



COCHISE COUNTY PLANNING DEPARTMENT

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Tres Alamos Area Plan

The **Tres Alamos Area Plan** consists of the Vision Statement, the Policies and a Land Use Map. The Land Use Map identifies the boundaries of the Plan Area. The land use designation within the Plan Area is the “Rural Residential” (RR) designation within a Category “D” Rural Area designation.

Amendments to the Comprehensive Plan land use designations do not change the underlying zoning district designations for any parcel lying within the Plan area. The underlying zoning remains until a property owner seeks to change the zoning through a rezoning process.

Vision Statement

“In the year 2020 the Tres Alamos communities will maintain a rural quality characterized by quiet, peacefulness, neighborliness, the beauty of the rural environment and large lot sizes. The community will maintain a trail network while protecting wildlife pathways, green open spaces and dark night skies. New development will contribute to this Vision and will honor the rich ranching history of the area and will preserve historic sites and trails.”

Land Use Policies

1. Heavy industry is not appropriate.
2. Legal subdivisions are preferable to lot splitting.
3. All approvals for rezonings to a higher density shall be conditioned with the requirement that new development proceed under the subdivision process.
4. Improved roads should be required as part of new development and should be designed to (a) be safe for residential traffic; (b) reflect a rural residential character; and (c) be pedestrian-, bicycle- and equestrian-friendly.
5. Water resources should be protected, particularly groundwater levels for home sites and watersheds serving the San Pedro River. Unique natural water features, such as natural springs and ponds, should be preserved.

How the Plan is to be Used

The purpose of the proposed Tres Alamos Area Plan is to guide future growth and conservation efforts within the Plan Area. The Vision Statement and policies provide direction and guidance on how the community chooses to direct residential and non-residential development, infrastructure, and new building forms in order to sustain and strengthen the natural resources, rural character, privacy and healthy livability of the community.

It is intended that Applicants for subdivisions, rezonings and special use permits will review the Plan's Vision Statement and policies prior to designing the site plans for their Project and will address the Vision Statement and its values in the siting of infrastructure, roadways and trails, building sites and building orientation, areas for open space and natural resource conservation and various land uses to insure that their proposals meet the Vision Statement. Applicants who propose Projects that satisfy the land use and design values of the Vision Statement can be expected to be supported in their efforts by the Tres Alamos community, the Planning and Zoning Commission, and the Board of Supervisors. Developers should use the information in this Plan to select appropriate sites for development and to assist in the layout and design of their Projects. Prospective residents can use the Plan to identify the valued resources of the Community and to gain some assurance that these resources would be protected in the future by County staff and legislators.

The text of the *Countywide Comprehensive Plan* identifies land use policies that can be used to measure new development within various parts of the County. An Area Plan, typically, provides a set of policies which can be viewed as a sub-set of the broader Countywide policies and which are deemed more specifically reflective of the local physical environment, its setting, and the values and desires shared by the local community. The policies within this Area Plan are to be used to measure the suitability or appropriateness of a development proposal within the Plan Area. At a minimum, if a proposal meets or satisfies a specific policy of the Area Plan, this would be deemed a *factor in favor of approval* of the proposal. Conversely, if the proposal did not meet the policies of the Area Plan, it would be deemed by staff to represent a *factor against* the proposal, or a factor for staff or legislators to create conditions of approval to alter or redesign the proposal to positively address the Plan Vision and policies.
