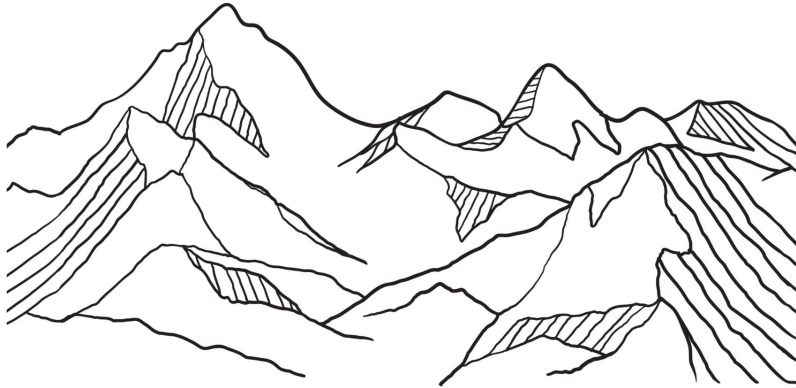


Cochise County Comprehensive Plan



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



Board of Supervisors Work Session

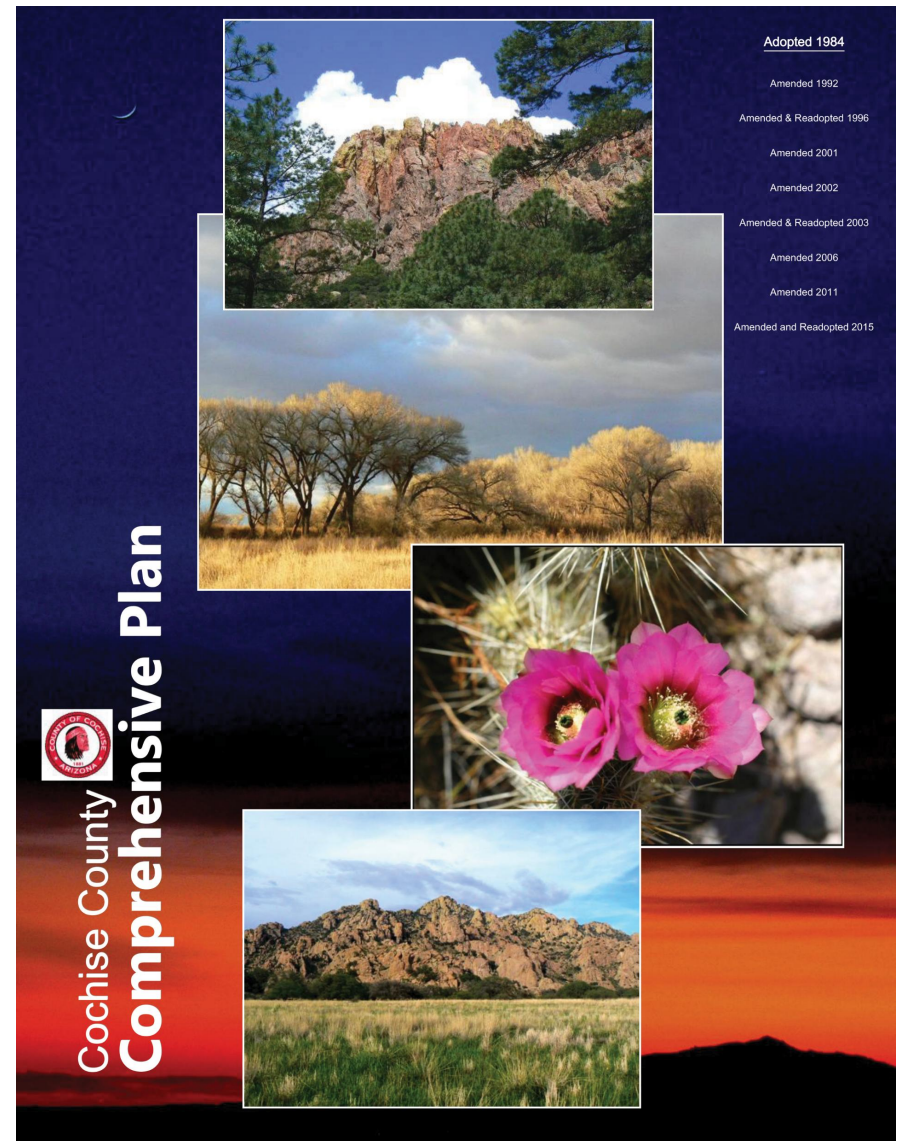
January 29, 2025

Plan Purpose

Guide development pursuant to the present and future needs.

Assist the planning commission, board of adjustment, 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 Cochise County logo is positioned above the text "Cochise County" and "Comprehensive Plan" in white. The central area contains four photographs: a rocky mountain peak with green trees, a field of yellow wildflowers under a cloudy sky, a close-up of two pink cholla flowers, and a landscape with green grass and a rocky mountain range under a blue sky. On the right side, a list of adoption and amendment dates is displayed in white text.

Adopted 1984

Amended 1992

Amended & Readopted 1996

Amended 2001

Amended 2002

Amended & Readopted 2003

Amended 2006

Amended 2011

Amended and Readopted 2015

Cochise County
Comprehensive Plan

DEVELOPMENT SERVICES

Timeline

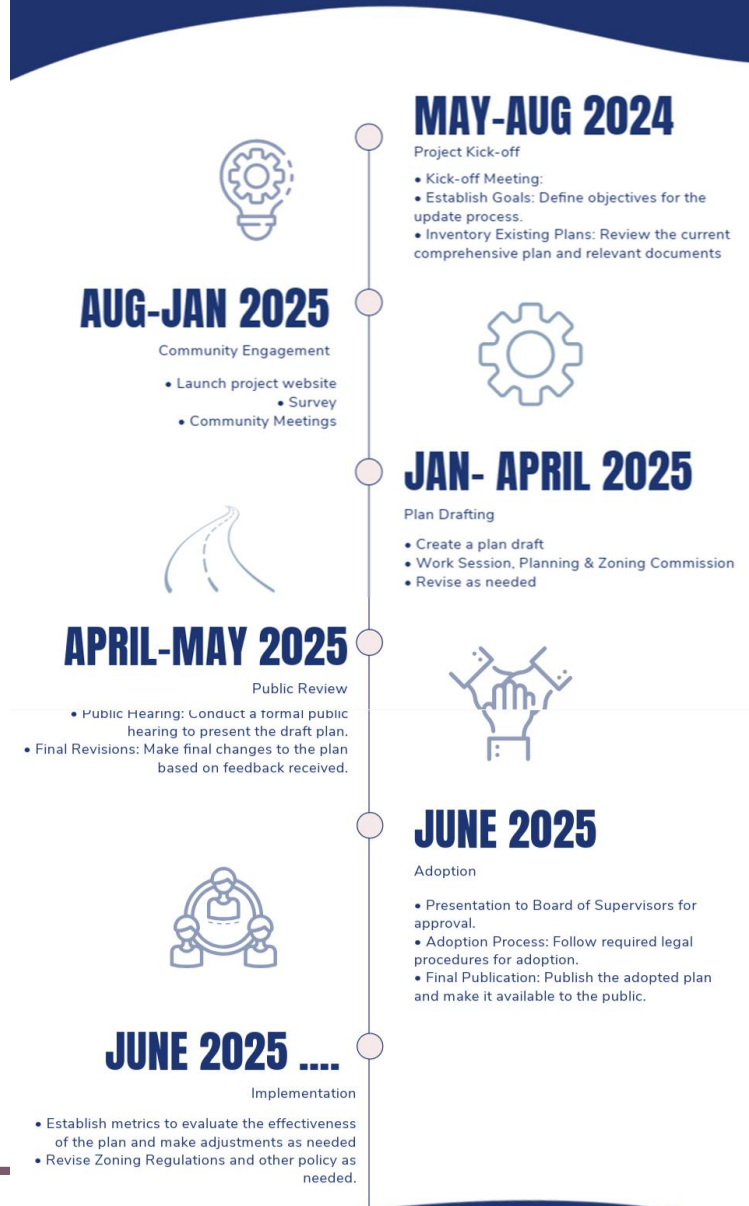
A comprehensive plan is effective for up to 10 years from the date the plan was initially adopted or until the plan is readopted or a new plan is adopted.

The current plan was adopted May 2015.

Summer 2025 adoption date for the update is proposed.

Comprehensive Plan 2045

PROJECT TIMELINE



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

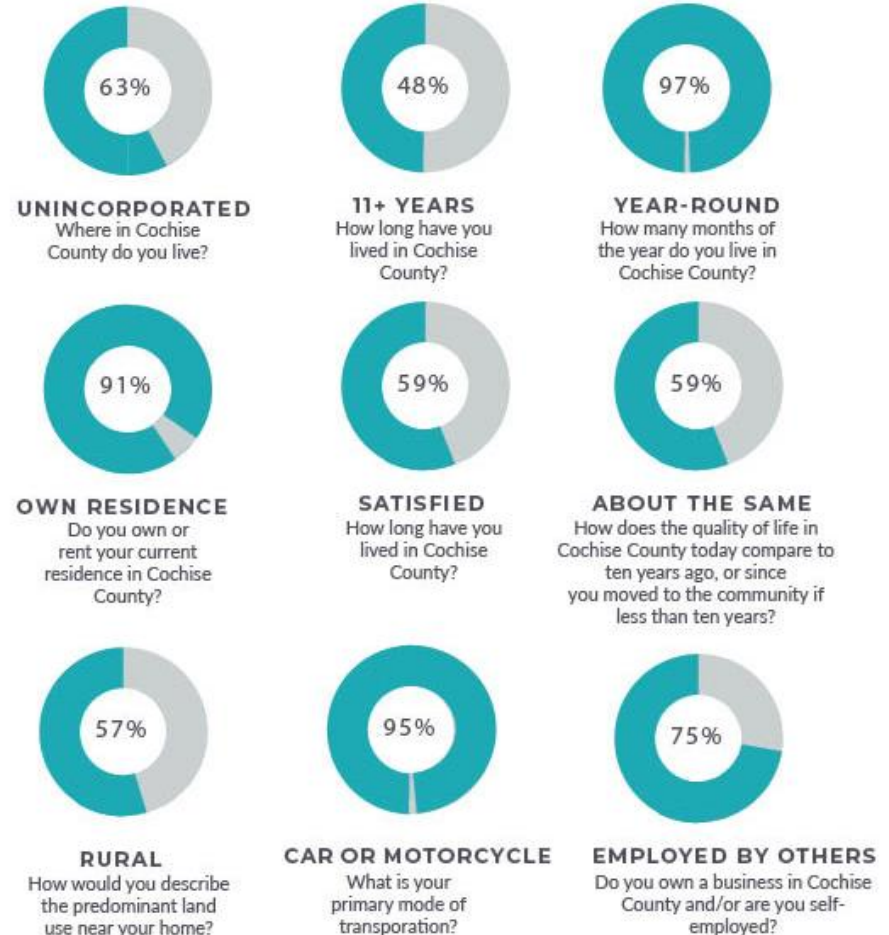


Public Outreach

Community survey (120 submitted surveys to date)
 Dedicated/monitored project website (1,986 visits to date)
 Nine community meetings (80 participants), booth at county fair
 Multiple features on the County website, including video
 Direct survey invite sent to all county employees
 Advertisements in local libraries
 Multiple links on County Development Services website

CP2045 SURVEY

A quick look at the most typical responses:



Survey is used to:

Engage with public

Provide an opportunity for everyone to participate

Fill in information gaps

Explain demographic information

Issues:

Survey bias (self-selection, status quo, social desirability)

Low participation

Time/cost intensive

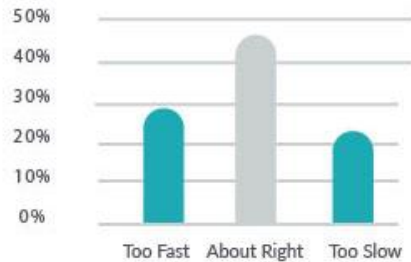
DEVELOPMENT SERVICES Survey



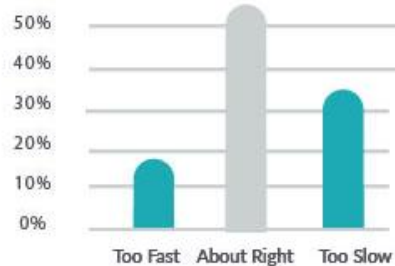
CP2045 SURVEY

A quick look at the most typical responses:

Pace of Residential Construction



Pace of Commercial Construction



Prioritization for Vehicular Improvements on County-Maintained Roads

- Resurface Paved Rds **1**
- Re-Grade Dirt Rds **2**
- New Rd Segments **3**
- Increase # of Rd Lanes **4**

Prioritization for Non-Vehicular Transportation Funding

- New Multi-Use Paths **1**
- Additional Sidewalks **2**
- More Bike Lanes/Facilities **3**
- New Hiking Trails **4**

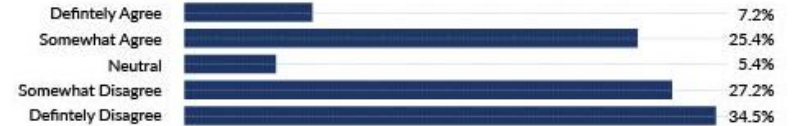
CP2045 SURVEY

When considering Cochise County's existing transportation networks, state whether you agree or disagree with the following statements:

THE ROADS NEAR ME ARE ABLE TO HANDLE CURRENT TRAFFIC



THE ROADS NEAR ME ARE IN GOOD CONDITION



I AM ABLE TO EASILY ACCESS MY PROPERTY REGARDLESS OF THE WEATHER





CHAPTER 1: INTRODUCTION & OVERVIEW

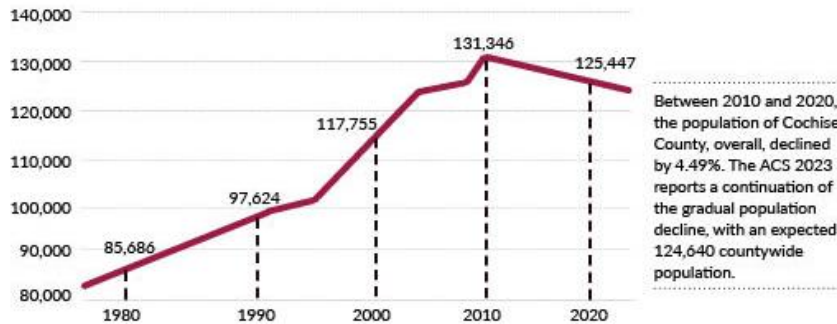
COUNTY DEMOGRAPHICS

Unless otherwise noted, information regarding demographics is taken from the American Community Survey (ACS). A decennial census is required by the U.S. Constitution. Consequently, every 10 years since 1790, Congress has authorized the government to conduct a national census of the U.S. population. The primary function of the decennial census is to provide counts of people for the purpose of congressional apportionment.

In every census between 1940 and 2000, two questionnaires were used to collect information: a "short form" with only basic questions such as age,

sex, race, and ethnicity and a "long form" with the basic short-form questions plus additional questions on social, economic, and housing characteristics. Following the 2000 Census, the long form was replaced by the ACS. The ACS is a nationwide, continuous survey designed to provide communities with reliable and timely social, economic, housing, and demographic data every year. While there is a margin of error of at least 10% of each total value, analyzing ACS information allows us to measure the changing social and economic characteristics of Cochise County⁶.

Table X: Population Growth Trends ⁷



⁶ (U.S. Census Bureau. (n.d.) 9. Differences between the ACS and the Decennial Census. Website: Census.Gov. https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs_general_handbook_2020_ch09.pdf)

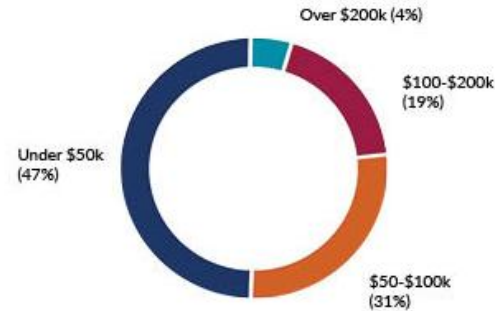
⁷ U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>



CHAPTER 1: INTRODUCTION & OVERVIEW

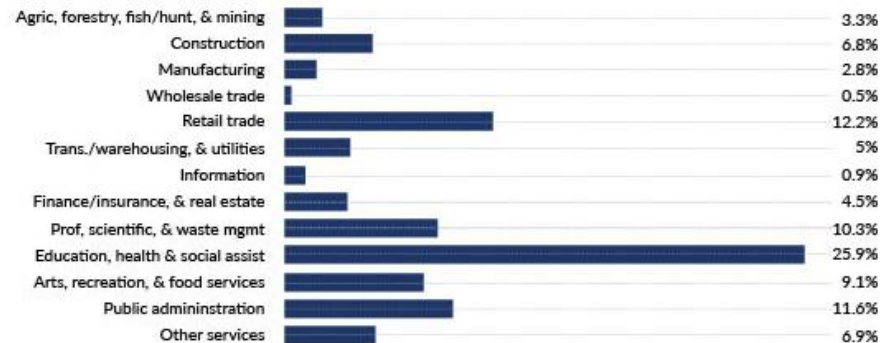
COUNTY DEMOGRAPHICS

Table X: Median Household Income



The median household income for Cochise County is \$52,025. This is two-thirds of the average for Arizona (\$77,315). The median per capita income is \$29,608, which is three-quarters of the average for Arizona (\$41,290). Moreover, approximately 15.9% of the county population live below the poverty line. This is 25% higher than the statewide level of 12.5%.

Table X: Employment by Sector⁸



Nearly half of all jobs are supplied by the government, primarily due to Fort Huachuca's presence.

Source: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>

DEVELOPMENT SERVICES

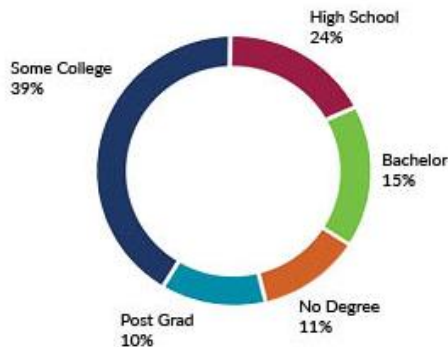
COUNTY DEMOGRAPHICS

Table X: Value of Owner-Occupied Housing ¹



The median owner-occupied housing value in Cochise County of \$235,200 is significantly lower than both the statewide average of \$411,200 and nationwide average of \$340,200.

Table X: Educational Attainment



The percent of high school graduates or higher in Cochise County is 88.9%, which is similar to the statewide percentage.

Source: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Cochise County, AZ <<http://censusreporter.org/profiles/05000US04003-cochise-county-az/>>

DEMOGRAPHIC STRENGTHS



Cochise County has many demographic strengths that can be leveraged for future economic development.

- **Racial and ethnic diversity:** As shown in Table X: Race & Ethnicity, over one-third (35.8%) of county residents identify as Hispanic or Latino. This diversity can provide bilingual workforce advantages and contribute to our cultural richness.
- **Educated workforce:** Approximately one-quarter of the population has a bachelor's degree of higher. This is a healthy pool of skilled and well-educated workforce for employers.
- **Veteran presence:** Approximately 18.6% of county residents have veteran status. This is more than double the state or federal rate. Veterans bring leadership experience, specialized training, and teamwork skills to organizations.

DEMOGRAPHIC IMPLICATIONS

There are many important takeaways from the demographic information included in this chapter. Some of the more significant findings are as follows:

- **Need for physically accessible housing units and additional healthcare facilities:** Cochise County has an older population, on average than what is typical in Arizona, and our population is aging.
- **Need for economic diversification:** As shown in Table X, Employment by Sector, a large percent of Cochise County residents are employed, either directly or indirectly, by some level of government. In comparison, manufacturing and construction employment is low. This lack of economic diversification makes the county reliant on defense-related spending by the federal government, which can fluctuate significantly.
- **Need for affordable housing and economic development initiatives:** Cochise County reports a median household income of \$52,025, significantly lower than Arizona's median of \$77,315. The poverty rate in the county stands at 15.9%, higher than the state's rate of 12.5%.
- **Need for infrastructure to support population growth:** The median value of owner-occupied housing in the county is \$235,200, which is significantly lower than Arizona's median value of \$411,200. This could serve to attract more residents seeking a more affordable cost of living. In addition to traditional infrastructure, like roadways and water, access to broadband is also needed to attract remote workers, support businesses, and improve education access.

Key Survey Takeaways

Land Use: Concerns about urban sprawl and preservation of rural character.

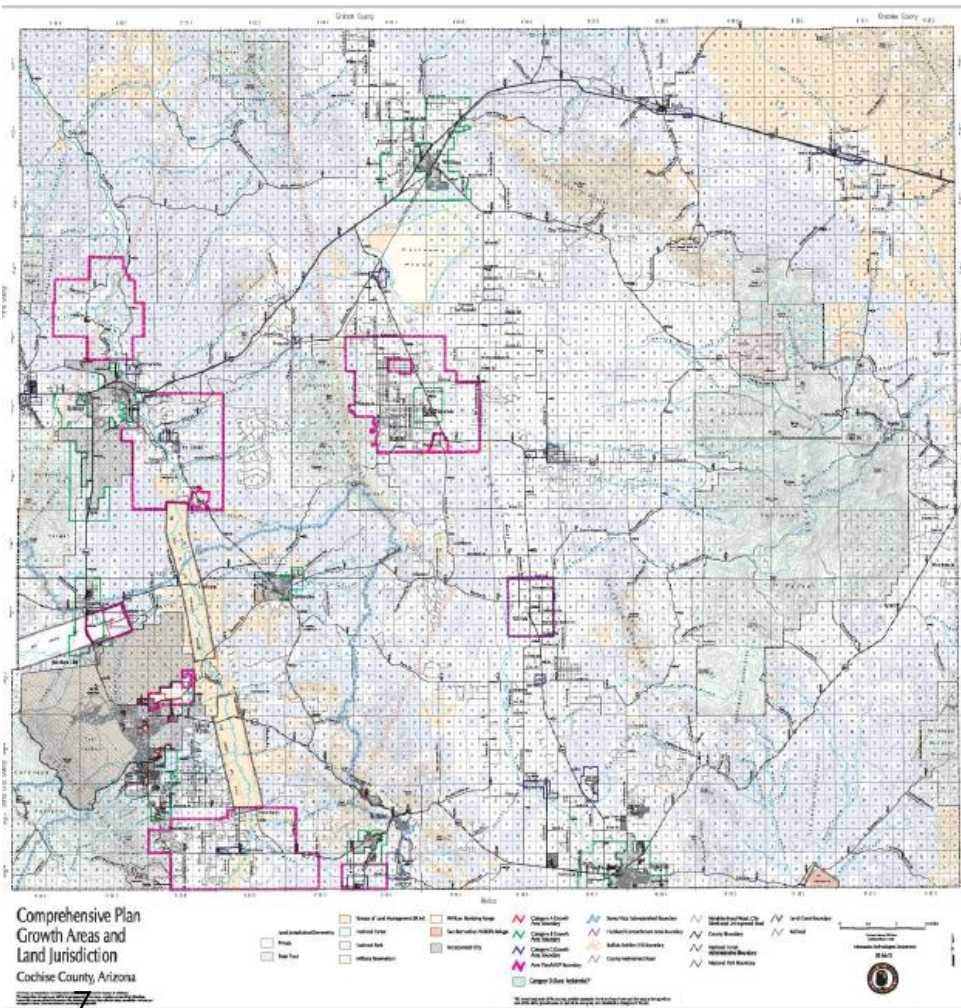
Housing: High demand for affordable housing, single family and off grid housing options.

Transportation: Road maintenance a priority. While most people rely on cars, there is a desire for better bike paths, sidewalk, and public transit.

Water: Strong interest in stricter water conservation regs.

Economic Development: Barriers to new businesses include start-up costs, lack of commercial space.

Environment: Notable opposition to large scale agriculture and industrial projects. Support for renewable energy.



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



CHAPTER 1: INTRODUCTION & OVERVIEW

LOCATION

MAP X: LOCATION MAP



Cochise County borders the the state of Sonora Mexico, New Mexico, as well as the Arizona counties of Santa Cruz, Pima, Graham, and Greenlee

Please see <https://cochise.maps.arcgis.com/> for the most detailed and up-to-date information.



CHAPTER 2: LAND USE ELEMENT

LAND USE DESIGNATIONS

TABLE X: LAND USE DESIGNATIONS CONTINUED

LAND USE DESIGNATION	DESCRIPTION	ALLOWABLE ZONING	DENSITY	MIN LOT SIZE
HIGH DENSITY RESIDENTIAL	Land for small lot single-family residential, townhomes, condos, tiny home parks, RV parks, mobile home parks, and multi-family dwellings that may be multi-story buildings as well as other uses defined in the Zoning Code for the respective Zoning Districts.	MR-1, MR-2, MH-72, MH-54, MH-36, MH-18	6 DU/acre - 24.2 DU/acre	1,800 SF
COMMERCIAL	Land for commercial development. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, in addition to commercial activities, mixed-use, multi-family, as well as other uses defined in the Zoning Code for the respective Zoning Districts.	NB, GB	12.1 DU/acre	3,600 SF (not to exceed for residential)
INDUSTRIAL	Land for light and heavy manufacturing as well as commercial use. It also includes all active mining locations, wastewater treatment, and landfills.	LI, HI, GB, mines, landfills, vww treatment	NA	None
INSTITUTION	Land for government centers, police and fire substations, schools, libraries, community centers, as well as college or university campuses.	Not limited to any zoning district, uses are typically exempt from most zoning.	NA	None
ENTERPRISE	Land that allows for the combination of residential and commercial on the same building, parcel, or general area as well as other uses defined in the Zoning Code for the respective Zoning Districts.	MR-1, MR-2, MH-72, MH-54, MH-36, MH-18, NB, GB	12.1 DU/acre	3,600 SF (not to exceed for residential)

Is there a schedule for BOS updates? (Monthly, date certain)

Are there specific topics of interest?

Any other feedback/direction for staff?

Thank you!



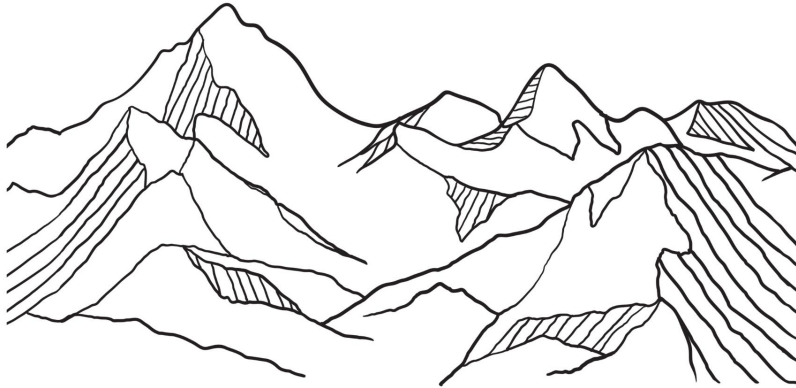
TABLE OF CONTENTS: TEXT

X	Chapter 1: Introduction & Overview
X	Chapter 2: Land Use Element
X	Chapter 3: Transportation Element
X	Chapter 4: Open Space Element
X	Chapter 5: Growth Areas Element
X	Chapter 6: Environmental Planning Element
X	Chapter 7: Water Resources Element
X	Chapter 8: Energy Element
X	Chapter 9: Housing Element
X	Chapter 10: Public Services and Facilities Element
X	Chapter 11: Implementation

Cochise County Comprehensive Plan



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RESOLUTION X-XXX



Board of
Supervisors
Work Session

January 29, 2025