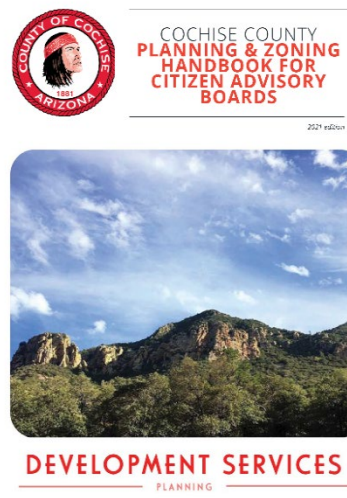
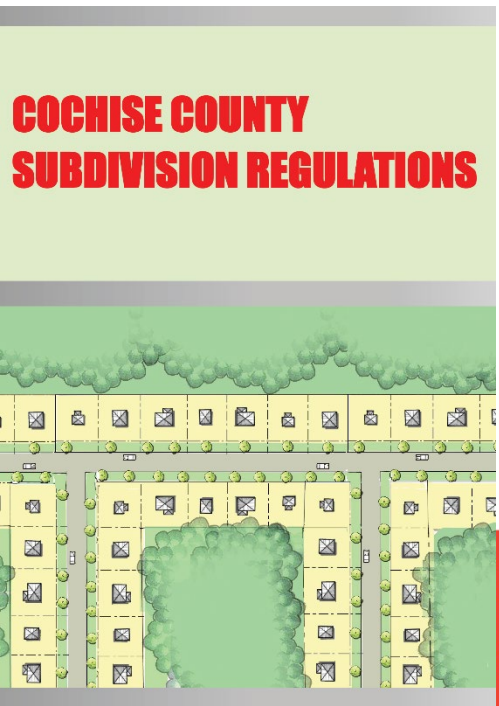




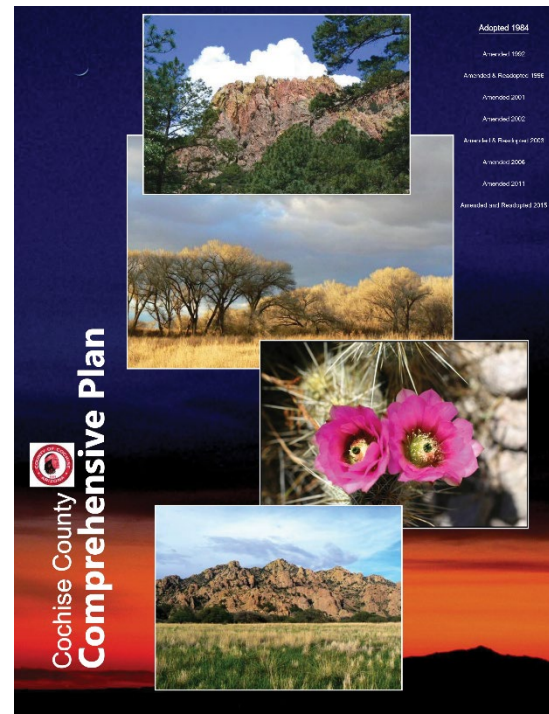
Work Session

Common PnZ Cases and Their Processes



COCHISE COUNTY ZONING REGULATIONS

Adopted January 1979, Resolution 74-26
Revised November 1, 1981, Resolution 84-64
Revised November 4, 1993, Resolution 99-68
Revised June 20, 2008, R-67-05, Resolution 08-31
Revised November 20, 2009, R-68-01, Resolution 09-63
Revised October 22, 2009, R-69-04, Resolution 09-64
Revised March 7, 2010, R-10-01, Resolution 10-07
Revised March 15, 2011, R-11-01, Resolution 11-01
Revised September 27, 2011, R-11-01, Resolution 11-10
Revised September 27, 2011, R-11-04, Resolution 11-11
Revised September 27, 2011, R-11-05, Resolution 11-12
Revised February 14, 2012, R-11-56, Resolution 12-07
Revised February 14, 2012, R-11-07, Resolution 12-08
Revised February 14, 2012, R-11-09, Resolution 12-08
Revised August 20, 2012, R-12-02, Resolution 12-10
Revised January 7, 2014, R-14-01, Resolution 14-01
Revised February 25, 2014, R-13-02, Resolution 14-03
Revised May 6, 2014, R-14-06, Resolution 14-04
Revised September 9, 2014, R-14-04, Resolution 14-09
Revised December 2, 2014, R-14-56, Resolution 14-10
Revised July 26, 2016, R-16-01, Ordinance 16-01
Revised December 6, 2016, R-16-03, Ordinance 16-07
Revised March 28, 2017, R-17-01, Ordinance 17-01
Revised June 25, 2019, R-19-01, Resolution 19-16
Revised August 27, 2019, R-19-03, Ordinance 19-08
Revised August 27, 2019, R-19-04, Ordinance 19-07
Revised April 24, 2020, R-19-06, Ordinance 20-02
Revised April 24, 2020, R-20-01, Ordinance 20-03
Revised June 5, 2020, R-20-03, Ordinance 20-09
Revised July 9, 2020, R-20-01, Ordinance 20-10
Revised June 18, 2021, R-21-05, Ordinance 21-07
Revised August 26, 2021, R-21-06, Ordinance 21-17
Revised December 30, 2021, R-21-03, Ordinance 21-16



Planning and Zoning Commission
January 12, 2022



1. **STEP 1: Application Submitted**– Internal reviewers and agency reviewers (Development Review Committee) ensure compliance with Zoning Regulations and all other local and state laws. (Transmittal)
2. **STEP 2: Public Hearing before the PnZ**
 - A. Case planner provides a recommendation based on 10 factors in favor:
 - Does it comply with long range plans? (Comp Plan, area plans...)
 - Does it comply with the purpose of the zoning district?
 - Will it create unsafe road conditions or congestion?
 - Does it consider the circulation needs of the area?
 - Are there services (septic, roads, water) available to serve the use?
 - Will it follow all required site development standards (height, setbacks...)
 - Is there major support or opposition for the request? Were these addressed during the Citizen Review Process?
 - Are there hazardous materials? Are they mitigated?
 - Have off-site impacts (odor, storm water runoff...) been mitigated?
 - Has the applicant tried to conserve water?



- B. In most cases, the case planner also recommends conditions and provides a sample motion (findings of fact)
- C. The commission approves, denies or approves with conditions

3. STEP 3: Permitting (planning ensures compliance with conditions)



STEP 1: Application Submitted– Internal reviewers and agency reviewers (Development Review Committee) ensure compliance with Zoning Regulations and all other local and state laws. (Transmittal)

STEP 2: Public Hearing before the PnZ

- A. Case planner provides a recommendation based on 15 factors in favor:
- 8 of the 15 are the same as special use factors (off site impacts and compliance with zoning district purpose not included). Also:
 - Is there a concept plan?
 - Are adjacent district capable to developing?
 - Are there nonconforming uses present in the area?
 - Does the proposed zoning relate to surroundings? (spot zoning)
 - For more intense zoning: is it an extension or transition of an existing zoning district?
 - Will this encourage infill/discourage sprawl? (nonresidential)
 - For more intense zoning: are there geographic features that make it inappropriate for intense development?



- B. In most cases, the case planner also recommends conditions and provides a sample motion
- C. The commission provides a recommendation of approval, denial or approval with conditions

3. STEP 3: Board of Supervisors

4. STEP 4: Permitting

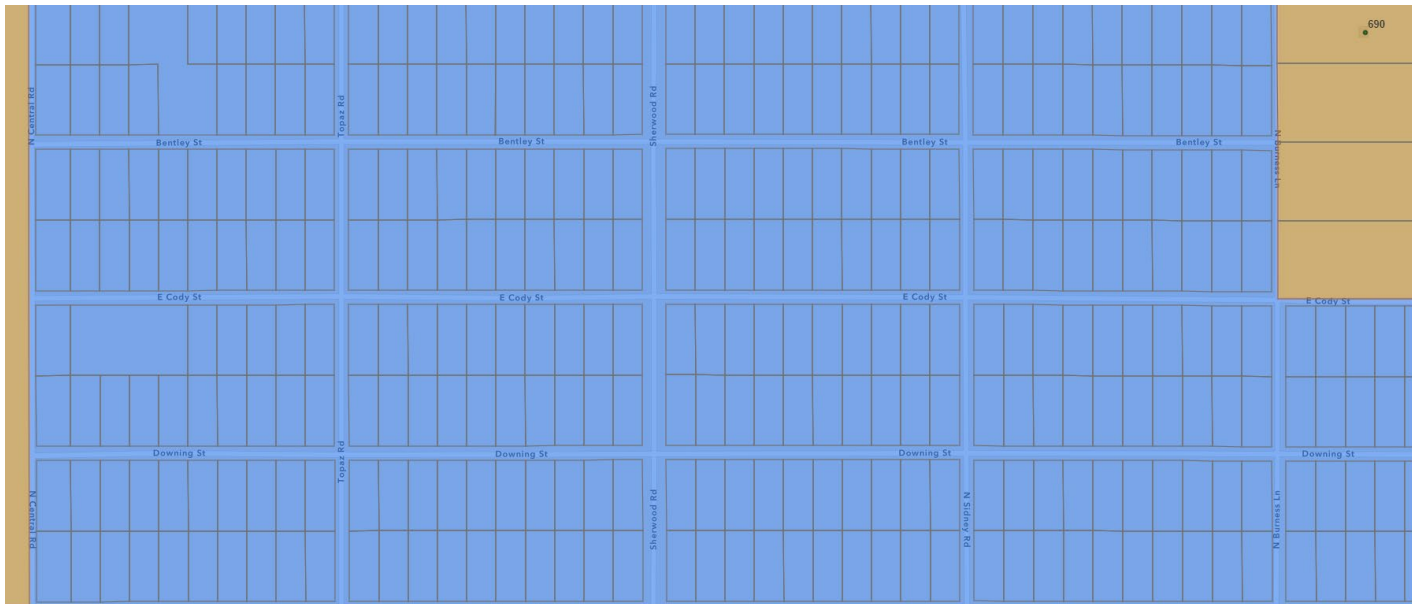


Downzonings

Many requests are a result of:

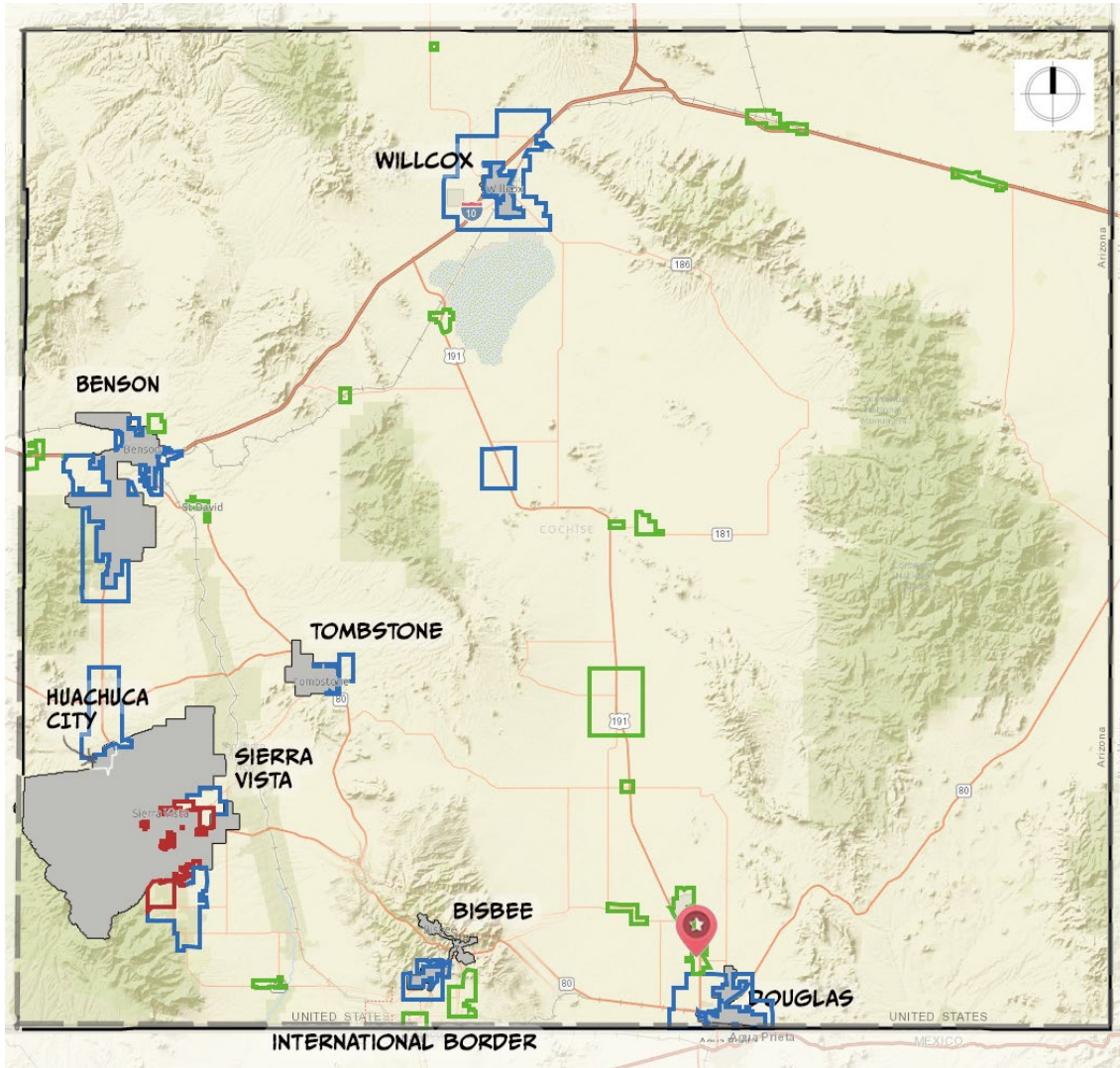
- Historical platting patterns too dense to support rural development
- Rural zoning is less restrictive than residential zoning
- Owner-builder amendment incentive program for rural home construction

While any of these may be the reason for the application, they are not technically a factor for or against a rezoning request





- Typically, staff initiated
- Can be in response to change in state law (marijuana) or to improve a process (ALQ)
- The commission provides a recommendation of approval, denial or approval with conditions
- Board of Supervisors approves
- Staff amends Zoning Regulations and applications, if necessary



- Provide additional entitlements within growth boundaries
- The commission provides a recommendation of approval, denial or approval with conditions
- Board of Supervisors approves
- Supports large-scale redevelopment, like master development plans or the port of entry expansion in Douglas



STEP 1: Application Submitted– Internal reviewers and agency reviewers (Development Review Committee) ensure compliance with the Comprehensive Plan and all other local and state laws. (Transmittal)

STEP 2: Public Hearing before the PnZ

A. Case planner provides a recommendation based on 9 factors in favor:

- Has there been a recent extension of services (Water, Road widening, Sewer...)?
- Are nearby growth areas at capacity?
- Is a master development plan proposed? (Required for PD zoning)
- Is it an extension of an existing growth category in the area?
- Is the current growth pattern outdated?
- Are there substantial changes coming to the area?
- Is there substantial support from nearby landowners?
- Is this a transition from “developing” to another category?
- Is there room to provide a harmonious transition between existing designation?

B. The commission provides a recommendation of approval, denial or approval with conditions

STEP 3: Board of Supervisors



STEP 1: Tentative Plat Submitted

- Internal reviewers and agency reviewers (Subdivision committee) ensure compliance with Subdivision Regulations and all other local and state laws.
- **Planning and Zoning Commission**– Provide a recommendation to the Board of Supervisors on Tentative Plat – approve, deny, or approve with conditions

STEP 2: Final Plat Submitted

- **Subdivision Committee** – Verifies substantial conformance with tentative plat and conditions imposed by PnZ are satisfied.
- **Board of Supervisors** – Approve, deny, or approve with conditions. Final Plat recorded.



Tentative Plat Required Submittals

1. Application/Letter of Intent*
2. Tentative Plat* and Fee
3. Hydrology Report
4. ADWR Determination of Water Adequacy*
5. Traffic Analysis
6. Federal and State Permits, if required (401, 404, intent to Clear)
7. Waiver Request, if requested*

*Items transmitted to PnZ



CONSTRUCTION NOTES

ROAD CROSS-SECTIONS

SITE LAYOUT

TOPO

EASEMENTS

LOT DIMENSIONS

COMMON AREAS/ COMMUNITY RESOURCES

PHASING/ PROPERTY BOUNDARY

SITE TRIANGLES

ROADS

EXISTING SIGNIFICANT FEATURES

