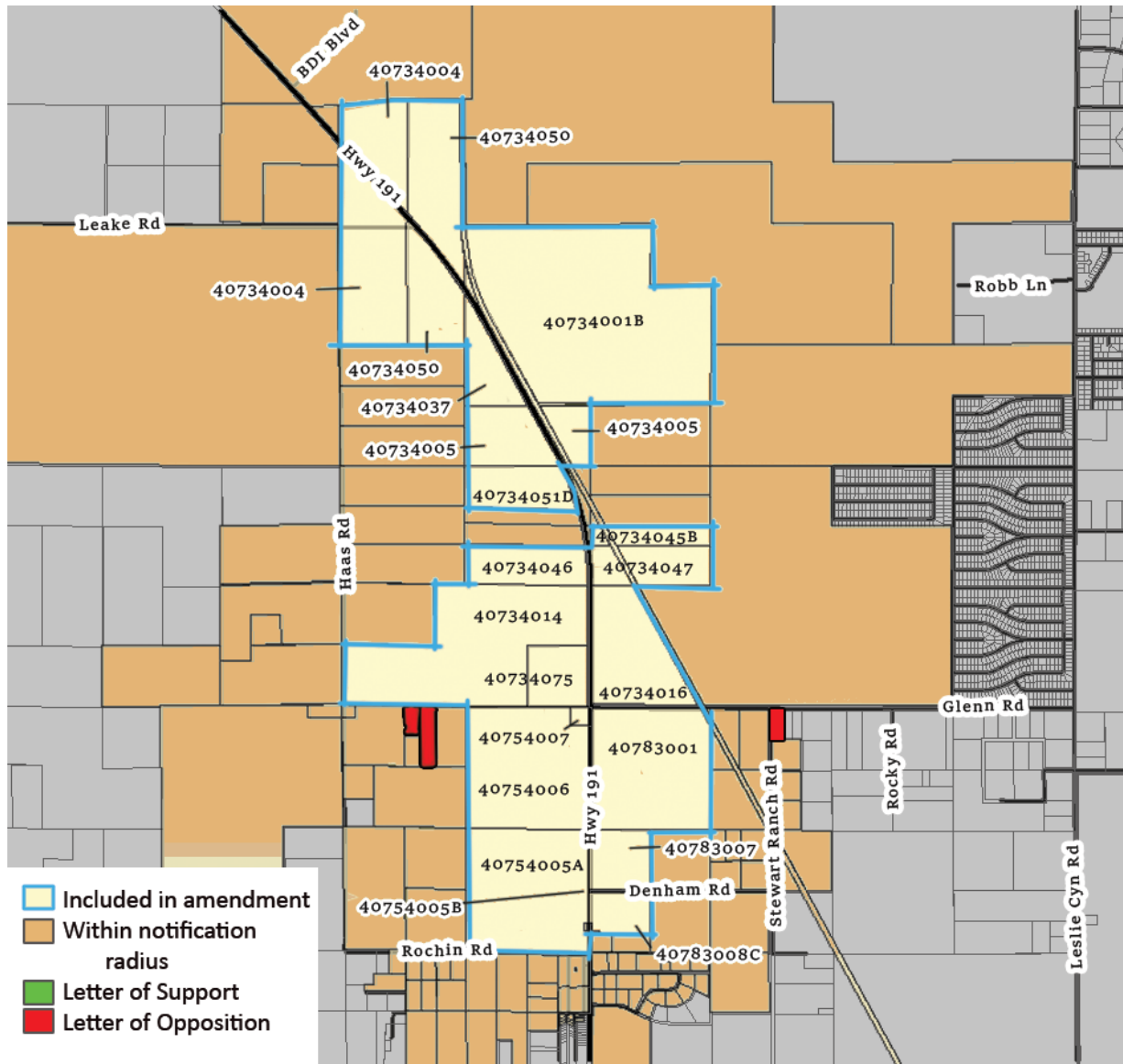


COCHISE COUNTY **Evaluation Criteria Analysis**

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)	✓			



COCHISE COUNTY **Community Input**



COCHISE COUNTY **Factors in favor of approval**

- 1. Redevelopment incentive.**
- 2. It supports other geographically based federal incentives.**
- 3. It's a more proactive approach to planning that encourages nodes and corridor over wasteful urban sprawl.**
- 4. Much-needed update to the Comp. Plan's Future Growth Areas Map.**
- 5. It complies with a majority of the criteria used to evaluate Comprehensive Plan Amendments.**



COCHISE COUNTY **Factors against approval**

- 1. Three letters of opposition were received from residential landowners within the notice radius. Respondents indicated they did not want to see additional noise, light, traffic in the immediate area. However, of note, this is not a rezoning request and there are no attached development proposals.**
- 2. Future upgrades to area infrastructure and utilities will be necessary.**





Recommendation: Staff recommends approval

Sample Motion: Mr. Chairman, I move to forward Docket CP-20-01 to the Board of Supervisors with a recommendation of approval

