

# CREDITS

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*Adopted 2/17/98  
Resolution No. 98-09  
Recorded fee No. 980205528*

# TABLE OF CONTENTS

Article 1.....	3
SECTION TWO: TITLE AND HOW THE PLAN IS USED .....	3
SECTION THREE BACKGROUND INFORMATION.....	4
<u>Plan Boundaries</u> .....	4
<u>Community Character</u> .....	4
<u>Growth Projections</u> .....	4
<u>Existing Infrastructure and Services</u> .....	5
1. Schools.....	5
2. Fire Protection and Law Enforcement.....	5
3. Roads/Railroad .....	5
4. Sanitary District:.....	5
5. Water Company.....	5
6. Housing.....	5
SECTION FOUR: GOALS, POLICIES & OBJECTIVES.....	6
<u>ELEMENT ONE: LAND USE</u> .....	6
I. PARKS/OPEN SPACE & DRAINAGE.....	6
II. RESIDENTIAL/HISTORIC NEIGHBORHOODS.....	7
III. BUSINESSES .....	7
IV. INDUSTRIAL.....	8
<u>ELEMENT TWO: ROADS</u> .....	10
<u>ELEMENT THREE: UTILITIES</u> .....	11
<u>ELEMENT FOUR: PUBLIC SERVICES</u> .....	11
<u>ELEMENT FIVE: COOPERATION WITH NACO, SONORA, MEXICO</u> <u>AND FEDERAL BORDER</u> <u>AGENCIES</u> .....	12
SECTION FIVE: DESIGN GUIDELINES.....	12
<u>ELEMENT ONE: HISTORIC &amp; ARCHEOLOGICAL PRESERVATION</u> .....	12
<u>ELEMENT TWO: LANDSCAPING</u> .....	14
Article 2:.....	15
Section One: Administration.....	15
Section Two: Amendment .....	15
Article 3.....	15
Section One: Severability .....	15
Section Two: Conflicting Provisions Repealed .....	15
Section Three: Effective Date.....	15
APPENDIX 1: Drought Tolerant High Desert Arid Land Plants.....	18
APPENDIX 2: Naco Industrial Land Suitability Study.....	20

# NACO COMMUNITY PLAN AND DEVELOPMENT MAP

## Article 1

### SECTION ONE: GOAL STATEMENT

*The goal of the Naco Community Plan is to protect the unique cross-cultural character of the Naco area while achieving sufficient regulated and harmonious growth to improve the economy and employment.*

### SECTION TWO: TITLE AND HOW THE PLAN IS USED

- **Title**

There is hereby established and adopted a plan for the guidance of growth in **Error! No table of contents entries found.** Naco, a community within Cochise County, to be known as the *Naco Community Plan and Development Map*.

- **How The Plan Will Be Used**

The Naco Community Plan is adopted as a specific amendment to the Cochise County Comprehensive Plan. It includes policies, elements or standards which modify, replace or supersede those applicable to the currently adopted Growth Areas or Designations. Land uses permitted by existing zoning are not changed by the Plan. For example, if property is currently zoned TR-9 (one house or mobile home per minimum lot sizes of 9,000 square feet) that zoning remains. A separate process with two public hearings is required to actually change the current zoning.

The Plan recommends adoption by the Board of Supervisors of an Historic Overlay Zone in the historic townsite, based on the Historic Resources Inventory of Naco completed for the State Historic Preservation Office. This process is separate from the process to adopt the Plan and would also require public hearings. In an overlay district, site development standards unique to the District can be developed which modify, replace or supersede standards in the Zoning Regulations.

The *Naco Community Development Map* represents the expected densities and land uses within the Naco Community Plan boundaries. Specifically, the guidelines will be used by the Planning Department staff as the basis of recommendations on rezoning requests, special use permits, subdivisions, Board of Adjustment requests, and master development plans. Any request which is not in accordance with the Plan will require approval of a Plan amendment by the Board of Supervisors.

2/17/98 Naco Community Plan

The Plan will provide developers with useful information when determining an acceptable site for new subdivisions, businesses or industries. New residents can use the Plan to find out if future goals of the Naco community are in accord with their own goals.

- **Relationships with Mexico**

The Plan also reflects the desire on the part of Naco, Arizona residents to maintain and establish positive relations with their neighbors in Mexico. Positive relationships between the two communities will benefit both sides of the border since economic development on one side of the border will promote similar development on the other side. Committee members encourage the community to schedule on-going cross-border social events, such as student exchange days or tourist walking tours which include sites of interest in both communities.

## **SECTION THREE BACKGROUND INFORMATION**

- **Plan Boundaries**

The plan area boundaries encompass an area extending from one mile north of Purdy Lane, south to the Mexican Border, two miles east of Naco Highway and two miles west of Naco Highway. The area includes the Naco Townsite, the golf course, Country Club estates, some rural development along Purdy Lane, vacant land, State land, a scattering of businesses and land owned by Phelps Dodge. Boundaries are depicted on the *Naco Community Development Map* which was formally adopted by the Cochise County Board of Supervisors.

- **Community Character**

The Naco community is located about 100 miles southeast of Tucson, a mile south of Bisbee and thirty miles north of Cananea, Mexico a mining community. It lies on the Mexican border and shares a common name with its Mexican neighbor, Naco Sonora, Mexico. A port of entry to and from Mexico is located in Naco and is open 24 hours a day.

According to Assessor's records, the Naco Townsite was established in 1907. Railroad tracks to serve growing mining operations in Mexico were laid to Naco by 1898. In 1915 Camp Newell was constructed to serve as an Army encampment during the Mexican Revolution. Numerous structures remain of this historic encampment.

The Naco Townsite is comprised of many historic buildings which are largely constructed of stuccoed mud adobe. Due to the gradual pace of population growth, the community retains the character of a small border town. An inventory of the historic structures is contained in the *Historic Resources Inventory of Naco Arizona* completed by the Arizona State Historic Preservation Office.

- **Growth Projections**

The 1993 estimated Naco population was 759 persons. Growth was projected to the year 2016, a twenty year horizon. The growth rate used for these projections was 2.44 which reflects the rate of growth in Naco during the previous two decades from 1973 to 1983 and from 1983 to 1993 (P.20 *Draft Plan for the Naco Area of Cochise County*, Advanced Interdisciplinary Planning Laboratory, University of Arizona, August, 1995). Using this rate, the 2016 estimated population would be 1321 or an additional 562 persons.

2/17/98 Naco Community Plan

Population estimates are an educated guess. This figure, however, gives some basis for determining future housing, park and infrastructure needs.

• **Existing Infrastructure and Services**

**1. Schools:** The Naco school district has an elementary school which serves grades kindergarten through eighth grade. The school currently serves approximately 270 students and is at full capacity. If additional students move into the Naco School District, the school will be over-crowded and a new school will be warranted. At this time, high school students attend school in the Bisbee School District. The district boundaries are depicted on the *Naco Community Development Map*.

**2. Fire Protection and Law Enforcement:** Fire protection is provided by the Naco Fire District. This district is comprised of thirty members and equipped with six units. They respond to approximately twenty-five incidents a year. The district boundaries are depicted on the *Naco Community Development Map*. Law Enforcement is provided by the Cochise County Sheriff's Department.

**3. Roads/Railroad:** All public roads in Naco are maintained by Cochise County. Most of the roads are paved with a chip seal surface. Traffic on Naco streets ranges from twelve trips per day on the least travelled residential streets up to 1000 trips per day on Dominquez Street and Towner Avenue, the roads traveled to reach the Mexican Border. Newell Road which leads to the golf course carries over four hundred vehicle trips per day.

A new road is proposed to carry truck traffic from the Port of Entry along the Mexican Border to the east. Currently truck traffic travels through the center of town. The road alignment has been selected and designed, however, at the time of Plan adoption a construction date had not been set.

The Naco Community is not currently served by rail lines although tracks are located nearby on both the Mexican and U. S. sides of the border. At the time of Plan adoption discussions had begun regarding reactivating rail service in Naco and possibly establishing a rail crossing with Mexico east of Naco.

**4. Sanitary District:** The Naco Sanitary district was completed in 1976 and has the capacity to serve the estimated Naco population during the twenty (20) year time frame of this plan.

**5. Water Company:** The Naco Water Company is privately owned. It is currently in disrepair and presents a severe limitation to growth in Naco. Efforts are underway to upgrade the system but at the time of Plan adoption the system was experiencing occasional shut-downs and the potential of a moratorium on new hookups. Adequate water service will be a consideration for all rezoning, subdivision and special use requests.

**6. Housing:** In 1990, the Census Bureau estimated 259 housing units in the Naco Townsite including the area up to Purdy Lane, using a persons per household (pph) rate of 2.88 individuals. In 1996, County estimates showed the number increasing to 327, based on the number of units with addresses. When the 2.88 pph rate is applied to the 2016 population projection of 1321 individuals, 459 housing units are projected. This correlates to 132 new housing units. This number assumes provision of housing units only for the future Naco population. The demand for housing could also come from Bisbee if growth expands south on Naco Highway.

## SECTION FOUR: GOALS, POLICIES & OBJECTIVES

### ELEMENT ONE: LAND USE

#### I. PARKS/OPEN SPACE & DRAINAGE

**Goal 1:** Provide and maintain an adequate park system to meet the recreational needs of current and future Naco citizens and visitors.

**Policy 1:** Develop a minimum of one community park for every 150 residential unit.

**Policy 2:** Make efficient use of parks and park equipment by siting parks in conjunction with school fields.

**Policy 3:** The provision of public parks in areas depicted on the *Naco Community Development Map* will serve as a factor favoring approval of rezonings, special uses, subdivisions and master development plans.

**Policy 4:** Work with Cochise County to provide incentives for developers by adopting in the Cochise County Zoning Regulations a provision for density bonuses in exchange for parks and open space that serve the needs of the larger community.

**Policy 5:** Develop a community agency or work with Cochise County to pursue methods to fund a community park and to develop a method to manage and maintain community parks in Naco.

**Goal 2:** Recognize the unique, historic international character of Naco.

**Policy 1:** Design and locate parks and open space in a manner that promotes cross-border social interaction.

**Policy 2:** Work with the property owners to create historical parks and sites to serve local citizens and visitors.

**Objective:** Using Camp Newell as a basis for historic park developments, create a network of sites and parks to promote the history of Naco.

**Goal 3:** Preserve the drainageways in the near natural state.

**Policy 1:** Manage drainageways to mitigate flooding and decrease erosion from runoff.

**Policy 2:** As part of the rezoning, special use, subdivision and master development plans processes, require dedication of drainageways, reasonably related to the new development, to serve as natural breaks in the developed landscape and define the natural boundaries of Naco.

**Policy 3:** As part of the rezoning, special use, subdivision and master development plan processes, provide for a reasonable continuation of vegetative and wildlife habitats and linked walking and jogging paths affected by the development.

## **II. RESIDENTIAL/HISTORIC NEIGHBORHOODS** =====

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

**Policy 1:** Preserve the integrity of established historic Naco Townsite.

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

**Objective 2:** In the historic Naco Townsite, and on other historic sites, ensure that residential infill is of a design and type which enhances and harmonizes with the surrounding neighborhood (see also Section Five, Element One, Historic Preservation) by amending the Cochise County Zoning Regulation through adoption of an Historic District Overlay Zone.

**Policy 2:** As depicted on the *Naco Community Development Map*, new high density residential development outside the historic Naco Townsite 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; water and waste disposal systems.

**Policy 3:** For purposes of the *Naco Community Plan* densities are defined as follows:

- High density: 3100 square feet to 9000 square feet (up to 14 units per acre);
- Medium density: greater than 9000 square feet up to two units per acre;
- Low density: two units per acre and larger; and
- High Density Site Built Residential Homes: permit high density residential development that reflects and enhances the historic, Turquoise Valley Country Club.

**Policy 4:** Housing densities shall transition to a lower density adjacent to drainageways.

## **III. BUSINESSES** =====

**Goal:** To support the local economy and to assist developers in selecting appropriate locations for businesses as depicted on the *Naco Community Development Map*. **(NOTE: For policies on industrial Special Uses see IV Industrial)**

**Policy 1:** Support the viability of the established historic Naco business district by supporting new infill businesses.

**Objective:** In the established historic Naco business district, ensure that business infill is of a design and type which enhances and harmonizes with the existing businesses (see also Section Five, Element

2/17/98 *Naco Community Plan*

One, Historic Preservation) by amending the Cochise County Zoning Regulation through adoption of an Historic District Overlay Zone.

**Policy 2:** Since modern Zoning Regulations are not designed to recognize the historic setbacks or limited parking which is long established in the historic Naco business district, within the limits of public health, welfare and safety, recommendations to vary these requirements will be evaluated based on the historic character of existing development.

**Policy 3:** Preserve the character of existing residential areas as depicted on the *Naco Community Development Map* and facilitate the trend towards cottage industries by supporting major home occupations that harmonize with the residential character of the neighborhood.

**Policy 4:** 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 *Naco Community Development Map*.

**Policy 5:** Promote the use of professional offices and services to serve as a buffer between more intense business and industrial uses and residential uses as depicted on the *Naco Community Development Map*.

**Policy 6:** As depicted on the *Naco Community Development Map*, support the location of general business uses of a more regional nature in a manner that:

- optimizes safe and adequate access along major highways;
- minimizes non-residential traffic in neighborhoods and along residentially developed roadways;
- serves to provide a buffer between less intense business uses and industrial uses; and
- clusters similar uses in a manner that protects residential areas.

**Policy 7:** As addressed in the *Cochise County Comprehensive Plan*, promote safe traffic circulation and attractive business development by minimizing the impacts of strip business development through:

- minimizing the number of driveway cuts;
- encouraging shared access points among several properties;
- combining parcels to allow for planned unit development;
- providing a vegetative landscaped buffer along the frontage (see Section Five Design Guidelines);
- using creative building design and orientation on the site and staggered setbacks;
- clustering development to retain the maximum amount of open space; and
- as depicted on the *Naco Community Development Map*, aggregate businesses in specific areas of Naco.

**IV. INDUSTRIAL**=====

**Goal:** To support the local economy and to assist developers in selecting appropriate locations for industrial land uses as depicted on the *Naco Community Development Map*.

2/17/98 Naco Community Plan

**Policy 1:** Preserve the integrity of the established historic Naco Townsite by supporting the location and re-location of manufacturing, warehousing and wholesaling industrial uses, proposed as rezonings or special uses, into safe and suitable areas as depicted on the *Naco Community Development Map*.

**Policy 2:** To ensure the health, welfare and safety of the Naco Community, industrial permits, rezonings or special uses will be evaluated according to the following criteria:

- impact on sensitive land uses such as schools, residentially developed or zoned areas, hospitals, parks;
- impact on air, floodplains, wells, water systems and aquifers is minimized;
- Suitability of soils;
- appropriateness of transport routes; and
- impact upon the infrastructure of the Community.

**Policy 3:** The Planning Department will coordinate with U. S. Customs, the officials of Naco, Sonora, the Local Emergency Planning Committee and other interested parties to identify within the limits of law and regulation the types and amounts of hazardous materials or waste crossing the Border.

**Policy 4:** Applicants for industrial uses engaged in the storage, transport or production of hazardous materials or waste shall present, as part of the commercial permit, Special Use, rezoning, Master Development Plan or subdivision review processes, a *Hazardous and Polluting Materials Safety Plan* to include the following:

- proximity to sensitive land uses such as schools, residentially developed or zoned areas, hospitals, parks, floodplains, wells, aquifers;
- potential impact of materials on existing land uses, existing public health, water and air;
- soil types;
- possible interactions with hazardous materials or waste products in nearby land uses;
- routes of transport;
- plan to address these impacts including but not limited to: design measures; cooperation with Local Emergency Planning Committee, the Naco Fire District, and State Fire Marshal; site location; evacuation plans; containment of spills and emissions; and methods of waste disposal;
- agreement to participate in a common containment area and first responder team; and
- clean-up plans upon termination of use.

**Policy 5:** Industrial uses will be sited in a manner that excludes residences and schools from a potential hazardous materials containment area.

**Policy 6:** 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;
- providing adequate buffering, screening or open space between residential and industrial uses.

**Policy 7:** The Planning Department will work with Naco, Sonora to site industrial uses in a manner that is mutually beneficial to both sides of the border.

**Policy 8:** Support a new border (rail/truck) crossing east of Naco in a safe appropriate location within the industrial area as depicted on the *Naco Community Development Map*.

## V. FUTURE PLANNING AREA

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**Goal:** Provide appropriate planning in areas where the trend of development is not currently evident.

**Policy:** As depicted on the *Naco Community Development Map*, a Master Development Plan will be required in areas designated Future Planning Areas.

## ELEMENT TWO: ROADS

**Goal:** Develop a safe and convenient traffic system for the Naco Community.

**Policy 1:** The impact on the existing roadway system of commercial uses, rezonings, special uses, subdivisions, and master development plans projects shall be evaluated prior to approval; a Traffic Impact Analysis (TIA) will be conducted 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 alternative safe connections to major streets as needed when new development occurs or through public/private partnerships with the County.

**Policy 3:** Designate appropriate truck routes as depicted on the *Naco Community Development Map*.

**Objective 1:** Continue to work with the County and others to secure funding for the alternative Naco Highway truck route.

**Objective 2:** Protect roadway surfaces from damage from intense use by inappropriate vehicles where such use is unintended by design.

**Policy 4:** 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 which allows for pedestrians and bicycles to safely share the roadway.

**Policy 5:** Adequate parking shall be provided.

**Objective 1:** All parking for new development shall be provided on site, except as waived in established historic townsite, within which developers will provide the maximum amount of parking possible within the constraints of the already developed townsite.

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

**Policy 6:** Upon completion of the Naco Highway realignment, pursue adoption by the Board of Supervisors of an ordinance to regulate inappropriate use of residential streets by semi-trucks.

### **ELEMENT THREE: UTILITIES**

**Goal:** Ensure adequate water, sewer and other utility capacities to service current and future growth in the Naco Community.

**Policy 1:** As part of rezoning, subdivision, special use and master development plan approval ensure that water and sewer facilities reasonably related to the requirements of the new development are provided.

**Policy 2:** Encourage water conservation and reuse in new development.

**Policy 3:** Encourage the design of utility distribution and storage facilities which will enhance surrounding neighborhood architecture.

### **ELEMENT FOUR: PUBLIC SERVICES**

**Goal:** Prepare for the current and future public service, safety and educational needs of the Naco Community.

**Policy 1:** As depicted on the *Naco Community Development Map*, ensure appropriate sites are available for schools to accommodate current and future students in the Naco School District. (Ten acres will be needed for a Middle School and fifteen to twenty will be needed for a High School.)

**Policy 2:** The Planning Department shall include the school district, fire district and Sheriff's Department in the special use, subdivision and master development plans review processes to facilitate the provision of adequate services to serve proposed new development.

**Objective:** Developers shall be responsible for any upgrades to infrastructure services needed to serve their development.

**Policy 3:** The Planning Department shall solicit comments from the Fire District and Sheriff's Department on proposed roadway right-of-way abandonments.

**Policy 4:** As part of the rezoning, special use, subdivision and master development plans review processes, require adequate lighting in new developments which serves safety needs reasonably related to the new development.

**Policy 5:** Encourage expansion of existing lights in developed areas, possibility through the use of improvement districts or working with the County to obtain grants.

**Policy 6:** As part of the rezoning, special use, subdivision and master development plans review processes, require a safe and adequate pedestrian sidewalk system which serves needs reasonably related to the new development.

2/17/98 Naco Community Plan

**Policy 7:** Work to minimize crime in the Naco Community

**Objective 1:** Work with the Sheriff's Department to promote a Neighborhood Watch Group

**Objective 2:** Promote a Sheriff's substation in the Naco area.

**Policy 8:** Promote participation in the Naco Volunteer Fire District.

**ELEMENT FIVE: COOPERATION WITH NACO, SONORA, MEXICO  
AND FEDERAL BORDER AGENCIES**

**Goal:** Ensure mutually harmonious growth and derive benefit from the diversity and bi-cultural activities that are available due to Naco's location along the Mexican Border:

**Policy 1:** Foster mutually cooperative relationships between Naco, Arizona and Naco, Sonora, Mexico:

**Objective 1:** The Cochise County Planning Department will inform the Municipio of Naco, Sonora of rezonings, special uses, subdivisions and master development plans within the Naco Plan area.

**Objective 2:** Promote tourism and businesses on both sides of the border:

- Work with the State Office of Tourism to promote Naco, Arizona and Naco, Sonora as a tourist point.
- Work with the County Office of Economic and Community Development to develop and distribute a bi-lingual business and walking tour guide of both communities.

**Policy 2:** Work with Federal and State agencies to promote a mutual exchange of information regarding development and other activities of interest.

**SECTION FIVE: DESIGN GUIDELINES**

**ELEMENT ONE: HISTORIC & ARCHEOLOGICAL PRESERVATION**

**Goal:** Protect historic and archeological resources.

**Policy 1:** Preserve historic resources as identified in the *Historic Resources Inventory of Naco, Arizona*.

2/17/98 Naco Community Plan

**Objective 1:** The Planning Department will work with the Naco Community Association to develop a **Naco Design Review Committee (NDRC)** to be formally recognized by the Cochise County Board of Supervisors:

- to develop guidelines for and to review new or redeveloped businesses or residences, in the established historic townsite and other historic sites upon adoption of an Historic District Overlay Zone; and
- to pursue, with the Naco Community Association, Historic District status through the State Historic Preservation Office (SHPO) for historic areas and structures in the established Historic Naco Townsite and as described in the *Historic Resources Inventory of Naco, Arizona*.

**Objective 2:** If the residents desire to self determine the character of established historic areas, a request shall be presented to the Planning and Zoning Commission to initiate rezonings to Single Family Residential (SR) or Single-household/Manufactured Home Residential (SM) zoning districts.

**Objective 3:** Planning Department Staff will work with members of the Naco Community to adopt an Historic District Overlay zone in the established Historic townsite and other historic sites to ensure that:

- New or redeveloped businesses, in the established historic townsite to present a facade and signage in character with the historic surroundings in accordance with the adopted guidelines of the NDRC.

**Objective 4:** - New or redeveloped residences, in the established historic townsite, shall harmonize with the existing historic residences through compatible design and construction in accordance with the guidelines of the NDRC, once adopted.

**Policy 2:** As part of the rezoning, special use, subdivision and master development plan processes, sensitive treatment shall be required for sites with a high expectation of archaeological sites with pre-historic value:

**Objective 1:** A record's check shall be required of:

- all new or expanded non-residential development on sites of one acre or greater;
- all sites with new or expanded residential development to be developed at a density of four or more units per acre; and
- all new or expanded residential development on sites of five acres or greater.

**Objective 2:** The record's check shall consist of a written statement from either the Arizona State Museum, the State Historic Preservation Office (SHPO), or a qualified archaeologist, that reviews all available information for the site and which includes the following:

- a determination of whether the site has been field surveyed for archaeological resources;
- an identification of any previously recorded archaeological resources known on the site;
- the probability of buried archaeological resources not visible on the surface of the site;

2/17/98 Naco Community Plan

- a map of any archaeological sites identified as part of this check; and
- a recommendation as to whether or not an archaeological field survey is warranted.

**Objective 3:** If an archaeological field survey is warranted, it shall be completed by a qualified archaeologist acceptable to the Arizona State Museum or SHPO.

**Objective 4:** The developer shall provide and implement a plan to protect from disturbance or incorporate into the development design, all archaeological resources identified in the records check or field survey.

- Developers shall be responsible to report inadvertent discovery of currently unidentified historic or pre-historic resources, even if not identified by the records check or field survey.

**ELEMENT TWO:           LANDSCAPING**

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

**Policy 1:** To enhance the quality of life in the Naco 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 high desert arid land plants (see appendix 1);

**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 screen and landscape.

**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.

**Objective 1:** Site plans and subdivision plats shall depict the maximum building and grading envelope on individual lots.

**Objective 2:** Washes depicted on the *Naco Community Development Map* as forming coherent, continuous open space corridors shall remain undeveloped and open for passive public recreation.

**Policy 3:** As part of new park development showcase drought tolerant high desert arid land plants and native vegetation.

**Policy 4:** As development occurs along Greenbush Draw, require bank stabilization, where needed, with drought tolerant high desert arid land plants and native vegetation.

## **Article 2: 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, in conjunction with the Cochise County Comprehensive Plan, by the Naco Community Plan and Map stated herein. The Cochise County Zoning Regulations, Subdivision Regulations, and other ordinances affecting land use in Cochise County shall be constructed and may be revised to implement the policies and elements of the Naco Community Plan. Any revisions to the Regulations will have separate public hearing processes as required by Arizona State Statutes.

### **Section Two: Amendment**

The Naco 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 Naco 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 and posted in areas of community gathering, including the Post Office.

## **Article 3: VALIDITY**

### **Section One: Severability**

If any provisions of the Naco 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 Naco Community Plan are declared to be severable.

### **Section Two: Conflicting Provisions Repealed**

All other ordinances, regulations, resolutions and parts thereof which conflict with the provisions of the Naco Community Plan, to the extent of such conflict and not further, are hereby repealed.

### **Section Three: Effective Date**

The Naco Community Plan shall become effective beginning on the 17th day of February, 1998 and remaining in full force thereafter.

**RESOLUTION No. -98**

A RESOLUTION AMENDING THE COCHISE COUNTY COMPREHENSIVE PLAN BY ADOPTING THE NACO COMMUNITY DEVELOPMENT PLAN AND LAND USE MAP.

**WHEREAS**, the Cochise County Board of Supervisors adopted the Cochise County Comprehensive Plan in 1984 and amended it in 1996;

**WHEREAS**, the Comprehensive Plan is designed to guide orderly development in Cochise County;

**WHEREAS**, Article 2, Section 201 C, of the Comprehensive Plan permits community plans which may replace existing Plan Designations;

**WHEREAS**, the Naco Community Development Plan and Land Use Map is designed to guide safe and orderly development within the Plan boundaries;

**WHEREAS**, on November 16, 1995, the Naco Community Association formally appointed the Naco Community Plan Working Committee to develop a draft Plan for the Naco Community;

**WHEREAS**, this committee drafted the proposed Plan and conducted extensive publicity and held a public meeting and presented to the School Board and received the endorsement of the Naco Community Association;

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on the proposed *Naco Community Development Plan and Land Use Map* and after consideration of public comments, upon the affirmative vote of a majority of its members, approved these amendments and recommended their adoption by the Board of Supervisors;

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on the *Naco Community Development Plan and Land Use Map* and has considered the public comments on this Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the *Naco Community Development Plan and Land Use Map* is hereby adopted as indicated on the attached copy of *Naco Community Development Plan and Land Use Map* and that this Plan, as hereby adopted, shall constitute the *Naco Community Development Plan and Land Use Map* thereby replacing existing Comprehensive Plan Designations for Naco.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_, 1998

Tony Saracino, Chairman  
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

*Adopted 2/17/98  
Resolution No. 98-09  
Recorded fee No. 980205528*

*2/17/98 Naco Community Plan*

\_\_\_\_\_  
Nadine Parkhurst  
Clerk of the Board

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Deputy County Attorney

*Adopted 2/17/98  
Resolution No. 98-09  
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*2/17/98 Naco Community Plan*

APPENDIX 1: Drought Tolerant High Desert Arid Land Plants

*2/17/98 Naco Community Plan*

*Adopted 2/17/98  
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APPENDIX 2: Naco Industrial Land Suitability Study

The services of Arizona State University were utilized to develop a land capability assessment for siting industrial uses in the Naco Plan area. During the 1996 spring semester, Professor Mike Collins and eight (8) students utilized a GIS based methodology to develop a suitability analysis. A location's capacity to safely support the storage of hazardous materials was the dominant theme.

The ASU team first identified the factors to be used in the analysis. Factors were identified, defined, and prioritized by surveying the following members/personnel/officials: Naco Community Planning Committee, Naco Community Association, Cochise County Planning & Zoning Department, Local Emergency Planning Committee, Naco Fire District, Arizona Department of Environmental Quality, SEAGO, State of Sonora, Cochise County Highways & Floodplain Department, Arizona Toxics Information, and the Office of the State Fire Marshall.

The site suitability factors were limited to the following: roads (distance to major arteries), soil permeability, soil plasticity, hydrology (distance from 100 year floodplain), slope, distance to critical areas (schools, food production, recreations areas, etc.), population density, land use, availability of emergency response services, and distance to water sources (wells).

The aforementioned participants were surveyed to develop the parameters of the factors and prioritize the importance of each. A weighted land capability score was calculated by integrating factor priority with land capability. Through GIS, weighted factor maps were merged to create one land use map.

In the end, the ASU team presented a series of GIS maps depicting suitable development areas for land uses that typically accommodate hazardous substances to the Naco Plan Committee (see attached). This study was utilized as a guide to recommend appropriate locations for Industrial land uses.

INDEX

access 10  
archaeological resources ..... 17  
Arizona State Museum..... 17  
Camp Newell 5, 7  
Cochise County Comprehensive Plan .....3, 10, 19, 21  
Community Park 7  
Design Review Committee ..... 16  
drainageways 8, 9  
driveway cuts 10  
existing zoning 3  
Future Planning Areas..... 12  
grading envelope 18  
hazardous materials ..... 11, 12, 25  
high density 8, 9  
historic character 9  
landscaping 18  
low density 9  
medium density 9  
Naco Community plan and Development Map ..... 3  
Naco Design Review Committee ..... 16  
Naco, Sonora 11, 12, 15  
NDRC 16, 17  
open space corridors..... 18  
overlay zone 3, 8, 9, 16  
parking 9, 13, 18  
planned unit development..... 10  
rezonings 7, 11, 12, 15, 16, 18  
sensitive land uses 11  
SHPO 16, 17  
Special Use Permits..... 4, 18  
subdivisions 4, 7, 12, 15, 18  
Traffic Impact Analysis ..... 12