

**COCHISE COUNTY**

# **CPA-22-01 (Commercial Port)**

## **Minor Comprehensive Plan Map Amendment**

**Planning & Zoning Commission**

**March 9, 2022**



***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 “B” and to amend the land use *designation* from “Rural” to “Developing”
- This docket includes 45 parcels totaling 1,933 acres
- The subject parcels are generally located west of the City of Douglas between mileposts 359 and 363 along Highway 80 (east-west) and between Highway 80 and the international border (north-south).
- The Applicant is Cochise County, Planning Division



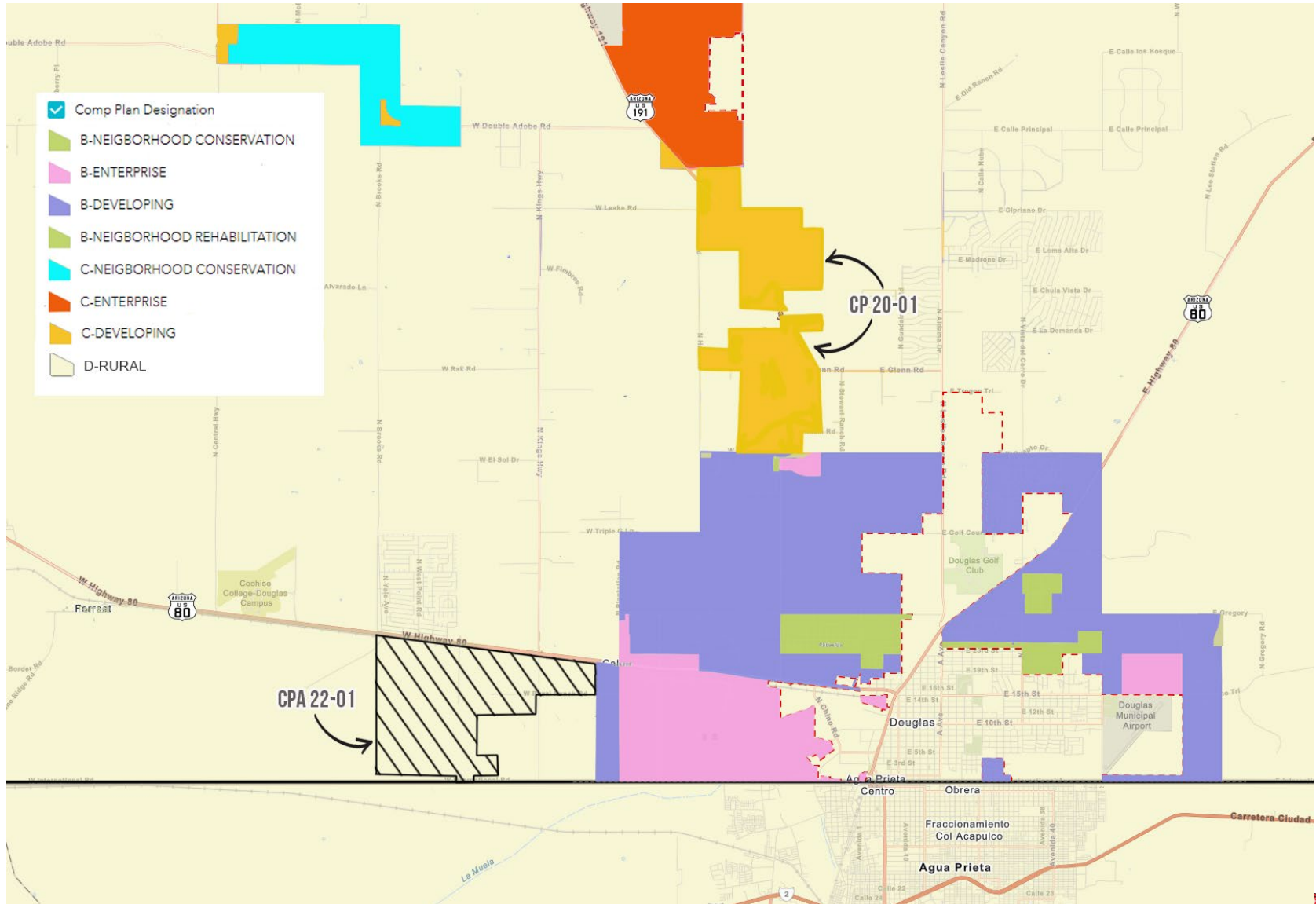
# COCHISE COUNTY

# General Location



# COCHISE COUNTY

# Existing Land Use





## COCHISE COUNTY **Differences between Category D and B**

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

### **Category D (Existing)**

- **Allowable Designations:  
Rural, Rural Residential**

### **Category B (Proposed)**

- **Allowable Designations:  
Neighborhood Conservation,  
Enterprise, **Developing**,  
Neighborhood Rehabilitation, and  
Enterprise Redevelopment**



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

## Designation as it relates to Zoning and Allowable Uses

Designation	Permitted Zoning Districts
<b>Rural (existing)</b>	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
<b>Developing (proposed)</b>	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:

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



**County-initiated action:**

- **In response to major project that has \$400 in earmarked federal funding attached**
- **Allows a focused examination of specific areas that would otherwise be difficult during a general update**
- **Extends the growth boundary to a degree that can be system-supported**
- **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**

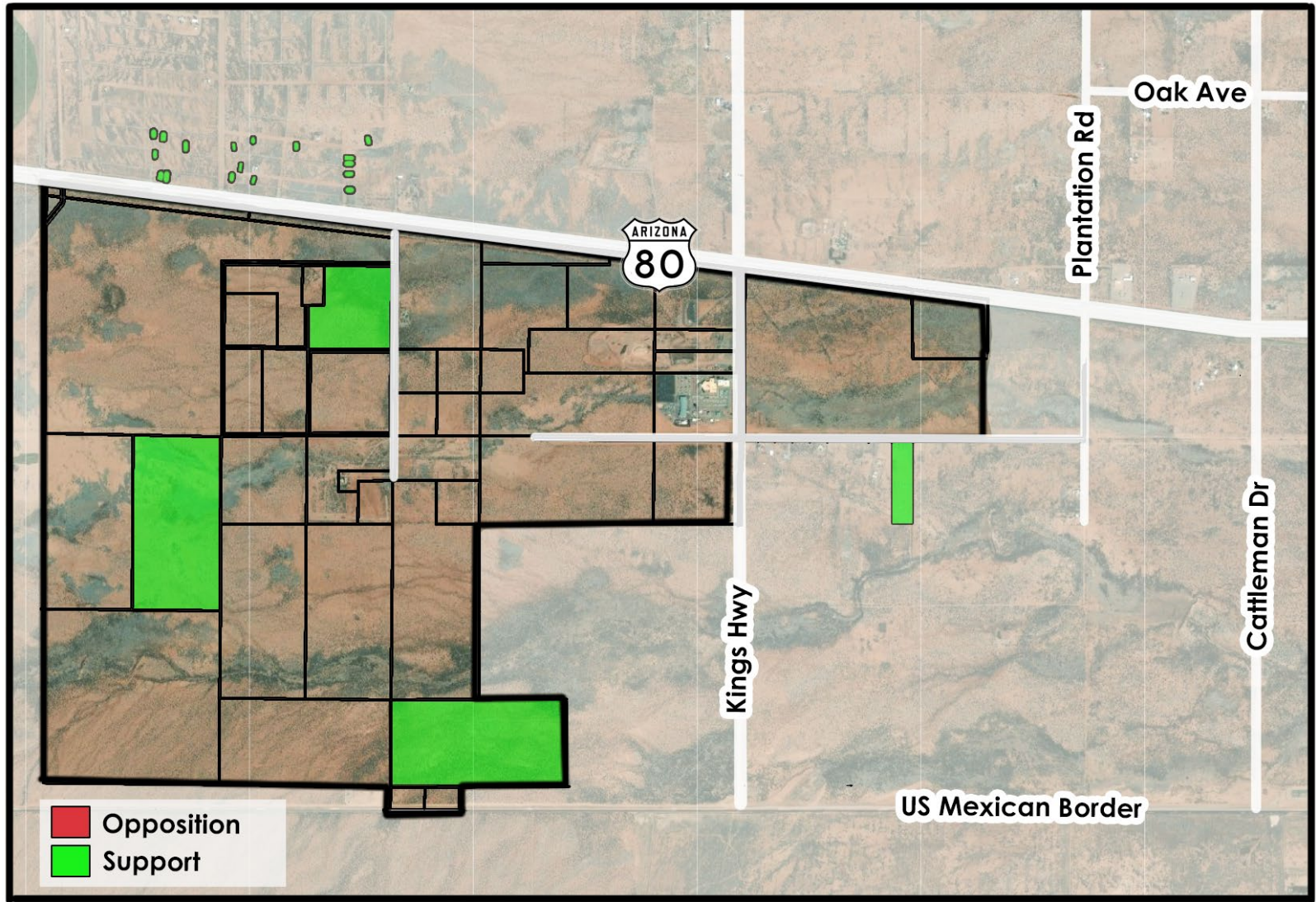


# COCHISE COUNTY **Evaluation Criteria Analysis**

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**



Public Support and Opposition  
CPA 22-01



## **COCHISE COUNTY** **Factors in favor of approval**

- 1. Private commercial investment along Hwy 80 and James Ranch Road is needed to support the future commercial port of entry.**
- 2. Mexico is Arizona's top trading partner. Our shared border is the gateway for \$26 billion worth of imports and exports annually.**
- 3. This supports other geographically based federal incentives (opportunity, free trade, and enterprise zone).**
- 4. Much-needed update to the Comp. Plan's Future Growth Areas Map.**
- 5. It complies with all the criteria used to evaluate Comprehensive Plan Amendments, including support from surrounding landowners.**



## COCHISE COUNTY **Factors against approval**

- 1. Future upgrades to area infrastructure and utilities will be necessary. The cost, timing, and means for their inclusion are being studied.**
- 2. This development of the port is contingent on external Federal funding in cooperation with the Mexican government.**





**Recommendation:** Staff recommends approval

**Sample Motion:** Mr. Chairman, I move to forward Docket CPA 22-01 to the Board of Supervisors with a recommendation of approval

