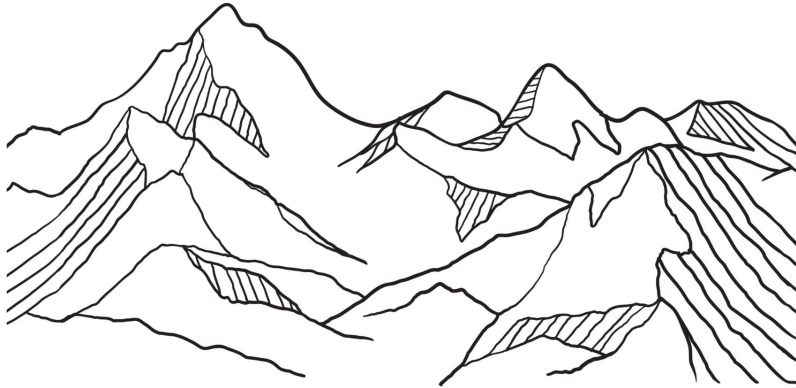


Cochise County Comprehensive Plan



ADOPTED BY THE BOARD OF SUPERVISORS ON XX/XX/2025
RESOLUTION X-XXX



Planning and
Zoning
Commission
Work Session

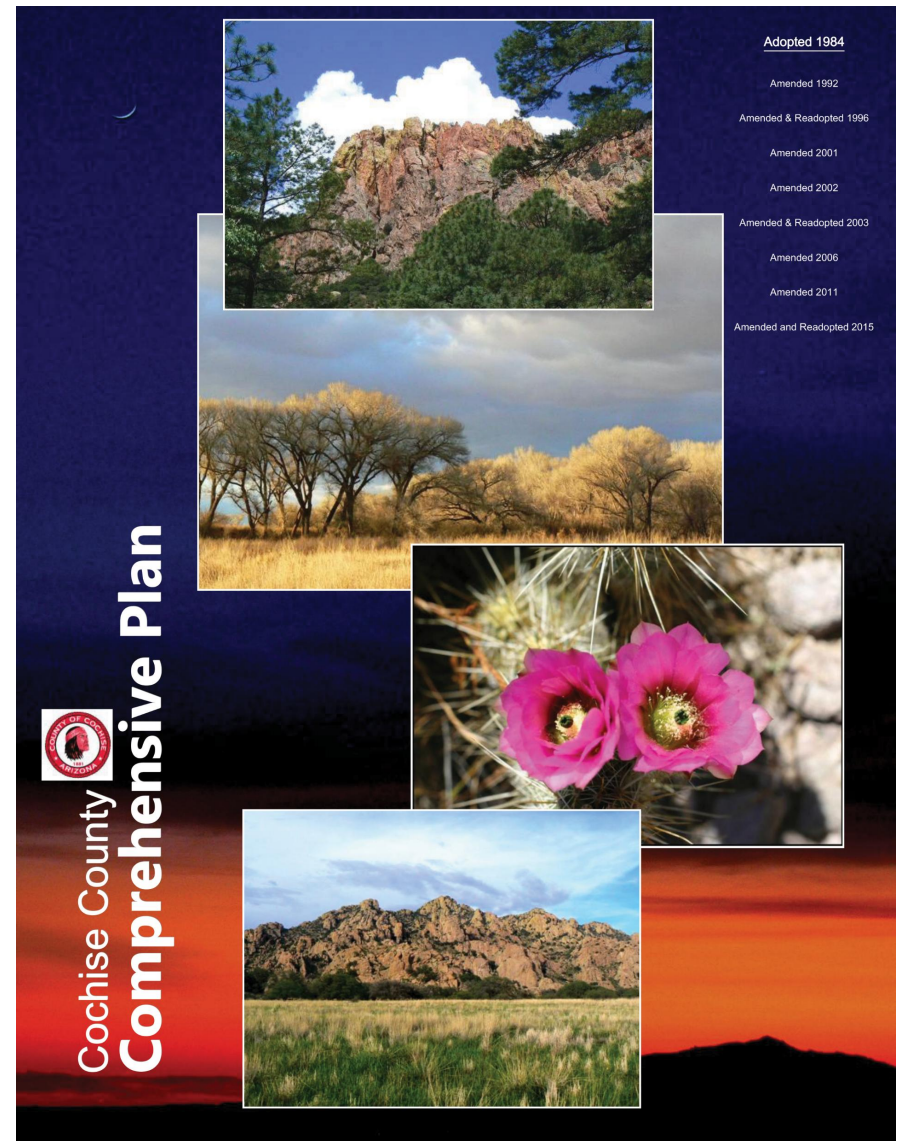
June 12, 2024

Plan Purpose

Guide development pursuant to the present and future needs.

Assist the planning commission and the board of supervisors in performing their duties.

Address specific policies and considerations included in ARS 11-804.



The cover image features a dark blue background with a vertical red-to-white gradient on the left side. On the left, the text "Cochise County" is written vertically in white, with a small circular logo above it. Below "Cochise County" is the title "Comprehensive Plan" in a large, bold, white font. The right side of the cover is a vertical list of dates: "Adopted 1984", "Amended 1992", "Amended & Readopted 1996", "Amended 2001", "Amended 2002", "Amended & Readopted 2003", "Amended 2006", "Amended 2011", and "Amended and Readopted 2015". The background is decorated with several landscape photographs: a rocky mountain peak with green trees and a blue sky with white clouds; a field of yellow wildflowers under a cloudy sky; a close-up of two bright pink cholla flowers; and a wide view of a grassy field with a rocky mountain range in the distance under a blue sky.

DEVELOPMENT SERVICES

Timeline

A comprehensive plan is effective for up to 10 years from the date the plan was initially adopted or until the plan is readopted or a new plan is adopted.

The current plan was adopted May 2015.

Spring 2025 adoption date for the update is proposed.

INTRODUCTION

The State of Arizona requires each county to update their comprehensive plans every 10 years. A comprehensive plan is a long-range planning document that takes a holistic approach to growth and development. It is the primary tool for guiding the future of Cochise County. Overall, the purpose is to guide sustainable and equitable development, promote economic vitality, preserve natural and cultural resources, and enhance the overall quality of life for residents both now and in the future.

KEY GOALS

- IDENTIFY STRENGTHS & CHALLENGES
- PRIORITIZE ACTION ITEMS
- GUIDE DECISION-MAKING
- ALIGN PLANNING WITH BOARD PRIORITIES
- CREATE A UNIFYING VISION



APRIL 2024

Project Kick-off

- Develop timeline and outline
- Develop public engagement strategy
- Identify stakeholders
- Board of Supervisor Work Session (X/XX)

APRIL-DEC 2024

Plan Development

- Launch public engagement
- Stakeholder coordination
- Draft plan creation



DECEMBER 2024

Work Session

- Finalize draft plan
- Work Session, Planning & Zoning Commission



DEC 24-FEB 2025

60-Day Review

- Mandatory transmittal
- 60-day agency review
- Make document edits based on recommendations



FEB 2025

Recommendations

- Public Hearing, Planning & Zoning Commission
- Make document edits based on recommendations



MARCH 2025

Adoption

- Public Hearing, Board of Supervisors
 - Adoption by Resolution
 - Post to County Website
- Begin Zoning Amendments



Public Input



COCHISE COUNTY
Arizona

Cochise County Comprehensive Plan

 Community Meeting
June xx, 2024
Location

[Learn More](#)



COCHISE COUNTY
Arizona

Cochise County Comprehensive Plan

Do you time to answer a few questions?
We're listening!

[Learn More](#)



A mix of online and in person engagement is proposed



Day Time Location Map



JOIN US!



Cochise County Comprehensive Plan



FOR MORE INFO:

Board of Supervisors, May 1, 2024 (Work Session)

Staff met with the Board in May

While the Planning and Zoning Commission will be our primary sounding board, the BOS would like consistent work session updates

Work sessions will focus on specific plan elements – mandatory elements: land use, circulation, water resources, energy

The Board was not in favor of additional Area Plans

Land Use Element. The 2025 update will....

Update: There have been many amendment since 2015, the location and requests will be analyzed to note trends

Clean up: Land use boundaries will be moved away from arbitrary, movable or environmental objects (wash lines, parcel lines).

Correct: Future Land Use Map must come into compliance with state requirements

Comply: State requirements (ARS 11-804) (slide 7-11)

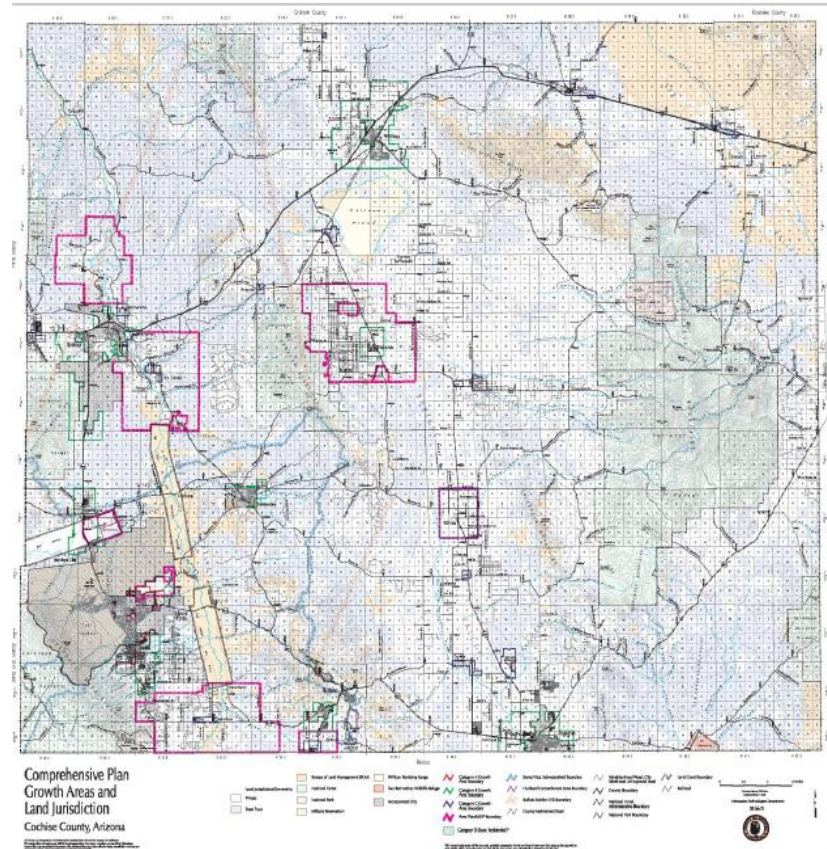
Identify and address current land use issues facing Cochise County (slide 12)

DEVELOPMENT SERVICES

State Requirements, the Land Use Element must include.....

Proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the county


Currently, not in compliance



State Requirements, the Land Use Element must include.....

A statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

Partial compliance

 **Cochise County** | Comprehensive Plan

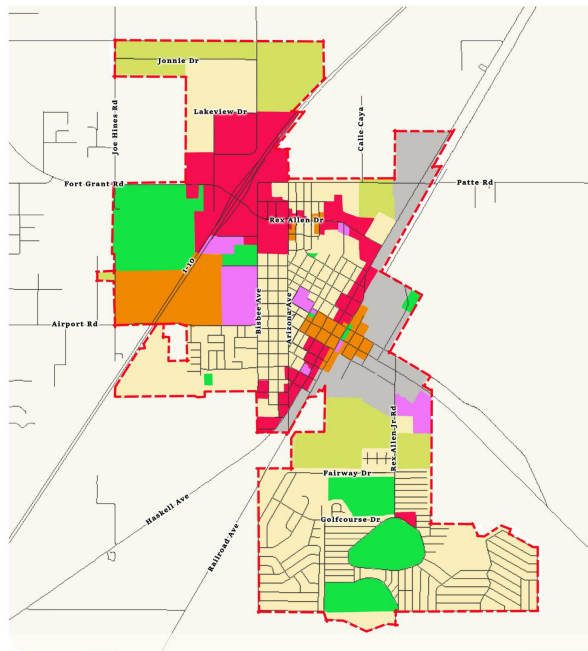
Zoning District	Specific Districts	Minimum Lot Size	Examples of Permitted Uses – (Not all Permitted Uses are shown below)
RU (Rural)	RU-36 RU-18 RU-10 RU-4 RU-2	36 acres 18 acres 10 acres 4 acres 2 acres	All single- and multiple- household dwellings
R (Residential)	TR-36 TR-18 TR-9	36,000 sq. ft. 18,000 sq. ft. 9,000 sq. ft.	All single-household and multiple-household dwellings
SM (Single Household/ Manufactured Home Residential)	SM-36 Acres SM-18 Acres SM-10 Acres SM-174 SM-87 SM-36 SM-18 SM-9	36 acres 18 acres 10 acres 4 acres 2 acres 36,000 sq. ft. 18,000 sq. ft. 9,000 sq. ft.	All single- and multiple-household dwellings, but <u>excluding</u> mobile homes
SR (Single-Household Residential)	SR-36 Acres SR-18 Acres SR-10 Acres SR-174 SR-87 SR-43 SR-22 SR-12 SR-8	36 acres 18 acres 10 acres 4 acres 2 acres 1 acre 22,000 sq. ft. 12,000 sq. ft. 8,000 sq. ft.	All single-household dwellings, <u>excluding</u> mobile and manufactured homes
MR (Multiple-Household Residential)	MR-1	3,600 sq. ft.	Single- and multiple-household dwellings <u>excluding</u> mobile and manufactured homes and recreational vehicles
	MR-2	3,600 sq. ft.	Single- and multiple-household dwellings including mobile and manufactured homes and parks and recreational vehicle parks
NB (Neighborhood Business)	NB	3,600 sq. ft.	Neighborhood-oriented commercial uses, e.g. small shops and offices (residential uses are also permitted)
GB (General Business)	GB	None	General commercial uses, e.g. retail trade, offices, light repair, service establishments, limited warehousing
LI (Light Industry)	LI	None	General light industrial uses, e.g. wholesaling and warehousing operations, manufacturing, repair services
HI (Heavy Industry)	HI	None	General heavy industrial uses, e.g. manufacturing, recycling centers, junkyards

Example future land use plans.....

2

LAND USE ELEMENT

FUTURE LAND USE MAP (WITHIN CITY LIMITS) (Figure 3)



- Employment
- Business
- Institutional
- Open Space
- Neighborhood Rural
- Neighborhood Suburban
- Mixed Use

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LAND USE ELEMENT

LAND USE CATEGORY DESCRIPTIONS AND DENSITIES

NEIGHBORHOOD RURAL

Density: Up to 6 Dwelling Units Per Acre

This classification is intended for lower density single-family residential development. The presence of domestic animals for family food production and for the enjoyment of families residing on the premises is allowed on parcels with the appropriate recreational residential zoning.

NEIGHBORHOOD SUBURBAN

Density: 6 to 10 Dwelling Units Per Acre

This classification consists of single-family residential development that ranges from rural to small lot residential. Multifamily development, group homes, and manufactured housing are also allowable up to the maximum density within appropriate zoning districts. Clustering of uses is encouraged to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site.

MIXED USE

Density: 6 to 15 Dwelling Units Per Acre

This classification applies to those properties, including planned developments with a mixture of various uses such as residential, commercial, recreational and institutional uses within one development. This can include either a vertical, horizontal or "walking distance" mix of uses.

BUSINESS

The business land use category allows for office, service and retail development that supports the needs of the City residents. Some medical uses and light industrial may also be included within this category.

EMPLOYMENT

The employment classification is intended to include manufacturing, fabrication and processing of durable goods, large scale agriculture, wholesaling, warehousing, distributing, and freight terminals. This category may also include institutional and office uses. The areas designated for employment use have adequate transportation access, either by road or rail, with an emphasis on minimal conflict with existing adjacent land uses. Residential uses are generally precluded within this category.

OPEN SPACE

This classification includes parks and open space to serve the recreational needs of the City. However, it may also include both public and private undeveloped natural areas, historic sites, cemeteries and conservation areas.

Existing parks and open spaces are identified in the within the Open Space Element of this Plan. While parks and open spaces are allowed in all zoning categories, these areas are precluded from development except for use-specific structures and recreation facilities, such as trails, ballfields, multipurpose fields, picnic shelters, golf clubhouses, restroom facilities, and equestrian facilities.

INSTITUTIONAL

This classification denotes areas dedicated for public or semi-public uses which may include government centers, police and fire substations, schools, libraries, community centers, water plants, wastewater treatment plants, as well as college or university campuses and related uses and activities, including student dormitories. In general, these areas are not intended for residential uses other than student housing. Institutional uses are permitted in all non-residential zoning districts. In certain cases, they may also be permitted in the residential zoning districts of R-4 and R-5.

Example future land use plans.....

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LAND USE, GROWTH, & COMMUNITY DESIGN

MAP DESIGNATIONS

The Future Land Use Map sets forth the extent of land necessary, in the proper designations, to allow for the projected growth. In the Growth Areas, the land use plan designations contained within Specific Plan Areas are shown. All development, redevelopment, and land use shall be consistent with those designations.

- **Low Density Residential (0 - 2.5 DU/A):** This designation indicates areas to be zoned and used for low density residential use. The low-density residential designation is intended to create, maintain, and promote neighborhoods with larger lot sizes where land use is primarily detached single-family dwellings. The designation allows for limited agricultural uses, but maintains the overall character of a semi-rural, single-family neighborhood. The maximum density in this designation is 2.5 dwellings per acre. The corresponding zoning districts includes Urban Ranch (UR), Single Family Residence-36 (SFR-36), and Single-Family Residence-18 (SFR-18).
- **Medium Density Residential (0-7.5 DU/A):** The medium density residential designation is designed to stabilize and protect a suburban lifestyle with planned single-family residential communities. The designation allows for moderate sized lots with principal uses limited to detached single-family dwellings. The maximum density in this designation is 7.5 dwellings per acre. The corresponding zoning districts includes Single-Family Residence-12 (SFR-12), Single-Family Residence-10 (SFR-10), Single-Family Residence-8 (SFR-8), and Single-Family Residence-6 (SFR-6).
- **HDR) High-Density Residential**

(0 - 25 DU/A): The high-density residential designation provides for single-family detached dwellings and multi-family dwellings that may include multi-story buildings. This designation consists of smaller sized lots and allows for townhouses, condominiums, apartments, recreational vehicle parks, and manufactured home parks. The maximum density in this designation is 25 dwellings per acre. The corresponding zoning districts includes Multi-Family Residence (MFR), Manufactured Home Residence (MHR) and Recreational Vehicle Park (RV).

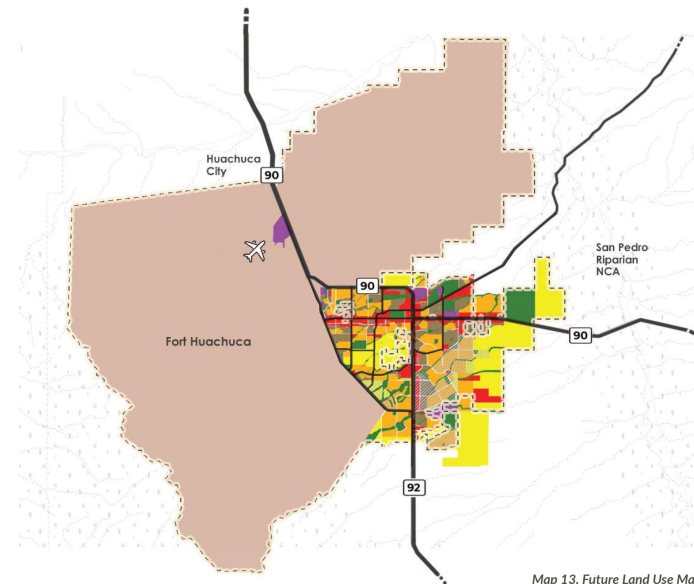
- **Commercial/Mixed-Use:** The commercial mixed-use land use designation accommodates a mix of use types to allow for varying scale and intensity of uses. These types of uses are generally characterized by infill type development on individual parcels, commercial center development, and regional level destination developments. Commercial activity is to be guided into distinct nodes at the intersections of major roadways throughout the City, as well as along major thoroughfares throughout the City. In addition to commercial activities, mixed-use and freestanding multi-family developments (up to 25 DU/A) is permitted. Light manufacturing also allowed, provided a conditional use permit is required when the use fronts Fry Boulevard or adjoins an existing residential use.

The corresponding zoning districts include General Commercial (GC), Limited Commercial (LC), Office Professional (OP), and Neighborhood Convenience (NC).

- **Industrial:** The industrial land use designations allow for light and heavy manufacturing along with ancillary light

LAND USE, GROWTH, & COMMUNITY DESIGN

5



Map 13. Future Land Use Map

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial / Mixed-Use
- Industrial
- Public / Open Space
- Specific Area Plan
- Federal (DoD) / Ft Huachuca

State Requirements, the Land Use Element must include.....

Specific programs and policies that the county may use to promote compact form development activity and locations where those development patterns should be encouraged. *(Partially addressed, subdivision density bonus)*

Consideration of air quality and access to incident solar energy for all general categories of land use. *(Currently, not in compliance)*

Policies that address maintaining a broad variety of land uses, including the range of uses existing in the county at the time the plan is adopted, readopted or amended. *(Currently, not in compliance)*

Provide sources of aggregate map and include policies to avoid incompatible land uses near mines. *(Currently, not in compliance)*

Current land use issues facing Cochise County....

Balancing natural population growth with the preservation of the rural character and the natural landscape – account, and plan for, growth

“Rural” development pattern (sprawl) and its impact on infrastructure and service provision

Legacy of “zombie subdivisions”

Economic diversification (needed)

Long term agriculture sustainability

Water management – quantity, quality, and equity of allocation

Planning for climate change resilience (needed)

Adoption Process

- Create draft
- 60-day review transmittal
- Make corrections, final draft
- Public Hearing before Planning and Zoning Commission
- Public Hearing before Board of Supervisors, Adopt by Resolution

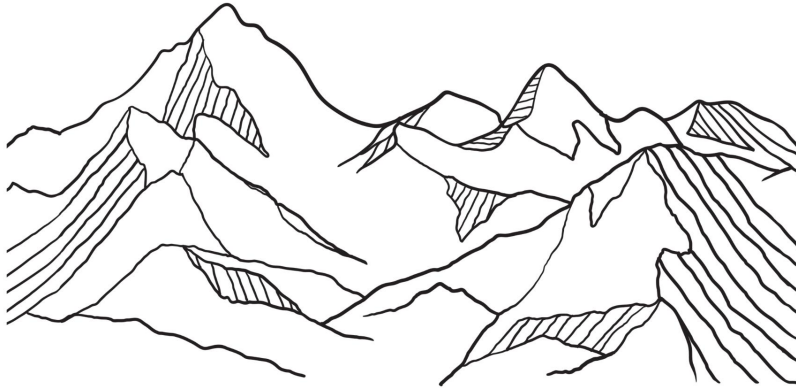
Commission Feedback and Direction

- Are there any other **land use** issues the commission can identify?

Cochise County Comprehensive Plan



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Commission
Work Session

June 12, 2024