

**City of Bisbee**  
**Planning and Zoning Commission Work Session**  
**City of Bisbee Council Chambers**  
**915 S. Tovreaville Road Bisbee, AZ**  
**May 9, 2024 @ 5:30 pm**

**Agenda**

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

**5:30 pm Call to Order**

**Roll Call - Commission Members**

	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
<b>Michael Ablin</b>			
<b>David Brown</b>			
<b>David Cobb</b>			
<b>Douglas Dunn, Chair</b>			
<b>Alisia Espiriti</b>			
<b>Sandy Heusman, Vice-Chair</b>			
<b>Doug Taylor</b>			
<b>Mel Sowid, Council Liaison</b>			
<b>J. Emanuel Stuart, Staff Liaison</b>			

**Agenda Item 1.**

**Specific Plans/Stakeholders.** Discussion of specific plans/stakeholders.

**COMMISSIONER COMMENTS:** Please refrain from any discussion, comments only.

**Adjournment:**

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.

*Next Regular Meeting will be held on Thursday, May 16, 2024, at 5:30pm. Should anyone need any special accommodation for this meeting, please contact the City of Bisbee at (520) 432-6000 at least 24 hours in advance of the meeting. Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office located at 76 Eire Street, Bisbee.*

## **What is a specific plan?**

The Specific Plan is recommended as the tool to implement the plan within those areas designated mixed-use in the San Jose Growth Area. The Specific Plan overlay will establish criteria for the provision of open space, schools, recreational facilities, employment centers and a diversity of residential densities and housing types integrated with transit, pedestrian and bike circulation systems in order to create a more livable and sustainable community.

Specific Plans provide a set of regulations that supersedes the City Zoning Ordinance and a mixture of land uses within a specific area. This type of plan provides specific guidelines and development standards for new development within a specific parcel or parcels of land.

In short, it is about planning over zoning.

## **More on Specific Plans**

The Arizona Revised Statutes Section 9-461.08 provides cities with the authority to prepare specific plans “based on the general plan and drafts of such regulations, programs and legislation as may, in the judgment of the planning agency, be required for the systematic execution of the general plan.” The legislation provides that specific plans may include:

Regulation determining the location of buildings and other improvements with respect to existing rights-of-way, flood plains and public facilities;

Regulations of the use of land, buildings and structures, the height and bulk of buildings and structures and the open space about buildings and structures;

Measures required to ensure the execution of the general plan. The specific plan is identified as one of the chief tools to advance the objectives of the City’s General Plan.

They address allowable land uses; development intensities; community character; urban design; transportation improvements and implementation; and library, recreation, park and open space needs.

This type of plan typically addresses infrastructure needs in greater depth and also explores financing options. The City’s General Plan provides a compendium of adopted goals and policies which guide development in the City. The City’s General Plan identifies the need to establish Area Plans and Specific Plans.