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# MID-SULPHUR SPRINGS VALLEY COMMUNITY PLAN

## Article 1

### Section One: Title and How the Plan is Used

#### Title

There is hereby established and adopted a plan for the **GUIDANCE** of growth in Pearce Townsite, Sunsites, and rural environs within Cochise County, to be known as the *MID-SULPHUR SPRINGS VALLEY COMMUNITY PLAN and MAP*. Herein, it is referred to as the Plan or Plan Map.

#### How the Plan Will Be Used

1. This document was adopted by the Board of Supervisors and as such, along with the *Cochise County Comprehensive Plan*, represents the officially adopted guidelines for present and future growth within the boundaries depicted on the *Mid-Sulphur Springs Valley Community Plan Map*. Specifically, the guidelines will be used by County staff as the basis of recommendations on rezoning requests, special use permits, subdivisions, Board of Adjustment requests, and master development plans.
2. The Plan will provide developers with useful information to determine acceptable sites for new recreation areas, businesses, industries, and subdivisions. New residents can use the Plan to find out if future goals of the Mid-Sulphur Springs Valley Community are in accord with their own goals.
3. The Supplement Section at the end of the Plan represents future actions desired by the community. They are a "wish list" and require follow-up action by either community members or the County. Any future action that requires adoption by the Board of Supervisor will include additional public input. The Supplement Section is not adopted by the Board of Supervisors as part of Plan adoption.

### Section Two: Goal Statement

The Mid-Sulphur Springs Valley Community Plan encompasses diverse areas that range from intensive development to very rural settings. It has a cohesive purpose of providing all necessary services for all ages and jobs to support an ideal lifestyle for everyone.

## Section Three: Development of the Plan

### Plan Committee

The Plan was initiated through a cooperative effort between the Sunsites Community Association and the Cochise County Planning Department. A Mid-Sulphur Springs Valley Community Planning Committee was formed to prepare a draft Plan. Each member was duly appointed by the Sunsites Community Association. The following is a list of members:

Bruce Erickson, Chairman	Leroy D. Pilant
Patti Burris	Evelyn Williams
Brenda Crandall	Gerald Williams
David Johnson	Dick Yeager
David Lloyd	

The Committee held public meetings over a 3-year period. Each meeting was attended by business people, realtors, and/or concerned residents. The generation of land use policies and maps were developed by reaching a consensus vote of Committee members.

The plan was then formally reviewed by the following County Departments: Health & Social Services, Highways & Floodplain, County Attorney, Planning, and Economic Development. In addition, the Arizona Department of Transportation, Chamber of Commerce, school districts, and public utilities were asked to review the Plan. The Draft Plan was approved by the Committee on February 23, 1999. Public meetings were held on March 23 and 25, 1999 to solicit public comment, which was then used to further revise policies and land use designations.

The Mid- Sulphur Springs Valley Community Plan Committee considered final revisions after the public meetings. The Plan was submitted to a public hearing before the Planning & Zoning Commission. The Planning & Zoning Commission recommended approval of the Plan, which was finally approved by the Board of Supervisors on November 15,1999.

### Plan Boundaries

This plan area includes the Pearce Townsite, Sunsites Townsite and surrounding rural areas. Exact boundaries are depicted on the *Mid-Sulphur Springs Valley Community Development Map* formally adopted by the Cochise County Board of Supervisors on November 15,1999.

Originally, the focus of the plan was the Pearce Townsite and Sunsites Townsite. Additional areas were included for the following reasons:

1. Neighboring communities/rural areas directly affect the character and well being of the Townsites.
2. Residents immediately outside of the townsite were encouraged to participate in creating the Plan. In the future, communities within the Plan Area may wish to undergo their own planning process.

## Community Character

The heart of the Plan is the Pearce Townsite and Sunsite Townsite. This is an area of both working and retired residents, 85 miles southeast of Tucson and 28 miles southwest of Willcox. The Community is located in a scenic agriculturally oriented valley in Cochise County, Arizona.

Pearce Townsite and Sunsite Townsite are experiencing steady growth with new privately owned businesses opening each year. The tourism industry is important to the area because of it's location near the Cochise Stronghold, Willcox Playa, Chiricahua Mountains, Amerind Foundation, historic mining camps, and routes to the U.S./Mexico international border. Employment and services are available in the cities of Willcox, Douglas, Benson, and Tucson. Furthermore, Sunsites Townsite offers a wide range of community facilities including a new senior/community center, arts and crafts center, library, two parks, one swimming pool, and one 18 hole (Par 72, 6,632 yards) championship golf course. A new shopping center and a medical facility are currently being planned.

The Pearce Townsite Sub-area is an historic mining community located south of Sunsites Townsite and west of Highway 191. Remaining historic structures including the post office, school, general store, church and a number of homes are a reminder of the history of mining in Cochise County. The Commonwealth Mine, found by James Pearce, began operation in 1894 and produced over \$30,000,000 in gold ore over the next 8 years.

## Population

The population of Pearce Townsite and Sunsite Townsite vary considerably by season. Many visitors are attracted to the area to spend the fall, winter, and spring. Many use the summers to travel. The Arizona Department of Commerce derived the following population figures through Arizona Department of Economic Security and U.S. Census Bureau:

POPULATION Growth Table			
Area	1980	1990	1995
Pearce-Sunsites	825	1,200	1,565

Building permit activity grew from four permits in 1993 to 26 permits in 1995. This increase in permit activity was continuing at the time of Plan adoption. Approval of a 296-lot subdivision and 46 townhouses is another indicator of growth in Sunsites. Development of medical facilities, a grocery store, and other shopping opportunities would dramatically increase the number of residents. Such developments are currently proposed. It was hypothesized that 8,000 persons resided in the market area which is estimated to include Pearce and Sunsites Townsite, Dragoon and Cochise Townsite and Sunizona.

## Existing Infrastructure and Services

### 1. Schools:

The Pearce Townsite school district currently has an elementary school, which serves grades kindergarten through eighth grade. In 1997, the school served 134 students. In 1998, the school serves 150 students. High school students in the Plan area attend school at Valley Union High School in Elfrida.

### 2. Fire Protection and Law Enforcement:

Fire protection is provided by the Sunsites Volunteer Fire District. This district is comprised of 31 members and equipped with 14 vehicles including fire trucks ranging from Type 1 to Type 7, 2 ambulances, and 1 quick response vehicle to respond to vehicle accidents. They respond to approximately 300 ambulance calls and 150 fire or vehicle assist incidents a year. The district boundaries are depicted on the *Mid Sulphur Springs Community Development Map*. One engine is housed at the Richland Ranchette's substation.

Law Enforcement is provided by the Cochise County Sheriff's Department and the Arizona Department of Public Service.

### 3. Roads:

The circulation system in the Plan area consists of County and State roadways. State Highway 191 is the primary artery connecting this area north to Interstate 10 and south to near the Mexican Border. Kansas Settlement Road, a County maintained road is another major north-south artery near the eastern edge of the Plan area.

Sunsites Townsite is served by a number of collector and arterial streets such as Highway 191, Treasure Road, Ironwood Road and Lansing road. A system of local streets carries traffic to these collector streets. The business district is served by a frontage road that is paved only in the most developed area.

Pearce Townsite is traversed by Ghost Town Trail and Pearce Road. Both of these roads serve local residents as well as travelers visiting other historical sites and the Dragoon Mountains.

### 4. Provision of Water and Sanitary Service

The Clear Springs Sanitary Company has the capacity to serve the Sunsites Townsite between Ironwood and Treasure Roads. Two existing ponds are available to serve the half-section north of Ironwood Road.

The Clear Springs Water Company is privately owned. The system is designed to serve the core Sunsites Townsite at complete build-out. This includes the

area between Ironwood and Treasure Roads and half a section north of Ironwood Road. The infrastructure may need to be upgraded to meet new demand.

## Article 2

### Section One: Goals, Policies & Objectives

#### ELEMENT ONE: LAND USE

##### Parks/Open Space & Drainage

**Goal 1:** Provide and maintain an adequate park system to meet the recreational needs of current and future Mid-Sulphur Springs Valley citizens and visitors.

**Policy 1:** Work with developers to provide a minimum of one neighborhood park for every new 150 residential units.

**Policy 2:** Make efficient use of parks and park equipment by locating parks in proximity to the Community Center and school facilities.

**Policy 3:** Encourage large scale developers to preserve and/or dedicate/donate land for park space as part of the rezoning, special use and master planning processes.

**Goal 2:** Preserve the drainage ways in the natural state as much as possible.

**Policy 1:** Manage drainage ways to mitigate flooding and decrease erosion from runoff;

**Policy 2:** Encourage preservation and/or dedication of drainage ways or drainage easements as part of the permit review process for development to serve as an effective drainage network with the added benefit of providing wildlife corridors, open space and breaks in the developed landscape.

**Policy 3:** Work with developers, to provide for vegetative and wildlife habitats and linked walking and jogging paths where appropriate.

##### Residential Neighborhoods

**Goal:** Identify appropriate areas for a diversity of residential development to accommodate estimated future population growth.

**Policy 1:** Preserve the integrity of the established Sunsites Village.

**Objective 1:** Permit residential infill of a similar density compatible with the surrounding neighborhood.

**Objective 2:** In Sunsites Village ensure that residential infill is of a design and type that enhances and harmonizes with the surrounding neighborhood

**Policy 2:** As depicted on the *Mid-Sulphur Springs Valley Community Plan Map*, new high density residential development shall be permitted so long as safe and adequate infrastructure and public services are available or provided to handle additional density including but not limited to: schools; law enforcement; fire protection; roads; drainage, water and waste disposal systems.

**Policy 3:** For purposes of the *Mid-Sulphur Springs Valley Community Plan Map* densities are defined as follows:

- High density: average lot size of 12,000 square feet or less;
- Medium density: average lot size greater than 12,000 square feet but less than two acres;
- Low density: average lot size equal to or greater than two acres but no more than four acres.
- Agricultural/rural density and green space: lot size equal to or greater than four acres or support low density development when the Residential Open Space Subdivision Option is used to preserve open space or agricultural uses on a portion of the property. Consider Special Uses that provided support services for agriculture and recreation on public lands. Voluntary downzonings in these areas are strongly encouraged.

**Policy 4:** Housing densities shall transition to a lower density abutting major drainage ways.

**Policy 5:** Preserve the character of existing residential areas as depicted on the *Mid-Sulphur Springs Valley Community Plan Map* and facilitate the trend towards cottage industries by supporting home occupations that harmonize with the residential character of the neighborhood.

**Policy 6:** Encourage the development of rental units and affordable housing.

**Policy 7:** Encourage the clustering of homes in urban and rural subdivisions to maximize use of infrastructure and preserve open space.

## **Businesses**

**Goal:** To support the local economy and to assist developers in selecting appropriate locations for businesses as depicted on the *Mid-Sulphur Springs Valley Community Development Map*.

The specific land uses permitted in the designated business areas are defined in Article 11 (Neighborhood Business) and Article 12 (General Business) of the Cochise County Zoning Regulations.

**Policy 1:** Support the viability of the existing business district by supporting new infill businesses particularly along Frontage Road.

**Policy 2:** Preserve the character of existing residential areas as depicted on the *Mid-Sulphur Springs Valley Community Development Map* and facilitate the trend towards cottage industries by supporting home occupations that harmonize with the residential character of the neighborhood.

**Policy 3:** Provide community services by supporting neighborhood businesses as allowed in the Neighborhood Business zoning district within and along the periphery of residential areas as depicted on the *Mid-Sulphur Springs Valley Community Development Map*.

**Policy 4:** Promote the use of professional offices and personal services to serve as a buffer between more intense business and industrial uses and residential uses as depicted on the *Mid-Sulphur Springs Valley Community Development Map*.

**Policy 5:** As depicted on the *Mid-Sulphur Springs Valley Community Development Map*, support location of general business uses of a more regional nature in harmony with the following criteria:

- □ optimize safe and adequate access along major transportation routes;
- □ minimize non-residential traffic in neighborhoods and along residentially developed roadways;
- □ provide a buffer between less intense business uses and industrial uses; and
- □ cluster similar uses in a manner that protects residential areas.

**Policy 6:** As addressed in the *Cochise County Comprehensive Plan*, promote safe traffic circulation and attractive business development by minimizing the impacts of strip business development by accomplishing the following:

- □ minimize the number of driveway cuts;
- □ encourage shared access points among several properties;
- □ combine parcels to allow for planned unit development;
- □ provide and maintain a landscaped buffer (vegetation, decorative rock, etc.) along Highway 191;
- □ use a creative and aesthetically consistent building design and orientation on the site with staggered setbacks; and
- □ cluster development to retain the maximum amount of open space.

**Policy 7:** Ensure to the greatest extent possible that new clusters of businesses are designed and positioned to provide continuous pedestrian linkages. The linkages should be among and between clusters of commercial businesses. Sidewalks will be encouraged.

**Policy 8:** Require new businesses to contribute a "fair share" of the costs to improve affected rights-of-way and regional drainage improvements. Generally, the developer is required to sign an off-site deferral agreement with the County ensuring future assistance with roadway improvements at the time deemed necessary by the County.

**Policy 9:** Ensure each new business in the County Category B Growth Area of the community provides adequate parking by accomplishing the following:

- □ Businesses in the Sunsites Townsite must establish a paved surface on all parking areas, loading zones, and access drives thereto, except;
- □ For businesses in the Sunsites Townsite that will accommodate ten or fewer parking spaces, a one-year deferral of paving requirements will be considered; or
- □ If a new business is located on an unpaved road, paving requirements should be deferred until the section of right-of-way abutting the parcel is improved as allowed in the Cochise Zoning Regulations.

**Policy 10:** Support additional community parking areas for existing businesses between Treasure Road and Ironwood Road:

- □ Site the community parking facility in a manner to maximize customer safety and convenience by achieving the following:
  - Minimize the walking distance to businesses.
  - Provide a distinctive walkway from the parking area to the businesses.
  - Walking paths should be shielded from oncoming automobile traffic to the greatest extent possible.
  - Walkways must comply with the American Disabilities Act.
  - In time, pave walkways with with appropriate materials. If the community parking area is positioned at the rear of commercial properties along Frontage Road, outdoor storage areas of businesses must be screened at least with a ninety- percent site-obscuring screen.

**Policy 11:** Cochise Stronghold is considered a scenic and economic asset that attracts visitors to the Mid-Sulphur Springs Valley. As such, any non-residential development near the entrance, along the two-miles of Ironwood Road east of the entrance and along Cochise Stronghold Road (one section (a mile) east of Cochise Stronghold Road from Ironwood Road to Dragoon Road; and all sections within the plan boundaries west of Cochise Stronghold Road (between Treasure Road and Dragoon Road)) must be designed to preserve the scenic quality of the gateway to the Stronghold by:

- ☐ limiting new businesses to low intensity neighborhood businesses or small-scale rural uses such as bed and breakfast inns, guest ranches or RV parks that meet existing RU-4 densities;
- ☐ preserving the maximum amount of on-site vegetation possible; and
- ☐ blending all structures with the natural environment through enhancing existing screening with desert vegetation, setbacks, harmonious colors, screening buildings, parking and roads with existing terrain and vegetation, and limiting signs to 1 small identification sign; and
- ☐ protecting natural drainageways.

**Policy 12:** Allow GB at the intersections of Ford Street with Ironwood and Treasure for a depth of three parcels so long as access is not taken from Ford Street and the parcels are combined. The interior parcels along Ford Street can be considered for High Density Residential uses south of Geneva Street and neighborhood commercial uses north of Geneva Street.

## **Industrial**

**Goal:** To support the local economy, protect residential areas, safeguard the environment, and to assist developers in selecting appropriate locations for Industrial land uses as depicted on the *Mid-Sulphur Springs Valley Community Development Map*.

The specific land uses permitted in the designated Light Industry areas are defined in Articles 13 of the Cochise County Zoning Regulations.

**Policy 1:** Preserve the integrity of the established Sunsites Townsite by supporting the location of industrial uses into safe and suitable areas as depicted on the *Mid-Sulphur Springs Valley Community Development Map*.

Heavy industrial uses are considered more appropriate outside the boundaries of the plan area near the Apache Generating Plant, which has the road, rail and utility infrastructure to support such development.

**Policy 2:** To promote the health, welfare and safety of the Community, industrial land uses will be evaluated according to the following criteria:

- ☐ Impact of noise produced on surrounding land uses.
- ☐ Impact on air, floodplains, wells, water systems and aquifers;
- ☐ Suitability of soils;
- ☐ Appropriateness of transport routes
- ☐ Impact upon the infrastructure of the Community
- ☐ Impacts upon population centers, schools, hospitals, recreation areas, food production, and wildlife.

**Policy 3:** It is generally appropriate to site Light Industry in proximity to the townsite for the following reasons:

- □ Light Industry uses generally have a lower impact than Heavy Industry uses.
- □ Light Industry zones may accommodate businesses frequented by the public.

**Policy 4:** Heavy industry sites should be clustered in locations a considerable distance from all population centers for the following reasons:

- □ Typical permitted uses in a Heavy Industry use may have considerable visual, audio, public safety, and traffic impacts.
- □ Heavy Industry zones generally accommodate manufacturing and processing businesses not frequented by the public.

**Policy 5:** Applicants for industrial uses engaged in the storage, transport or production of hazardous materials or waste shall present, as part of the Special Use/Rezoning/Non-Residential Permit review and permit issuance processes, a *Hazardous Materials Safety Plan* to include the following:

- □ Proximity to sensitive land uses such as schools, residentially developed or zoned areas, farmlands, hospitals, parks, population centers, recreation areas, floodplains, wells, water systems, and aquifers;
- □ Potential impact of materials on existing land uses, public health, water and air;
- □ Plan to address potential impacts including but not limited to design measures, cooperation with Local Emergency Planning Committee, State Fire Marshall, site location, evacuation plans, containment of spills and emissions, methods of waste disposal,
- □ Routes of transport; and
- □ Clean-up plans upon termination of use.

**Policy 6:** Industrial uses will be located in a manner that will help safeguard residential areas in case of an accident involving potentially hazardous substances.

**Policy 7:** Preserve the viability of industrial areas by:

- □ Limiting encroachment of incompatible land uses;
- □ Providing a transition of land uses of intermediate intensity between residential and industrial uses; or
- □ Providing adequate buffering, screening or open space between residential and industrial uses.

**Policy 8:** As addressed in the *Cochise County Comprehensive Plan*, promote safe traffic circulation and attractive industrial development

by minimizing the impacts of strip development through the use of the following:

- □ minimize the number of driveway cuts;
- □ encourage shared access points among several properties;
- □ whenever feasible, combine parcels to allow for planned unit development;
- □ provide and maintain a landscaped buffer (vegetation, decorative rock, etc.) along Highway 191 consistent with drainage, utility and traffic needs;
- □ use a creative and aesthetically consistent building design and orientation on the site with staggered setbacks; and
- □ cluster development to retain the maximum amount of open space.

**Policy 9:** Ensure to the greatest extent possible that new clusters of Light Industry businesses are designed and positioned to provide continuous pedestrian linkages. The linkages should be among and between clusters of commercial sites. Sidewalks will be encouraged in developments that serve the public.

**Policy 10:** Require new industrial businesses to contribute a "fair share" of the costs to improve affected rights-of-way. Generally, the developer is required to sign an off-site deferral agreement with the County ensuring future assistance with roadway improvements at the time deemed necessary by the County.

**Policy 11:** Ensure each new industrial business provides adequate parking by accomplishing the following:

- □ industries in the Sunsites area must establish at least a double chipseal surface on all parking areas, loading zones, and access drives thereto; except,
- □ For an industry in the Sunsites area that will accommodate ten or fewer parking spaces, a one-year deferral of paving requirements will be considered; or
- □ If a new industry is located on an unpaved road, paving requirements should be deferred until the section of right-of-way abutting the parcel is improved.

## **ELEMENT TWO: ROADS/CIRCULATION**

**Goal:** Develop a safe and convenient circulation system for the Mid-Sulphur Springs Valley Community.

**Policy 1:** The impact of proposed developments on the existing roadway system shall be evaluated prior to approval. A Traffic Impact Analysis (TIA) will be conducted by the developer if required by the Cochise County Planning Director, and, if necessary, conditions of approval shall stipulate improvements to mitigate impacts.

**Policy 2:** In residential areas, develop safe connections to major streets as needed when development occurs or through public/private partnerships with the County.

**Policy 3:** Developments that generate heavy non-residential or non-local traffic shall be designed and located such that traffic generated does not travel on predominantly residential streets.

**Objective:** Retain the neighborhood character of residential streets that allows for pedestrians and bicycles to safely share the roadway.

**Policy 4:** Adequate parking shall be provided.

**Objective 1:** All parking for development shall be provided on site except in existing developed non-residential areas where on-site parking was not historically provided such as the developed Frontage Road area in Sunsites.

**Objective 2:** As part of the development review process, discourage, by design, non-residential parking in residential areas.

**Policy 5:** Ensure to the greatest extent possible that developments are designed and positioned to provide continuous pedestrian linkages throughout the Sunsites Townsite.

**Policy 6:** Until a traffic circulation plan is adopted for Sunsites, inform new developers of the County Subdivision guidance to reserve road right-of-ways along section and mid-section lines.

### **ELEMENT THREE: WATER, SEWER, and OTHER UTILITIES**

Note: Generally, the term "utilities" is intended to include water, sewer, electricity, natural gas, propane, telephone, cable television service, etc.

**Goal:** To ensure that adequate utility capacities exist to service current and future residential and non-residential growth in the Mid-Sulphur Springs Valley Community and that construction, installation, and distribution methods are consistent with community objectives.

**Policy 1:** As part of County plan review, determine that adequate utilities are available to service the development prior to approval or permit issuance.

**Policy 2:** Medium and high-density residential subdivisions within the Sunsites Townsite should be encouraged to use the community water and sewer system. All other medium and high-density residential subdivisions outside the Sunsites Townsite should be encouraged to use community water and sewer systems, where practical.

**Policy 3:** Encourage water conservation and reuse in all developments. Each new and existing homeowner should be encouraged to use the Water

Wise Program to implement landscaping and water use reduction techniques.

- □ Major developers as defined in the *Water Wise Design: Developers' Guidelines* should be required to implement specific techniques (landscaping type, onsite drainage retention etc.) such as those identified in *Water Wise Design: Developers' Guidelines*.

**Policy 4:** Contractors should be encouraged to consult with utility companies to ensure that primary distribution systems such as plumbing, wiring, cabling, and interconnection devices are adequate to accommodate the high-tech services offered by the utility companies (particularly coaxial and twisted pair wiring and associated jacks and terminals).

**Policy 5:** All commercial wireless communication facilities as defined in the Cochise County Zoning Regulations in excess of forty (40) feet in height are encouraged to be co-located in close proximity to the AEPCO power station or the existing site in Sunizona.

## **ELEMENT FOUR: PUBLIC SERVICES AND PROTECTION**

**Goal:** Ensure adequate building safety, law enforcement, school capacity, health services support, and fire protection.

**Policy 1:** Prior to Rezoning, Master Development Plan, Subdivision, and/or permit approval, all commercial and industrial development and medium & high density residential subdivisions must be reviewed for fire safety by the Sunsites/Pearce Fire Department if within the district.

If not within the district or adequate fire services are not available to service a large-scale development, the developer may have to contribute (monies or equipment) to meet related anticipated demands.

**Policy 2:** Prior to approving rezonings to higher density development or major subdivision development submit to the local school district and health providers to determine if adequate capacity is available.

**Policy 3:** Support rezonings or special use permits for multi-level long term health care facilities in the Mid-Sulphur Springs Valley area in commercial or medium and high-density residential areas (depending on the density).

## **ELEMENT FIVE: AERONAUTICAL CONCERNS**

**Goal 1:** Promote a land use plan that will recognize the presence of commercial and general aviation activities in the MSSV current and future development.

(**Definitions:** Commercial aviation activities--those aviation activities associated with the support of scheduled or chartered air carriers and other for-hire aviation services to include agricultural uses. General aviation activities--all private or business aviation uses to include sales, training, service, maintenance, and storage.)

**Goal 2:** Provide appropriate separation between potential high density residential land use and commercial or general aviation activities.

**Policy 1:** Support development of commercial aviation facilities to be located in low density or rural land use areas.

**Policy 2:** Limit aviation associated (fly-in) residential subdivision development to medium or low-density areas. Provide developers with criteria for location and setbacks.

**Policy 3:** Support specific Emergency Use aviation facilities (i.e. helicopter medivac) near current and future population centers and EMT facilities.

## **ELEMENT SIX: LANDSCAPING NEW DEVELOPMENT**

**Goal:** Encourage quality landscaping which integrates development with the natural and built environment.

**Policy 1:** To enhance the quality of life in the Plan Area, Special Use Permits, rezonings, Master Development Plans and subdivision development shall utilize landscaping as follows:

**Objective 1:** provide a ten foot wide landscaped area with a mixture of canopy trees and understory vegetation or vegetated berm, along frontages of major roads;

**Objective 2:** use drought tolerant desert arid land plants;

**Objective 3:** Parking lots with ten spaces or more to be landscaped with canopy trees and groundcover dispersed throughout the lot which can provide shade to cover at least thirty percent of the lot within two years of commencement of use; and

**Objective 4:** Provision shall be made to maintain vegetation used to for landscaping.

**Policy 2:** To the maximum extent possible development proposed under rezonings, Master Development Plans, Special Use Permits and subdivisions shall minimize impact on the existing terrain, washes and vegetation depicting the maximum building and grading envelope on individual lots.

## PEARCE TOWNSITE SUB-AREA GOALS AND POLICIES

### Vision Statement

The people in Pearce Townsite wish to preserve the historical significance of this community without interrupting its contemporary uses. Many residents want to live peaceably without interference from commercial enterprises, but understand that the value of the Townsite can only improve through enhancement and preservation of its existing structures and sites. Both commercial and residential property owners must work together through the Pearce Townsite Historical Association and the Pearce Townsite Design Review Committee to make this community successful.

### Business Policies

**Goal:** To support small shops, businesses, and "mom & pop" service establishments that will enhance the historic character of the Pearce Townsite by selecting appropriate locations for businesses as depicted within the Pearce Townsite Plan area on the *Mid-Sulphur Springs Valley Community Development Map, Pearce Sub-area map*.

**Policy 1:** Provide areas for small shops, professional businesses, and personal service establishments in convenient locations to promote visitor traffic without interference in surrounding residential areas.

**Policy 2:** Preserve the character of existing residential areas as depicted on the *Mid Sulphur Springs Valley Community Plan Map* and facilitate the trend towards cottage industries by supporting home occupations that harmonize with the residential character of the neighborhood.

**Policy 3:** Discourage the location of mining operations, animal rendering plants, and other industrial land uses within the Pearce Townsite Plan area that have physical characteristics which may be offensive or hazardous or which may otherwise adversely affect the health or economic welfare of nearby residents and uses.

**Policy 5:** Support the location of small tourist oriented business uses within the commercial areas depicted within the Pearce Townsite Plan Area on *Mid-Sulphur Springs Valley Community Development Map*.

**Policy 4:** Provide community services by supporting neighborhood businesses along the periphery of residential areas as depicted within the *Pearce Sub-area map* and on *Mid-Sulphur Springs Valley Community Development Map*.

**Policy 5:** RV parks are to be discouraged within the Pearce Townsite Plan area.

**Policy 6:** As addressed in the *Cochise County Comprehensive Plan*, promote safe traffic and pedestrian circulation and attractive business development by minimizing the impacts of strip business development by accomplishing the following:

- □ minimize the number of driveway cuts;
- □ encourage shared access points among several properties;
- □ use a specific building design and orientation on the site and uniform setbacks similar to existing development;
- □ cluster development to retain the maximum amount of open space.

**Policy 7:** Ensure to the greatest extent possible that new business are designed and positioned to provide continuous pedestrian linkages among and between clusters of commercial businesses.

**Policy 8:** As depicted on the Mid-Sulphur Springs Valley Community Development Map, support location of general business uses of a more regional nature in harmony with the following criteria:

- □ optimize safe and adequate access along major transportation routes;
- □ minimize non-residential traffic in neighborhoods and along residentially developed roadways;
- □ provide a buffer between less intense business uses and industrial uses; and
- □ cluster similar uses in a manner that protects residential areas.

### **Residential Neighborhood Policies**

**Goal:** Identify appropriate areas for a medium, low, and rural residential development.

**Policy 1:** Preserve the integrity of the Pearce Townsite Historic District depicted on the MSSV Plan Map.

- □ Permit residential infill of a similar density compatible with the surrounding neighborhood.
- □ Within the Pearce Townsite Historic District ensure that residential infill is of a design and type that enhances and harmonizes with the surrounding neighborhood

**Policy 2:** As depicted within the Pearce Townsite Plan area of the *Mid-Sulphur Springs Valley Community Plan Map*, new high density residential development is to be discouraged. The impact on the rural character of the area and the limitations of safe and adequate infrastructure and public services are a concern.

**Policy 3:** For purposes of the *Mid-Sulphur Springs Valley Community Plan Map* densities are defined as follows:

- a. High density: lot size of 12,000 square feet or less;

- b. Medium density: lot size greater than 12,000 square feet but less than two acres;
- c. Low density: lot size equal to or greater than two acres but no more than four acres.
- d. Agricultural/Rural density: lot size greater than four acres.

**Policy 4:** Housing densities shall transition to low or agricultural or rural densities adjacent to drainage ways.

**Policy 5:** Preserve the character of existing residential areas as depicted on the *Mid Sulphur Springs Valley Community Plan Map* and facilitate the trend towards cottage industries by supporting major home occupations that harmonize with the residential character of the neighborhood.

**Policy 6:** Encourage the clustering of homes in rural subdivisions to maximize use of infrastructure and preserve open space.

**Policy 7:** For the established historic district area only on the Plan map, a request shall be presented to the Planning and Zoning Commission to initiate voluntary rezonings to Single Family Residential (SR) or Single-household/Manufactured Home Residential (SM) zoning districts.

### **Historic Preservation**

**Goal:** Protect and enhance the historic character of the Pearce Townsite area.

**Policy 1:** Preserve historic resources within the Pearce Townsite area demarcated on the Pearce sub-area Map.

**Objective 1:** New or rehabilitated residences or commercial sites, within the historic district overlay zone on the Plan Map, should harmonize with the existing historic residences through compatible design and construction in accordance with the guidelines of the Pearce Townsite Design Review Committee (PDRC), once adopted through a public meeting process (see Supplement Section).

**Objective 2:** For the established historic district area only on the Plan map, a request shall be presented to the Planning and Zoning Commission to initiate voluntary rezonings to Single Family Residential (SR) or Single-household/Manufactured Home Residential (SM) zoning districts.

### **Pearce Community Needs**

**Goal:** Protect public safety and provide for public information and community-wide service needs in Pearce Townsite.

**Policy 1:** Protect the pedestrian character and recognize the need to protect residents that live in the mixed residential/commercial areas along main streets by providing traffic calming and controlling measures where needed (See Supplemental Section for Specific Actions).

## **Article 3**

### Application

#### Section One: Administration

The Cochise County Planning and Zoning Commission, the Board of Supervisors, and any other County department, commission, official, or employee acting in an advisory capacity to the Board of Supervisors shall consult, consider, and generally be guided by the Mid Sulphur Springs Valley Community Plan and Map stated herein.

#### Section Two: Amendment

The Mid Sulphur Springs Valley Community Plan may be amended from time to time. Before adopting any amendment, a public hearing shall be held by the Cochise County Planning and Zoning Commission. A copy of the amended Mid Sulphur Springs Valley Community Plan shall be certified by the Commission to the Board of Supervisors which shall hold a public hearing after notice of time and place has been given by one publication at least 15 days prior to the public hearing in a newspaper of general circulation in the county.

## **Article 4**

### Section One: Validity & Severability

If any provisions of the *Mid Sulphur Springs Valley Community Plan* be held invalid, such invalidity shall not affect other provisions which can be given effect with the invalid provision, and to this end the provisions of the Mid Sulphur Springs Valley Community Plan are declared to be severable.

### Section Two: Supplement to Comprehensive Plan

This Plan is a supplement to the *Cochise County Comprehensive Plan* with more specific guidelines that apply to the *Mid-Sulphur Springs Valley Community Plan*.

### Section Three: Effective Date

The Mid Sulphur Springs Valley Plan shall become effective beginning on the 7<sup>TH</sup> day of SEPTEMBER, 1999 and remaining in full force thereafter.

APPROVED AND ADOPTED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 7th DAY OF SEPTEMBER 1999, by Resolution # 99-59.

REVISED BY THE COCHISE COUNTY BOARD OF SUPERVISORS THIS 15<sup>TH</sup> DAY OF NOVEMBER 1999 BY THE ADOPTION OF BUSINESS POLICIES 11 AND 12 PP. 9 AND 10.

## SUPPLEMENT SECTION: FOLLOWUP ACTIONS

A Community Plan has two major components:

1. The adopted Plan policies used by the County Board of Supervisors to review land use changes such as rezonings.
2. A "wish list" identified by the Community through the Plan process. The wish list represents future actions that can enhance the quality of community life. Because they require additional action and public input, these actions are not adopted as part of the Plan. They may require either additional formal action such as adoption of an ordinance by the Board of Supervisors or community action such as grant application to acquire land for a park or land for a parking lot.

### Overall Plan Mid-Sulphur Springs Valley Plan Actions

#### Parks and Drainage

**Action 1:** Apply for Heritage funds and other grants to develop an activity park in proximity to the new Community Center on Treasure Road.

**Implemented by:** Cooperation between Sunsites Community Association and Cochise County Office of Economic and Community Development to pursue grants and local donations

**Time Frame:** February 2000

**Action 3:** Review the Zone A floodplain area designations throughout the Plan area to determine if still appropriate.

**Implemented by:** Cochise County Floodplain and Federal Emergency Management Association

**Time Frame:** As requested by local citizens

#### Parking

**Action:** Promote a community parking facility.

**Implemented by:** joint effort of property owners, the Sunsites Chamber of Commerce, the Sunsites Community Association, and Cochise County.

**Time Frame:** when initiated by the Community Association.

#### Grandfathered Properties

**Action:** Develop a system of incentives to encourage grandfathered businesses to comply with current site development standards.

**Implemented by:** Cochise County Planning Department

**Time Frame:** June 2000

## Roads/ Aeronautics

**Action 1:** Include Community involvement in the County Highway Departments system of "Project Prioritization" for development of the "Five Year Capital Improvement Program" for road improvements; the following rights-of-way in the Mid-Sulphur Valley should be prioritized as future projects:

- Pave the Frontage Road to facilitate traffic and abate dust.
- Improve the full length of Ironwood Road and work with the Forest Service to insure that the entire route to the Cochise Stronghold is paved.
- Pave the length of Treasure Road up to Desert Road.
- Pave the full length of Cochise Stronghold Road from Dragoon Road to Ironwood Road.
- Improve Ghost Town Trail Road.
- Improve Kansas Settlement, Dragoon, and Middle March Roads as specified in the current Five Year Capital Improvement Plan.

**Implemented by:** Cooperation between the Sunsites Community Association and County Highway Department Transportation Planner

**Time Frame:** As prioritized in the "Five Year Capital Improvement Program"

**Action 4:** Establish future aviation development plan considering projected development and population growth considering current facility locations.

- Inventory all current commercial and general aviation surface facility uses in MSSV as a benchmark. Include all current private facilities.

**Implemented by:** Mid-Sulphur Springs citizen advisory board and County Planning Transportation Planner

**Time Frame:** Within 2 years of plan adoption

**Action 5:** Establish compatibility criteria to determine when a private site development requires certain restrictions to maintain compatibility with surrounding land use such as height restrictions and noise abatement measures or other health and safety concerns.

**Implemented by:** Mid-Sulphur Springs citizen advisory board and County Planning Transportation Planner

**Time Frame:** Within 2 years of plan adoption

**Action 6:** Maintain a close working relationship with appropriate federal, military, and state aviation management agencies for the purpose of maximizing the benefits of aviation to future development without compromising safety or environmental impacts to MSSV.

**Implemented by:** Mid-Sulphur Springs citizen advisory board

**Time Frame:** On-going

**Action 7:** Establish criteria to determine trigger-point when low-altitude military operations in established MOA's (Military Operating Areas) becomes incompatible with future surface use development (population densities). Develop strategy to maintain multi-use compatibility.

**Implemented by:** Mid-Sulphur Springs citizen advisory board and County Planning Transportation Planner

**Time Frame:** Within two years of Plan adoption

## Utilities

**Action 1:** Develop a working relationship with local utility providers to help ensure that within populated areas, such as the Sunsites town-site, buildings, structures, substations, storage facilities, distribution systems (piping, ducts, poles, pedestals, wires, cables, etc.), are designed to conform to the surroundings and distribution systems are buried when appropriate.

**Implemented by:** Sunsites Community Association

**Time Frame:** On-going

**Action 2:** Develop a working relationship with local utility providers to help ensure that they are aware of community concerns and needs regarding water pressure; sewage disposal; uninterrupted, unvarying electric service; and, uninterrupted, unrestricted access to enhanced telecommunications services.

**Implemented by:** Sunsites Community Association

**Time Frame:** On-going

**Action 3:** Utility companies serving the Mid-Sulphur Springs Plan Area should be encouraged to deploy serviceable, efficient, and state-of-the-art technologies throughout the community.

**Implemented by:** Sunsites Community Association

**Time Frame:** On-going

## Public Safety: Zoning Enforcement, Building Code, Junk Ordinance And Sheriff's Substation

**Action 1:** Establish and enforce the Uniform Building Code for all residential, industrial and commercial development in the Mid-Sulphur Springs Valley. The building code is not recommended in areas designated Rural, agricultural or green space except for non-agricultural related industrial and commercial development or recreational development. Prior to the adoption of an ordinance, public meetings must be conducted in the area and before the Planning & Zoning Commission and the Board of Supervisors.

**Implemented by:** Cochise County Planning Department, Cochise County Board of Supervisors and Sunsites Community Association

**Time Frame:** Spring 2000

**Action 2:** Within the Mid-Sulphur Springs Valley, increase the level of zoning compliance through education and enforcement.

**Implemented by:** Cochise County Planning Building Division and in meetings arranged by the Sunsites Community Association

**Time Frame:** 1<sup>st</sup> Educational meeting by early 2000 thereafter on-going

**Action 3:** Establish a junk ordinance in order to protect property values and maintain the scenic qualities of the Mid-Sulphur Springs Valley. **The boundaries will not necessarily include the entire Plan area.** Prior to the adoption of an ordinance, public meetings must be conducted in the area and before the Planning & Zoning Commission and the Board of Supervisors.

**Implemented by:** Cochise County Planning Department, Cochise County Board of Supervisors and Sunsites Community Association

**Time Frame:** Spring, 2000

**Action 4:** Work with Sheriff's Department to establish a substation within the Pearce Townsite and Sunsites Townsite area.

**Implemented by:** Cochise County Sheriff's Department, Cochise County Board of Supervisors and Sunsites Community Association

**Time Frame:**

## Economic Development

**Action 1:** Establish a Regional Development Committee to minimize the fragmentation of economic development efforts in the area. Efforts should be consolidated into a regional public/private partnership to attract appropriate businesses to the area.

- □ Charge the Regional Development Committee with the task of creating strategic goals and objectives that are realistic and attainable and compatible with the vision of the community.
- □ Establish economic development strategies to increase the standard of living and diversity of services by creating quality jobs, fostering enterprise, and improving the quality of life in the Mid-Sulphur Springs Valley.

**Implemented by:** Cochise County Office of Economic and Community Development, Sunsites Chamber of Commerce and Sunsites Community Association

**Time Frame:** Within 2 years of Plan development

**Action 2:** Create active partnerships with the Willcox Chamber of Commerce and Agriculture, Cochise County Office of Economic & Community Development, County

Tourism Council, Arizona Electric Power Coop., Arizona Department of Commerce and others to support economic development efforts by designing and implementing a Strategic Plan.

**Implemented by:** Sunsites Chamber of Commerce and Sunsites Community Association

**Time Frame:** Within 2 years of Plan development

**Action 3:** Create and implement an action program utilizing "The Community Development Action Kit" developed by the Edison Electric Institute to assist the Regional Development Committee with the creation of a strategic plan for the Mid-Sulphur Springs Valley area.

**Implemented by:** Sunsites Chamber of Commerce and Sunsites Community Association, area public utility companies and local businesses

**Time Frame:** Along with previous 2 actions

## Pearce Sub-area Actions

### Historic Preservation

**Action 1:** Develop a locally staffed Pearce Townsite Design Review Committee (PDRC) to be formally recognized by the Cochise County Board of Supervisors:

- □ to establish architectural/design evaluation criteria and procedures, through a public meeting process, for new or rehabilitated historic residences and businesses within the historic overlay zone on the Plan Map; and
- □
- □ to pursue, with the Pearce Townsite Community, Historic District status for significant sites within the Pearce Townsite area, depicted on the Plan Map, through the State Historic Preservation Office (SHPO).

**Implemented by:** County Planning Department, Pearce Townsite Community, SHPO and Board of Supervisors

**Time Frame:** August, 1999

### Community Amenities, Public Information and Roads

**Action 1:** construct a safe circulation system in Pearce as follows:

- □ four-way stop or other appropriate traffic devices at the "Old Store" Intersection.
- □ install speed humps or other appropriate traffic calming devices along main streets.

- □ install crosswalks for students at appropriate locations.
- □ pave Pearce Road (possibly to cemetery or bridge).

**Implemented by:** County Highway Department transportation planner in cooperation with Pearce Citizens

**Time Frame:** Begin summer 1999

**Action 2:** Post speed limit signs at all entrances to Pearce Townsite.

**Implemented by:** County Highway Department transportation planner and Arizona Department of Transportation

**Time Frame:** Begin summer 1999

**Action 3:** Work with the Cochise County and Community Economic Development Department and the Pearce Townsite Development Committee to develop community-wide amenities and identify locations to erect public informational signs to include:

- □ an informational sign on Highway 191.
- □ a map/sign showing sites of public interest at a prominent location within the Pearce Townsite Historic District.
- □ Public park/recreational facilities.
- □ School bus stops with awnings.

**Implemented by:** County Highway Department transportation planner and Arizona Department of Transportation, County Office of Economic and Community Development and Pearce Citizens

**Time Frame:** Begin Summer 1999

**Resolution**