



Master Development Plan Application

Development Services

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www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

A Master Development Plan (MDP) is a detailed plan for the coordinated development of a specific area. The purpose of a MDP is to establish County policy regarding the future development of a specific area warranting more detailed planning. The adoption of a MDP by the Board of Supervisors serves as an amendment to the Comprehensive Plan. It replaces the existing underlying growth category and plan designations for the property or properties that it encompasses.

Property Owner Info	
Name:	
Address:	
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input type="checkbox"/> Property owner (skip to property info)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date:
Authorized Agent Info (if applicable)	
Name:	
Address:	
Phone:	
Email:	

Processing Fees

\$400 (0-10 acres), \$500 (11-40 acres), \$600+10/acre (41-100 acres), \$800+(10/acre(\$8,000 max)) (101+ acres). Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Property Info

MDP Name:

Parcel Number (s) (APN):

Total Acreage:

Current Zoning Designation:

Is a concurrent rezoning proposed? If so, a separate rezoning application is required.

Yes, the proposed zoning is:

No

Required Submittals

This application

A MDP Concept Plan in compliance with Section 2.09.060 of the Zoning Regulations

An Analysis of Adequate Water Supply, issued by the Arizona Department of Water Resources (ADWR) or a commitment to provide water service to the development by a water provider designated by the ADWR

A copy of the neighborhood notification letter and any information provided to the public

Traffic Impact Analysis

A non-refundable processing fee

Project Narrative

1. Briefly describe the proposed uses in the MDP.

2. Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

3. What is the projected population of the MDP at full buildout and at each phase of development (if applicable)?

Project Narrative Continued

4. Describe the proposed buffering and screening of the MDP from existing development. Verify that where a proposed non-residential use abuts an existing residential use there a solid wall, fence, vegetative screen or any combination thereof that cannot be seen through, a minimum of 6-feet in height from grade.

5. Open Space is land not occupied by buildings, towers, walls, billboards, or man-made impervious surfaces that is set aside or reserved in perpetuity for the use of the public or the occupants of the MDP. The open space calculation may not include any public or private roads accessing the lots, road right-of-way, outdoor storage areas, junkyards, or golf courses. Historic sites and paths or trails not intended for vehicular access to lots may be included in the open space. If the open space is to be used for agriculture, accessory agricultural structures or roads may be included in the open space. Indicate the location and the intended purpose of the open space on the MDP concept plan. What is the total amount of open space within project limits?

6. What percent of the residential area on site is retained as open space? *(A minimum of 50% of the gross area of any residential portion(s) of the proposed PD Zoning District must be retained as Open Space.)*

7. What percent of non-residential area on site is retained as open space? *(A minimum of 10% of the gross area of any residential portion(s) of the proposed PD Zoning District must be retained as Open Space.)*

8. Who will own and maintain the open space, (e.g. private ownership or property owner association)?

9. Are there any slopes onsite that exceed 15%?

Yes, and this area is retained as open space

No

Project Narrative Continued

10. Are there any washes onsite? If yes, all proposed development must leave washes undisturbed to the extent feasible and the number of crossings must be minimized to those deemed necessary for general circulation within the development.

Yes, and their locations are noted on the plan

No washes present

11. List the names of all publicly maintained collector or arterial streets that provide external access to the site.

12. Are pedestrian ways, equestrian and bicycle paths, shown on the plan and designed, to the maximum extent feasible, separate, and protected from vehicular access points?

Yes, and their locations are noted on the plan

No, none proposed

13. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

14. Provide an explanation of the general kinds of development standards intended to be controlled through deed restrictions (i.e., architectural design, building height, construction materials, common area development, and the maintenance, landscaping, screening, and buffering of individual sites).

Project Narrative Continued

15. State how roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and their capacity to serve this development.

16. State how amenities are to be provided (sidewalks, open space, parks, recreational facilities, streetlights, curb and gutter, landscaping), including approximate timing and location.

17. Describe your citizen review process. Specifically, state the date of mailing and/or public meeting, and describe any responses you received. Explain how your application has incorporated the feedback you received, if applicable.

18. Date of mailing by applicant:

19. Mailing radius (1,000' A, B, C/1,500' D):

Acknowledgment

By typing their name below, the applicant certifies that all information in this application and on all associated submittals is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature:

Date: