



# **TOWN OF HUACHUCA CITY**

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## **GENERAL DEVELOPMENT PLAN UPDATE**

MAY 2017



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# TOWN OF HUACHUCA CITY GENERAL DEVELOPMENT PLAN

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# **I - INTRODUCTORY MATERIALS**

## **1. OBJECTIVE OF THE PLAN**

The primary objective of the Town of Huachuca City General Development Plan is to provide a unified vision of the Town's growth and development in accordance with the wishes of the Town's residents, property owners and stakeholders. By preparing a General Development Plan, the Town of Huachuca City is complying with state statutes. Additionally, the preparation of a General Development Plan demonstrates that the Town is a thoughtful and forward-thinking community that wishes to be pro-active about its development future.

The Town of Huachuca City has enjoyed a small-town lifestyle since its incorporation in 1958. The citizens of Huachuca City, envisioning growth, have become involved in the planning process to guide this growth and still retain their vision of a quality "small town" lifestyle. They realize this will require improvement and expansion of the infrastructure as well as promoting a stable economy. It is the pride and vision of the citizens of Huachuca City that have guided the development of this General Development Plan document.

This planning document shall serve as a guide for the Town Council, Town Planning and Zoning Commission, Town Staff and the general public regarding future development, growth and land use activity within the Town. The General Plan outlines the community's goal and objectives, establishes the land use and circulation plans and provides recommendations, policies and implementation strategies to meet the goals and objectives.

## **2. PLAN PROCESS**

The Town again engaged the services of the The WLB Group, Inc. to update the General Plan. In May of 2016, the contract was executed and work on the project began.

Public workshops were conducted in the Town of Huachuca City on:

- Plan Kick-off Planning & Zoning Commission Meeting: Wednesday, August 3, 2016; Town Hall, Council Chambers.
- Workshop I: Monday, September 12, 2016; Community Center.
- Workshop II: Wednesday, October 12, 2016, Community Center.

At these workshops, public input and information was solicited and recorded. This information was used to confirm the validity of the Vision Statement as well as the Goal and Objective Statements for the Land Use and Circulation Elements. Numerous maps of the Town, including Existing Land Use and Existing Zoning were presented and were

used to solicit public input and sentiment toward future development and land use activities.

A “SWOT” analysis was conducted at the second Community Workshop held on October 12, 2016. The attending public participated in this exercise used to understand the Strengths and Weaknesses, and for identifying both the Opportunities and Threats to Huachuca City. Participants were asked to write their input on notecards, and each note was displayed on boards and discussed as a group. The ideas generated during this activity helped to inform the goals objectives and policies in the Land Use Element and Circulation Element of this plan. The results of the activity can be found in the Plan Appendix in the back of this document.

The results of the previously described community input were used to develop a Town Vision Statement and its supporting Goals, Policies and Objects to guide development and redevelopment efforts in Huachuca City. This document will serve as a citizen’s blueprint for land use and development in Huachuca City and provides a unified vision and policy framework for the Town’s growth over the coming years.

The plan has been prepared and will be adopted in accordance with the Arizona Revised Statutes. As required by State Statutes, once a draft of the General Plan has been created, it will be sent to Huachuca City and surrounding local governmental agencies for a 60-day review. Once the comments from the review period had been received and addressed, a draft will be presented to the Huachuca City Planning and Zoning Commission and then Town Council for hearing to adopt the General Plan.

### **3. PLAN ADMINISTRATION AND AMENDMENT PROCEDURES**

This section is designed to provide administrative direction in accordance with the state statutes regarding General Plan monitoring, amendments and updates.

### **4. GENERAL DEVELOPMENT PLAN AMENDMENTS**

Article 6 of the Arizona Revised Statutes restricts frequent changes to adopted municipal General Plans. This Plan was prepared using the input of the community and with careful attention to existing conditions and community needs. Frequent changes to the Plan serve to weaken the community’s work in developing the plan and stray from the Town’s defined vision.

Major amendments to the General Plan are now limited by Arizona statute, which permit major changes only *once per year*. The Plan Amendment must have two-thirds majority vote of the Town Council. In accordance with Arizona Statutes, ARS 9-461.06-H, a “major amendment” means a substantial alteration of the land use mixture or balance as a whole established by the municipality’s existing General Plan Land Use Element.

The Town of Huachuca City will review major Plan amendments once per year in accordance with State of Arizona Statutes. Minor plan amendments will be reviewed on an on-going basis and handled through the Town's procedures and adopted amendment policies.

A detailed review on how the Town of Huachuca City can distinguish between and act upon major or minor plan amendments is more fully discussed in *The General Development Plan Implementation Program* found in Section VI of this document.

## 5. GENERAL PLAN UPDATES

In accordance with Arizona Statutes, ARS 9-461.06-J, the Town of Huachuca City General Development Plan is effective for ten years upon its adoption. The plan can be re-adopted and/or updated at any time at the discretion of the Town. As new data is made available including demographic, economic and housing data, the plan will require periodic updates or a full comprehensive update.

## 6. STATEMENT OF COMPLIANCE

The **Town of Huachuca City General Development Plan Update** has been prepared according to Article 6 of the Arizona Revised Statutes requirements. The Town's population stands at 1,853 as of Census 2010 and exhibited a net growth of 102 inhabitants since Census 2000. As per the formula for required Plan Elements based upon population change, the Town of Huachuca City General Development Plan contains the required two elements—Land Use and Circulation—needed to satisfy the Growing Smarter/Plus requirements.

**Land Use Element:** The element designates the proposed general distribution, location and amount of land for residential, commercial, recreational, industrial, municipal and open space uses. Further, the element identifies policies and programs to encourage infill and adaptive re-use of parcels in specific areas of the Town.

**Circulation Element:** The element identifies the existing conditions and location of existing and proposed arterial routes, collector streets and street classifications. The element describes multi-modal options and means of developing mass transit options to serve the Town and the region. Public transportation and pedestrian circulation facilities are also proposed and discussed. The Circulation Element supports the proposed land use pattern outlined in the Land Use Element of the plan.

## **Town of Huachuca City Vision Statement**

The Town of Huachuca City's long-term community vision is built upon the premise of an attractive, forward-thinking and progressive community.

We desire a clean, safe, and prosperous community that retains its small-town charm, friendliness and rural desert character.

We desire fruitful and productive partnerships with our neighboring communities, while at the same time maintaining our unique identity and self-sufficiency.

We encourage residential and commercial development that will balance economic prosperity with our natural and cultural heritage. We believe this balance is crucial for a continued high standard of living and high quality of life for our residents.

We desire a town that provides a wide range of community facilities and access to goods and services that promote the health, happiness and well-being of residents and visitors.

## **II - EXISTING CONDITIONS**

### **1. PLANNING AREA**

The Town of Huachuca City planning area encompasses the incorporated limits of the Town and extends one-mile north and one-mile west of the Town into lands in the Babocomari land grant and lands under Cochise County jurisdictions.

### **2. REGIONAL SETTING**

The Town of Huachuca City is located on State Highway 90, approximately 65 miles (by road) southeast of Tucson and five miles north of Sierra Vista. The Town's elevation ranges from 4,245 to 4,395 feet. The Town's incorporated area occupies approximately 2.7 miles and is bordered to the east and south by the City of Sierra Vista (concurrent with Ft. Huachuca), to the north by the San Ignacio del Babocomari land grant and to the west by private lands under the jurisdiction of Cochise County. The parcels and residential area east of Yavapai Avenue are outside of the incorporated limits and jurisdiction of the Town; this area is subject to Cochise County Zoning.

### **3. NATURAL RESOURCES, PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS**

The Town of Huachuca City is situated several miles north of the foot of the Huachuca Mountains and just south of the Babocomari River. The site of the Town provides excellent views of the Huachuca Mountains to the south and the Whetstone Mountains to the northwest. The Town falls within the regional "basin-in-range" physical province and is characterized by sloping valleys created by alluvial deposits. Within this province, the Mexican Highland Section is typified by varied fault-block mountains with well-developed drainage, evident in the rolling topography to the east of the Town.

Vegetation in the Town's immediate vicinity is characterized by the presence of yucca plants, and in localized areas the presence of various oak species. Higher elevations in the Huachuca Mountains to the south and the Whetstone Mountains to the west support modest amounts of oak woodlands, ponderosa pine and chaparral forest. Lower elevations, especially down toward the San Pedro, support desert grasses and mesquite.

Soils in the vicinity of the Town are primarily alluvial in nature, placed over extensive, unconsolidated sedimentary deposits of gravel, sand and silt. Generally between elevations of 3,000 and 6,000 feet are some red-brown soils, while above 6,000 feet soils are reddish, clayey and commonly leached of their lime carbonate material.

The two dominating features of Huachuca City’s climate are its abundant summer rainfall and its mild temperatures throughout the year. Due to its location north of the Huachuca Mountains, the Town receives rain from the moist tropical air masses that move into the area in the summer. Under the combined influences of strong surface heating and orographic uplift of the air over the mountains, showers and thundershowers often develop near the Town during the warmer hours of the day. Although brief, these showers are intense and frequent enough to account for one-half of Huachuca City’s annual rainfall of 14.02 inches.

Relatively little precipitation falls during the remainder of the year; most of this concentrated in the colder months and associated with middle latitude storms that move into the area from the Pacific Ocean. Occasionally winter precipitation falls as snow, which rarely accumulates on the ground for more than one day.

The Town typically has mild temperatures year-around. In winter, the Town’s proximity to the Huachuca Mountains helps to moderate the severity of cold spells, as the coldest and most dense air tends to settle on the valley floors. As a result, midday temperatures rise into the upper 50s and low 60s and even into the 70s during warmer periods.

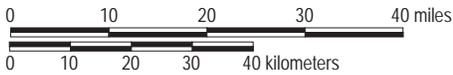
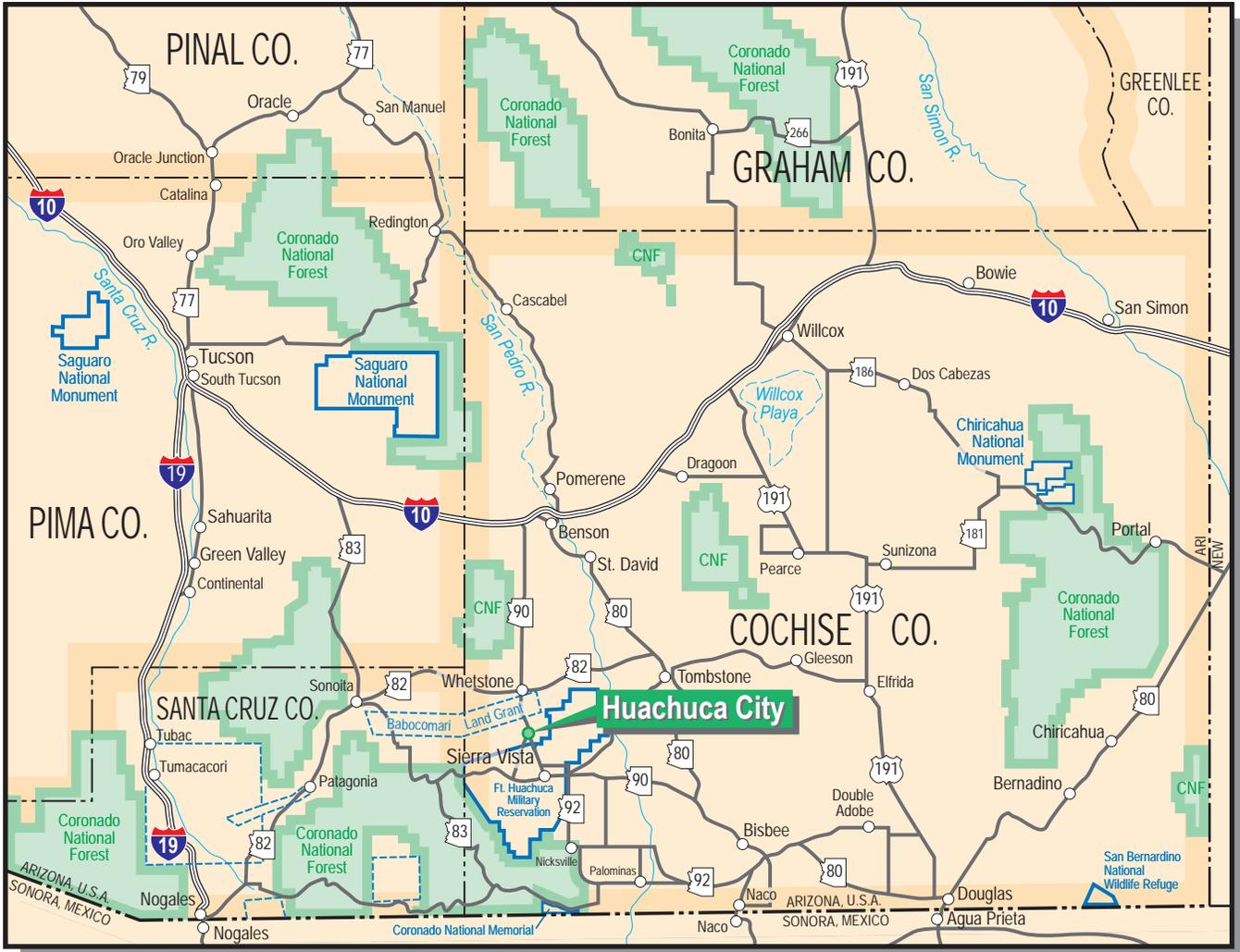
With the Town’s elevation ranging between 4,245 and 4,395 feet and frequent afternoon cloudiness, maximum summer temperatures are mild in comparison to other areas of the San Pedro Valley. Summer nights are clear and cool, with temperatures often ranging in the 50s and 60s just before sunrise.

**Table 1: Average Monthly Climate Summary**

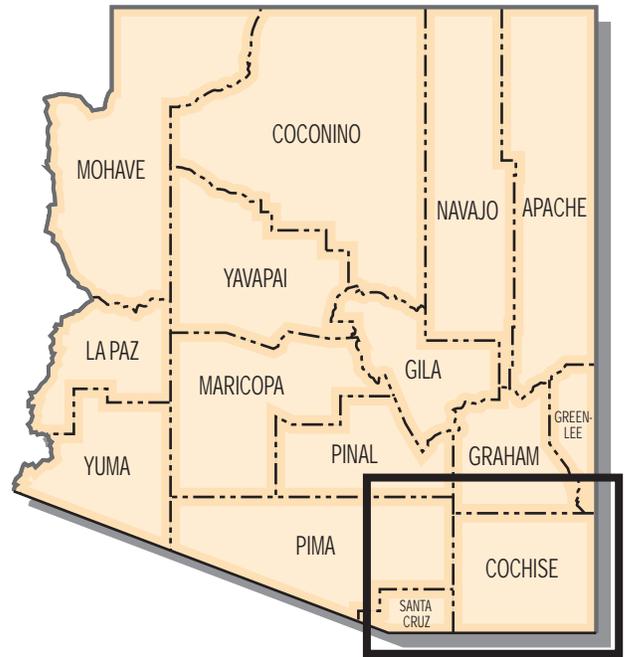
Month	Average Low	Average High	Record Low	Record High	Average Precipitation
January	34°	62°	12° (1987)	81° (1999)	1.19"
February	36°	65°	11° (1985)	83° (1986)	0.65"
March	41°	70°	23° (1985)	91° (1989)	0.44"
April	46°	77°	28° (1999)	97° (1989)	0.36"
May	53°	85°	38° (2003)	102° (2002)	0.26"
June	62°	93°	46° (1991)	107° (1990)	0.38"
July	66°	93°	56° (2004)	108° (1989)	3.01"
August	64°	90°	53° (1992)	102° (1995)	3.85"
September	60°	87°	45° (1985)	98° (1983)	1.29"
October	50°	79°	30° (1996)	96° (1983)	1.16"
November	40°	69°	19° (2004)	85° (1988)	0.45"
December	34°	62°	15° (1987)	79° (2007)	0.98"

Source: [www.intellicast.com](http://www.intellicast.com)

**Figure 1: Regional Context Map**



- Coronado National Forest
- Other Federal Lands
- Spanish Land Grants
- International boundary
- State boundary
- County boundary
- River
- Intermittent river
- Interstate
- Federal highway
- State highway



Area of main map above



## 4. POPULATION AND DEMOGRAPHICS

### *EXISTING CONDITIONS*

As of Census 2010, the Town of Huachuca City maintained a population of 1,853, which represents a net increase of 102 inhabitants from Census 2000.

**Table 2: Past Population and Future Projections: Huachuca City & Vicinity**

	1970	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040
<i>Huachuca City</i>	1,241	1,661	1,782	1,751	1,853	1,794	1,761	1,740	1,715	1,692	1,675
<i>City of Sierra Vista</i>	6,689	24,937	32,983	37,775	45,047	44,183	45,671	47,017	48,271	49,469	50,649
<i>Benson</i>	2,839	4,190	3,824	4,711	5,105	4,999	5,309	5,648	5,962	6,216	6,629
<i>Cochise County</i>	61,918	85,686	97,625	117,755	130,752	129,112	132,547	137,033	141,122	145,047	148,998

Source: 2015 Medium Series Population Projection, State Demographer's Office <https://population.az.gov/>

**Table 3: Past Population and Future Projections (% change) Huachuca City & Vicinity**

	1970-1980	1980-1990	1990-2000	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040
<i>Town of Huachuca City</i>	33.80%	7.28%	-1.74%	-3.18%	-1.84%	-1.19%	-1.44%	-1.34%	-1.00%
<i>City of Sierra Vista</i>	272.80%	32.27%	14.53%	-1.92%	3.37%	2.95%	2.67%	2.48%	2.39%
<i>Benson</i>	47.59%	-8.74%	23.20%	-2.08%	6.20%	6.39%	5.56%	4.26%	6.64%
<i>Cochise County</i>	38.40%	13.93%	20.62%	-1.25%	2.66%	3.38%	2.98%	2.78%	2.72%

Sources: US Census Bureau (1970-2010); Medium Series Population Projection, State Demographer's Office <https://population.az.gov/>

### **CHANGE FROM 1980 TO 2010**

In the three decades from 1980 to 2010, the Town of Huachuca City had a net gain of 192 inhabitants, demonstrating modest continued growth. The City of Sierra Vista and Cochise County also posted growth during this period. The significant growth of Sierra Vista between 1970 and 1980 is due the City's formal annexation of Fort Huachuca. Subsequent growth in Sierra Vista is due to the continued presence of the base and growth of the services and businesses serving the base and region at large, while the Town has remained relatively stable by comparison.

## ***PROJECTED CHANGE FROM 2010 TO 2040***

Projections for the coming 30-year period forecast a slight decline in population for Huachuca City according to 2016 Sub-County projections made by the Arizona Demographer's Office. These medium series projections are an update to the 2013-edition projections that were developed by the Office of Employment and Population Statistics, then a unit at the Arizona Department of Administration. Of note, population projections, particularly for small communities, are difficult to determine with great accuracy. A single event (such as an employer closing down or a new housing development being established) can often significantly alter the projected population picture.

Regional trends, particularly in southeastern Arizona, indicate a continued rise in retirement community development, overall increases in new housing developments and continued in-migration from other areas of the United States. These factors, coupled with local conditions such as favorable year-around climate and technological advances that enable more people to work from home may serve to impact future population growth.

## ***DEMOGRAPHIC STRUCTURE***

The following tables detail the demographic profile of the Town of Huachuca City from both 2000 and 2010. Key changes in the past decade include a net increase in residents age 18 to 24, and a net decrease in residents under the age of 18. In a broad sense, these changes reflect the changes in many small to medium-sized rural Arizona communities; continual increase in the older age categories and retention of the existing aging population coupled with the loss of the youth. However, it is interesting to note that the young adults ages 18 to 24, which experienced the greatest reduction in population from 1990 to 2000 had the greatest growth from 2000 to 2010. The fluctuating population among young adults can be attributed partly to high-school graduates who leave the area for work, educational or military opportunities elsewhere and the influx of military personnel drawn to Fort Huachuca in the 2000's.

**Table 4: Demographic Structure, 2000 & 2010**

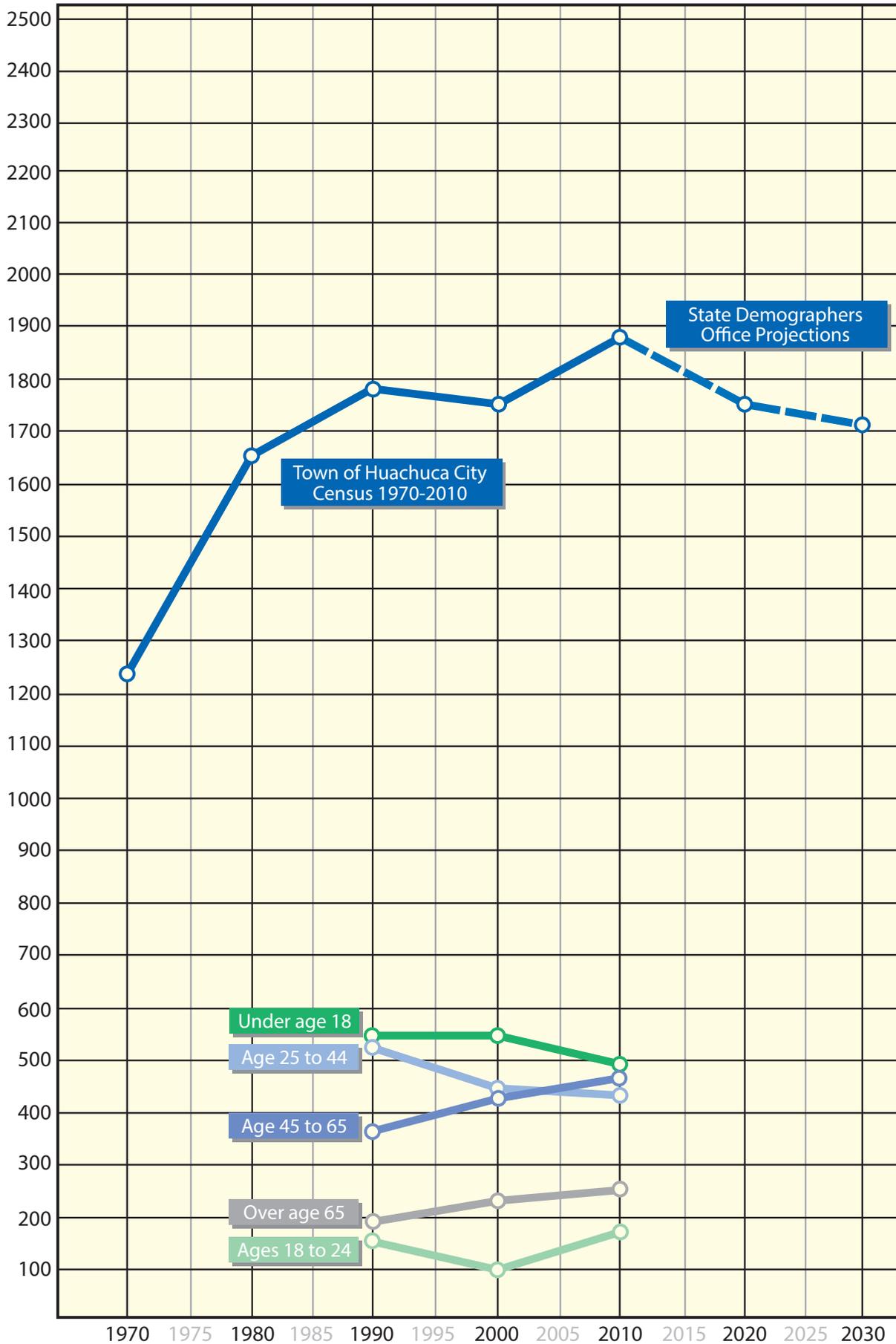
	<b>Census 2000</b>	<b>Census 2010</b>	<b>Net Change 2000-2010</b>	<b>Percent Change 2000-2010</b>
<b>Over age 65</b>	222	238	16	0.90%
<b>45 – 64</b>	431	488	57	3.26%
<b>25 – 44</b>	447	462	15	0.86%
<b>18 – 24</b>	102	167	65	3.71%
<b>Under age 18</b>	549	498	-51	-2.91%

*Source: US Census Bureau*

Figure 2: Town of Huachuca City:  
Population Projections and Age Cohort Projections

Solid lines: US Census Data

Dashed lines: Projections



Sources: US Census Bureau, Arizona Department of Economic Development and projections extrapolated from these sources.  
Please note: This data is based upon mathematical modeling and formulas and in no way serves to definitively determine the Town's future population



## ***RACE AND ETHNICITY***

The racial and ethnic composition of the Town is primarily White. The Hispanic ethnicity makes up 20% of the population of the Town. The following table details the racial composition of the Town from both Census 2000 and Census 2010.

**Table 5: Race and Ethnicity, 2000 & 2010.**

	<b>2000</b>	<b>Percent of Population (2000)</b>	<b>2010</b>	<b>Percent of Population (2010)</b>
<b>White</b>	1,320	75.3%	1,429	77.1%
<b>Other</b>	143	8.2%	126	6.8%
<b>Black or African American</b>	119	6.8%	119	6.4%
<b>Two or more races</b>	92	5.2%	100	5.4%
<b>Asian</b>	26	1.5%	38	2.1%
<b>American Indian, Alaskan Native</b>	47	2.7%	26	1.4%
<b>Native Hawaiian, Pacific Islander</b>	4	0.3%	15	0.8%
<b>TOTAL</b>	1,751	100.0%	1,853	100.0%

*Source: US Census Bureau*

## ***HOUSING DATA***

Of great concern to Huachuca City is the quality and availability of its housing stock. The table below lists the total, occupied, rental and vacant housing units for the Town from both Census 2000 and Census 2010.

**Table 6: Total Housing Units and Occupancy, 2000 & 2010.**

	<b>2000</b>	<b>% of Total</b>	<b>2010</b>	<b>% of Total</b>	<b>Net Change 2000 to 2010</b>
<b>TOTAL HOUSING UNITS</b>	844	100.00%	920	100.00%	76
<b>Total Occupied Housing Units</b>	713	84.50%	782	85.00%	69
Owner-Occupied Housing Units	443	52.40%	445	48.37%	2
Renter-Occupied Housing Units	270	31.90%	337	36.63%	67
Vacant Housing Units	131	15.50%	138	15.00%	7

*Source: US Census Bureau*

The Town reported a net increase of seventy-six (76) housing units from 2000 to 2010; however, the overall characteristics of the Town's housing units shifted subtly during the past decade. In absolute numbers, both owner-occupied units increased while there was a minimal increase in renter-occupied units and unoccupied units. There was a significant increase in the percentage of homes categorized as renter occupied, and a slight decrease in the percentage of vacant units. The increase in renter occupied units suggests the development of new apartments or duplexes during the past decade and potentially, increased demand for rental units.

## ***EXISTING SOCIOECONOMIC CONDITIONS***

The table below illustrates trend changes from 2000 to 2014 in the Town. The Town's labor force has increased gradually, a net increase of 159, from 2000 to 2014. Unemployment rates for the period increased by 1.4%.

**Table 7: Town of Huachuca City Labor Force Statistics**

	<b>2000</b>	<b>2013</b>	<b>2014</b>
<b>Civilian Labor Force</b>	765	884	924
<b>Unemployed</b>	74	135	112
<b>Unemployment Rate</b>	5.60%	8.40%	7.00%

*Source: American Community Survey 5-year Estimates*

A review of existing labor force trends in Huachuca City serves to cast some light on conditions in the Town.

**Table 8: Huachuca City Principal Economic Activity**

	2000	2013	2014
Labor Force	765	893	924
Total Unemployment	74	135	112
Unemployment Rate	5.60%	8.40%	7.00%
Total Employment	665	749	812
Industry			
Civilian employed population 16 years and over	700	884	924
Agriculture, forestry, fishing and hunting, and mining	15	9	9
Construction	56	39	54
Manufacturing	28	13	7
Wholesale trade	13	8	6
Retail trade	99	140	147
Transportation and warehousing, and utilities	44	22	24
Information	28	18	25
Finance and insurance, and real estate and rental and leasing	29	12	24
Professional, scientific, and management, and administrative and waste management services	62	150	114
Educational services, and health care and social assistance	116	171	208
Arts, entertainment, and recreation, and accommodation and food services	57	46	58
Other services, except public administration	28	32	38

*Sources: American Community Survey 5-Year Estimates; US Census Bureau*

As is indicated on the table above, educational services, healthcare, and social assistance is the leading employment category followed by retail trade. Prime employers for Town residents include Fort Huachuca (both military and non-military employment), Coca-Cola Distributing, School District of Tombstone, United States Postal Service, Town of Huachuca City government and Huachuca City Public Library. Service and retail sector work provides additional employment.

**Table 9: Town of Huachuca City Growth Indicators**

	1990	1999	2016
<b>New Building Permits*</b>	14	54	51
<b>Taxable Sales</b>	\$4,942,500	\$12,976,800	N/A
<b>Net Assessed Valuation</b>	\$3,706,281	\$4,615,179	N/A

Source: Arizona State University and Arizona Department of Revenue

\*Includes additions, alterations and demolitions

## 5. MUNICIPAL FACILITIES AND SERVICES

### *WATER DISTRIBUTION*

Water distribution is currently provided through the municipal water system. The main water reserve storage is a 750,000-gallon tank. Current pumping capacity from the Town's four wells is as follows:

**Table 10: Town of Huachuca City Municipal Well Pumping Capacity**

Well	Pumping Capacity (Gallons per Minute)
Howard Street Well	300 gpm
Skyline Well	400 gpm
Cochise Well	500 gpm

Source: Town of Huachuca City

The average well depth is 382 feet while the average static water level is 231 feet below surface. Existing main trunk lines are 10" to 12" in diameter and cover most the Town's developed area. Additional storage capacity and new trunk lines will need to be put in place as new developments occur.

### *SANITARY SEWER SYSTEM*

The current wastewater facility is located east of the Town directly off of Hunt Road. The facility consist of two (2) lined aerated holding ponds, with a maximum monthly average capacity of 0.36 mgd (millions of gallons per day). The main line is a 12 inch with lateral lines ranging from 8 to 12 inches.

As part of the Huachuca City Effluent Recharge Project the Town has entered into an agreement with Fort Huachuca Army Base. Sewerage stored in the ponds shall be pumped via pipeline to the Fort Huachuca Wastewater Treatment Plant (WWTF) for treatment and disposal which is located approximately three (3) miles south of the Town near the intersection of State Route 90 and Carter Street on the base. The holding ponds are designed with sufficient storage capacity to accept sewage for up to three (3) days before it is delivered to the Fort Huachuca for treatment. The treated water is discharged back into the aquifer. See Figure 3.



## ***SOLID WASTE***

The Town maintains a landfill within the Town's incorporated limits encompassing approximately 40 acres, with a design capacity of 4,300,209 cubic yards. The average tonnage a year is 28,914.83 for the past five years. At its present rate the life expectancy of the landfill is 25 to 30 years. If the landfill is expanded, it would increase to approximately 62 acre and extend the life from 30 years to 140 years.

## ***GAS AND ELECTRICITY***

Sulphur Springs Valley Electric Cooperative provides electricity service to the Town, while Southwest Gas Corporation provides natural gas.

## ***COMMUNICATIONS***

CenturyLink provides telephone service. The Town also has access to cable television and high-speed Internet service through various wireless providers.

## ***POLICE/FIRE PROTECTION AND EMERGENCY SERVICES***

The Town of Huachuca City Police Department (HCPD) is authorized for one sworn police chief and six sworn police officers. HCPD is authorized to have four full-time police dispatchers and one administrative assistant/communications supervisor. HCPD maintains a fleet of ten vehicles designated for Law Enforcement/Animal Control/Arizona Ranger use. The town has three holding cells within the HCPD facility. HCPD utilizes the Cochise County Detention facilities located in Bisbee and Sierra Vista as well as the intergovernmental agreement with Santa Cruz County for incarceration services. HCPD utilizes the Huachuca City Magistrate Court located within the Town Hall building.

The Town's fire department operates as a volunteer system, presently staffed with 26 volunteers and a Town-paid Fire Chief. The Town maintains insurance for up to 26 volunteer firefighters. The Town maintains mutual aid agreements with other fire districts including, Whetstone, Sierra Vista, Fry, PBW and Fort Huachuca. The Department also maintains contracts with the State Land Department for fire control.

The department maintains the following fire control equipment:

- Three Type 1-structure trucks

- One Type 6-brush truck

- One Type 1-water tender

- One Type 3-water tender

- One chase truck/control vehicle

- Two EMS-Rescue vehicles

- New Type 3 Engine Pumper Fire Truck will be delivered in 2017

Fire hydrants are located on every block with a 12” main and very few residences are beyond 600’ from a fire hydrant throughout the Town. Underwriter’s ISO rating is a 10— which is considered excellent for a town of this size. Current staffing and interest is viewed as sufficient to serve the existing town limits and possible future expansion.

The Fry Fire Department provides ambulance service on an as needed basis. Several of the Town’s volunteer firefighters are also certified Emergency Medical Technicians (EMTs). When a request for emergency services is made, the EMTs are dispatched to the site and stabilize the situation prior to the arrival of the ambulance.

### ***SENIOR CENTER***

The Huachuca City Senior Center building is owned by the Town and operated by HCSC Management LLC. 501(c)(3). The center employs one part time employee along with several volunteers. The facility serves as a recreational center for residents aged 60 and above as well as anyone intellectually disabled regardless of age. It offers a meal program three days a week that is overseen by Library and Leisure Services Director Kelly Norris as she has the 5 year certification as the food handler manager/supervisor. The center serves approximately 250 individuals per month.

### ***EDUCATIONAL FACILITIES***

The Town of Huachuca City is within the Tombstone School District and has one K-8 school facility. The high school facility is located in Tombstone, AZ. Huachuca City School averages 25 students per class and Tombstone High School averages 21 students per class.

### ***COMMUNITY CENTER***

The Town of Huachuca City maintains a Community Center at 201 Yuma Street. The center provides ample space and seating for a variety of gatherings and community events. This center was renovated in 2015. The Community Center is also utilized for elections and city functions.

### ***LIBRARY***

Roughly 825 people per month visit the Huachuca City Library, a 2,480 square foot building that, with a grant to add approximately 3,197 square feet, will one day house a Senior/Disabled complex as well. The library is considered a “net lender” within the Library District because it lends approximately 250 items to other libraries each month while borrowing only about 75 items. Almost 25,000 items are currently held, including a large collection of electronic media. The library also offers fourteen public access PCs with Internet connections and multiple ports for laptop users. The library offers classes and programs for children and adults. The library will soon be opening a maker-space and discovery garden for patron use and enjoyment. These two new ventures were made possible by donations and grants.

## ***PARKS AND RECREATION***

The Town presently maintains five parks, these include:

**Hunt Park:** Hunt Park is located on the southeast corner of Pima and Gila Streets. A Community Development Block Grant was obtained in 2000 to renovate the 0.39-acre park with new playground equipment, barbeques, ramadas, picnic tables, benches, fencing, ground cover and bathrooms.

**Gordon W. Leffingwell Park:** Located directly to the east of Town Hall, the park was dedicated on July 27, 1969. This 5.2-acre park has large open spaces with trees and grass, a pool, playground equipment, picnic tables, barbeques, and tennis courts. This park is home to many community events such as the Town 4<sup>th</sup> of July celebration and community yard sales. The Town wishes to update the playground equipment in the near future.

**McCray Park:** The 0.23-acre park is located on the west side of SR 90 on the Town's southern boundary next to the north gate of Fort Huachuca. The park contains a historical marker, picnic tables and barbeque grills.

**Keeline Park:** Located on the southwest corner of Skyline and Edgewood Drives, the park encompasses 7.8 acres and contains four ball-fields with lights. The park also features paved parking, bleachers, restrooms and a concession stand. At present, approximately one-half of the park is developed, leaving ample opportunity for future development and use. This park is location of the Town's biannual circus.

**Desert Grove Park:** Located just north of the Library, the park contains walking paths and open area with native vegetation.

**Dog Park:** The town currently does not have a designated dog park; however, a park is being planned. The Town is planning to move the impound yard to the landfill. This vacated fenced-in location will be utilized to create a dog park with an agility course.

## **6. Hazard Mitigation Plan**

The Town of Huachuca City is a participating member of the Cochise County Hazard Mitigation Planning Team providing a vital link between the County and its jurisdictions, businesses, and residents in actions that can help reduce or eliminate long-term risks caused by hazards or disasters. As a member, Huachuca City utilizes regulatory tools and staff resources from multiple departments for hazard mitigation. As Huachuca City plans for new development and improvements to infrastructure, this mitigation plan should be an important component of the planning effort.

### **III - LAND USE ELEMENT**

#### **1. INTRODUCTION**

Among the primary functions of planning is to document and understand the changes in land use activity. Commercial, industrial and residential land uses need to be situated appropriately to ensure access, safeguard public health, protect property values and maintain the quality of life for the community.

#### **2. EXISTING CONDITIONS**

A key component for future planning and development is to inventory and understand the Town's existing conditions. The Town of Huachuca City exhibits a traditional urban form containing distinct residential and commercial districts. SR 90 forms the central commercial corridor, with the most intense commercial use found from the intersection of the highway from School Avenue southward to the Town's boundary with Sierra Vista. The Town contains three distinct residential neighborhoods: Lower Huachuca to the north, Hillcrest/Skyline in the Town's northeast and Upper Huachuca in the Town's southeastern area which includes the Town's newest subdivision Seminole Winds.

Municipal uses encompass much of the Town's east-central area including the town hall-fire station-police station complex, park areas, the school campus and the land committed to the land fill.

West of SR 90, the land area is pre-dominantly vacant, saved for the gravel pit operation and some residential use. The following table details the specific amounts of the eight major land use categories in the Town.

**Table 11: Town of Huachuca City Existing Land Uses**

	<b>Acres</b>	<b>Square Miles</b>	<b>Percent of Town's Total Area</b>
<b>Vacant Land</b>	1214.91	1.90	70.4%
<b>Single-Family Residential</b>	164.95	0.26	9.6%
<b>Right-of-Way</b>	131.16	0.20	7.4%
<b>Municipal – General</b>	99.27	0.16	5.9%
<b>Commercial</b>	92.16	0.14	5.2%
<b>Municipal – Park</b>	13.91	0.02	0.7%
<b>Institutional</b>	7.43	0.01	0.4%
<b>Multi-Family Residential</b>	6.51	0.01	0.4%
<b>Total Area</b>	<b>1730.30</b>	<b>2.70</b>	<b>100.0%</b>

*\*Information is approximate only.*

As is indicated, vacant land comprises the majority of the Plan's area followed by single family residential and land committed for road right-of-ways. Municipal land accounts for almost six percent of the Town, with the remaining area being comprised of

commercial uses, parks, institutional and multi-family residential uses. Brief definitions for each existing category are as follows:

**Vacant Land:** Land undeveloped or uncommitted to a specific land use activity. In Huachuca City, these areas are generally being held as an investment or in reserve for future development.

**Single Family Residential:** Land or parcels containing single-family residences and attendant ancillary structures including garages and workshops. Home-based businesses are contained within this designation.

**Multi-Family Residential:** Land area or parcels that contain residential structure containing more than one dwelling unit per structure. In Huachuca City, these areas encompass the Town's various apartment complexes and duplex developments.

**Right-of-Way:** Land area committed for existing or future roadway, pipeline or utility infrastructure development.

**Municipal-General:** Land areas committed for municipal use including buildings and area for government use, school district use and in Huachuca City are extended to encompass the landfill.

**Commercial:** Land area or parcels upon which the primary activity is retail, wholesale, commercial or industrial enterprise.

**Municipal-Park:** Land area or parcels reserved and maintained by the Town as common area primarily for recreational use.

**Institutional:** Land area or parcels that serve a type of community or business function but are not specific residential, commercial or municipal uses. In Huachuca City, these uses have been identified as places of worship and the animal shelter.

**Recreational Vehicle (RV) Park:** Land area or parcels specifically in use for recreational vehicle use, with (or without) amenities such as electrical hook-ups.



### **3. LAND USE CONSIDERATIONS: BARRIERS, STRENGTHS AND OPPORTUNITIES**

The Town of Huachuca City has a number of counter-balancing barriers and opportunities when considering its future growth, expansion and development. Since its incorporation in 1958, the mainstay of the Town’s growth and perpetuation has been the on-going presence of Fort Huachuca. The military installation has grown continually, providing a stable market for both business and residential development in Huachuca City, Sierra Vista, the neighboring incorporated communities, and to unincorporated areas of Cochise County. Fort Huachuca is poised to remain a key fixture of the area.

#### ***BARRIERS***

The Town of Huachuca City presently faces several barriers—chiefly geographic, economic and perceptual—to its future growth.

The geographic barriers are the most immutable. These include the southern and eastern boundaries of the Town, which are fixed by the presence of the City of Sierra Vista/Ft. Huachuca. The City of Sierra Vista annexed the entire military base in 1971 and their boundaries are concurrent. Territorial expansion to the north of the Town is presently limited by the presence of the San Ignacio del Babocomari Land Grant. Future growth—in relation to these conditions—is therefore limited to the Town’s northeast (east of Yavapai Avenue), much of which is already developed or encompassed by the Hunt Ranch, and to the west into lands under the jurisdiction of Cochise County.

The nearby presence of Fort Huachuca also presents some limitation for land use development within the Town; notably the airport noise/decibel contour and the presence of the Fort’s “Aircraft Critical Zones”. According to the Office of the Garrison Commander, flight operations have increased over the last several years and are expected to continue. It has been advised that development along the northern border of the reservation warrants additional discussion and evaluation and should be submitted to the Fort Huachuca installation Encroachment Board for review and comment.

Economic and perceptual barriers to the community’s future development are in many ways combined. Huachuca City is presently perceived as a “pass through” community, lacking a definitive presence as a regional destination. Travelers on SR 90 are on their way to Ft. Huachuca, Sierra Vista or to the communities of southern Cochise County when passing through Huachuca City. Another perception is that the Town lacks a unifying “identity”. The SR 90 Corridor— serving as the town’s “main street”—has numerous vacant and abandoned commercial sites which presently diminish the town’s appearance and cohesiveness. Vacant and abandoned businesses serve to feed the perception that the Town is not presently an ideal site for business or economic development.

Other perceptual barriers for the Town include relatively few places of employment in the Town and the quality of the housing stock in portions of the Town.

### ***STRENGTHS AND OPPORTUNITIES***

Despite the barriers listed above, the Town of Huachuca City maintains a number of key strengths and opportunities for future growth and development.

The key strength for the community has been and will continue to be its proximity to Fort Huachuca and Sierra Vista as civilian and military employees will continue to fuel local demand for housing, goods and services. In light of the Town's proximity to the base, the SR 90 Corridor is the main artery through the region, connecting southern and eastern Cochise County to Tucson. With thoughtful redevelopment of the corridor within the Town (notably: in-fill, re-use of buildings, promotion of commercial development along the corridor within defined infrastructure service areas) there will be increased ability to capture the attention of travelers and tourist traffic.

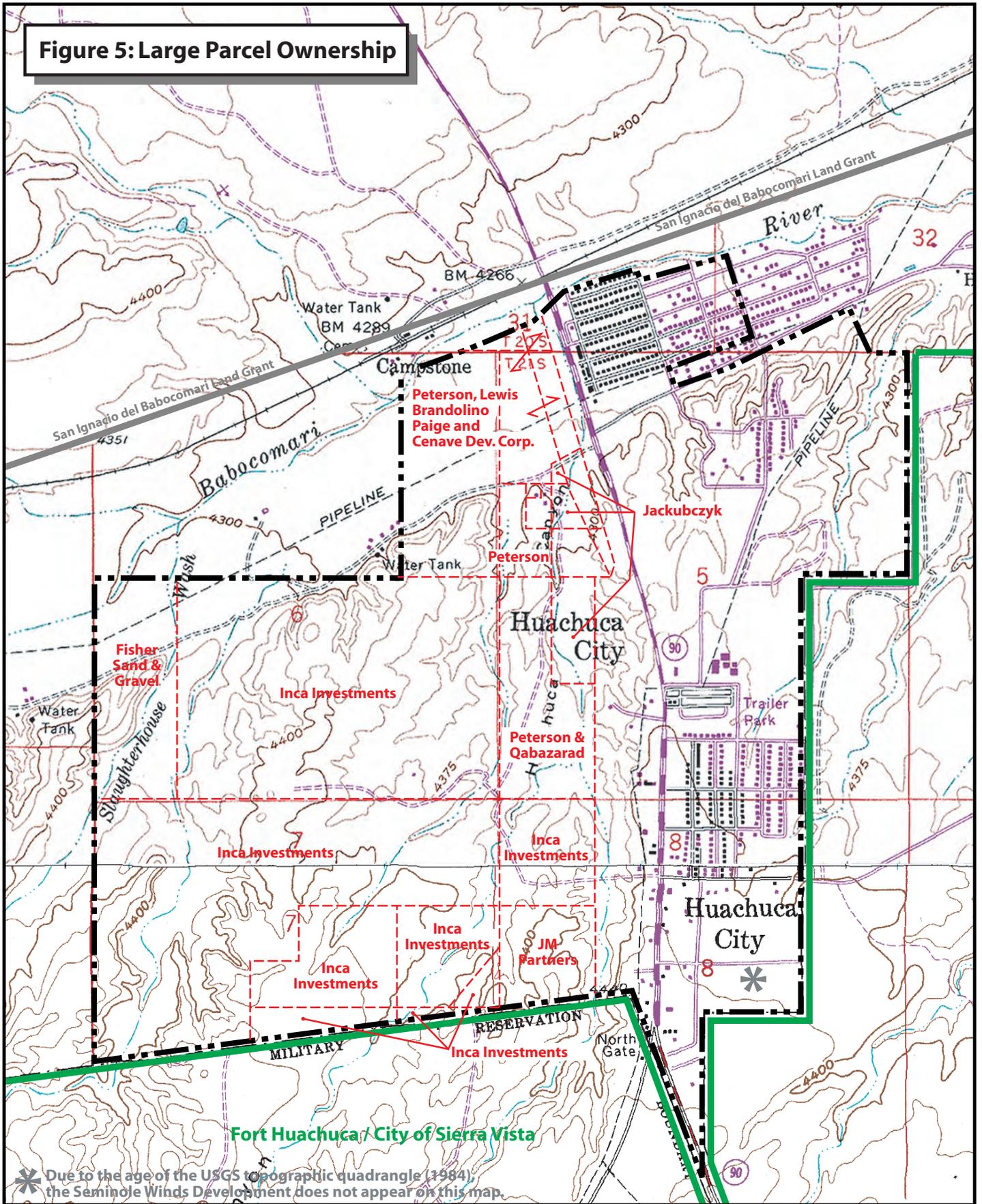
Other strengths for the Town include abundant and relatively inexpensive land, a very desirable climate and the ability to "piggy-back" on the successes of other communities in the region; particularly in capturing the increasing influx of retirees to southern Arizona from other areas of the U.S. and the increasing demand for recreational vehicle parks for seasonal visitors. Also, taxes are low, cost of living is low, the community is safe and government is small.

Additional amenities include the friendly, small-town atmosphere, desert character and mountain views, high quality water and air, night-sky viewing, low crime and overall safety and the peace, quiet and security of small town living.

#### **4. LARGE PARCEL OWNERSHIP SUMMARY**

As mentioned in the Existing Conditions section, approximately 70 percent of the plan area is vacant or undeveloped. The largest portion of this undeveloped land is west of SR 90 and is in private ownership. The following graphic shows the owners and approximate boundaries of the largest parcels in the Town. The Proposed Land Uses found later in the Land Use Element of this plan, reflect the community's wishes and desires on how the Town might best use its vacant land resources. The plan does not dictate to the landowners what can or cannot be done on their land. Land use controls are a function of municipal ordinances and the Town's zoning code. The Land Use Designations can be amended via the Town's plan amendment process should the landowners desire a type of use not in line with the General Plan at the time of their development interest.

**Figure 5: Large Parcel Ownership**



## **5. LAND USE GOALS AND OBJECTIVES**

### **Goal 1: Provide for the orderly and planned growth of the Town.**

Objective 1.1: Accommodate a range of development activities in appropriate locations to minimize land use conflicts.

Objective 1.2: Promote in-fill development and adaptive re-use of commercial and residential parcels within the Town.

Objective 1.3: Continually review existing land use controls, including zoning and local ordinances for their effectiveness and applicability.

Objective 1.4: Work cooperatively with adjacent jurisdictions and landowners for the planned and orderly incorporation of new lands into the Town.

Objective 1.5: Enact measures to ensure the town's critical infrastructure is proactively maintained and poised to support future growth within the town.

### **Goal 2: Improve the visual quality and overall aesthetic appearance of the Town.**

Objective 2.1: Promote the use of landscaping, planting, building improvements and attractive signage to improve and beautify the Town's appearance and enhance its small-town character.

Objective 2.2: Promote the use of local funds, business grants and sales tax money for "facelift" improvements to local business.

Objective 2.3: Develop a community wide clean-up program.

### **Goal 3: Retain and enhance the small-town, rural desert character of the Town.**

Objective 3.1: Encourage new residential and commercial developments to locate within defined areas where infrastructure, safe pedestrian access and auto traffic access can be accommodated.

Objective 3.2: Provide a continuous, publicly based planning process that is responsive to the needs and concerns of Town residents.

Objective 3.3: Identify and create a distinctive Town identity.

**Goal 4: Protect the natural resource amenities of the Town.**

Objective 4.1: Encourage the creation and development of open-space areas and trail networks for recreational use.

Objective 4.2: Maintain the integrity of night-sky viewing and work to minimize light pollution as new development takes place.

Objective 4.3: Promote measures that protect the quality of the Town's water and air.

Objective 4.4: Preserve the panoramic mountain views of the Town.

**Goal 5: Ensure the long-term quality and integrity of the Town's built environment.**

Objective 5.1: Promote programs that assist residents and property owners in the Town to maintain and improve their property, residences and businesses.

Objective 5.2: Maintain a continued system of efficient and equitable zoning code enforcement and building code compliance in the Town to minimize land use conflicts, promote health and safety and protect property values.

Objective 5.3: Ensure the future of the Town's built environment by working to attract quality residential developments.

Objective 5.4: Improve the quality of manufactured homes by encouraging clean-up maintenance, removal and requirements for skirting.

## 6. LAND USE RECOMMENDATIONS

### A. INFILL AND ADAPTIVE REUSE

The SR 90 Corridor is a key regional transportation artery connecting Sierra Vista/Fort Huachuca and southeastern Cochise County with Tucson. As such, the route brings substantial traffic through the Town. “Capture” of this traffic by the Huachuca City market can be dramatically increased by the careful redevelopment of the commercial corridor. This redevelopment will need to balance several factors, including:

**Attraction of New Businesses and Retention of Existing Businesses:** The Town would be well served to conduct a survey or study of the existing established businesses and ascertain how long they have been in place, number of employees, type of business/service they conduct, any identified seasonal or long-term fluctuation in their success and what types of ancillary needs or services they might make use of. By understanding what works in the existing economic framework of the Town, gaps can be identified and the focus for new businesses can be sharpened.

**A Clear Understanding of What Type of Businesses can be Maintained in the Town, and are Successfully Supported by the Local Market:** This may prove to be the most difficult as the Town is in direct competition with Sierra Vista for new business attraction. In concert with the business retention study mentioned above, the Town would be well served to contact the property owners of now-defunct or abandoned businesses and work to get them re-interested in the community, or at very least to better ascertain why their business failed or pulled out of Huachuca City.

**Aesthetic Considerations:** These include the developments for landscaping, signage, and establishing a “community character”. Communities often employ a range of techniques such as “historically themed” street signs up to specific regulations for specific building colors and design. For the Town of Huachuca City, enticements, options and a less regulatory approach are advised as securing new businesses and advancing development is a prime concern. A key consideration in planning and development is that *private enterprise creates public space*. By providing a range of options from financial enticements, design guidance on through improved regulation and ordinances, the Town can work to guide its future look and feel.

**Municipal Incentives and Programs:** These require the most direct attention from the Town’s staff and become an integral part of the community’s development strategy and policy. Incentives for the redevelopment corridor can range in scope from providing tax incentives for building renovation, site re-use, streamlining the permitting process, passing ordinances that eliminate permit fees or impact fees in the designated area, pooling knowledge and financial resources

of local businesses to create a Business Improvement District and directly marketing to or targeting businesses in other communities to relocate or expand in the Town.

**Market Demand:** New business development is governed by market demand. When new residential developments, RV parks and planned area communities take place in the Town, they will inevitably create a demand for local goods and services. Sierra Vista will continue to provide a challenge to Huachuca City in terms of attracting business, however, in determining its specific ‘niche’ Huachuca City can better define its economic role in the region.

### ***B. DESTINATION VS. “PASS THROUGH” COMMUNITY***

During the public input sessions, a repeating theme is the identification of the Town as a “pass through” community rather than a “destination” community. Huachuca City’s position on the periphery of Fort Huachuca and Sierra Vista perpetuates this, and this factor may always—on some level—be true. The Town can, however, enact a number of techniques and enticements to hopefully “capture” an increased share of local traffic. The following three points of discussion are the “unwritten rules” of “destination communities.”

**Destination communities are visually attractive:** As mentioned in the “Aesthetic Considerations” paragraph above, an attractive community—with attention paid to the quality and appearance of buildings, streets, residences and signage—entices the traveler to stop. The Town has created an excellent example in municipal building integration with the development of an architectural theme and color choices for its Town Hall, Fire/Police Station, Library and Senior Center. This type of attention will need to be carried over into the private sector for Huachuca City to fully reach its potential.

Screening and/or remediation of non-compliant properties as the removal or repair of dilapidated buildings and signs serve to enhance the community’s appearance. These actions are usually conducted under the auspices of health, safety and the protection of property values of adjacent parcels, or directly through the municipal zoning code and building code.

**Destination communities have a unique or distinguishing feature or event that draws in visitors:** Destination communities exploit their uniqueness and local features; physical attributes, cultural events, prominent historical figures, events or other features. Other area communities such as Bisbee and Tombstone have capitalized upon their history (mining and frontier town themes) to develop them as tourist attractions and into a larger community identity. Benson is working to capitalize on the presence of Kartchner Caverns State Park as a key anchor for tourism and residential development, in addition to hosting its annual Territorial Days. Huachuca City—as a more recent municipal addition to Cochise

County—may have more difficulty in this arena. The Town does, however, have some of these types of resources that may be creatively developed and marketed including:

- The desert landscape and scenic views
- The Babocomari River Corridor for hiking and bird watching
- Connectivity of the Babocomari River Corridor to the San Pedro Riparian Area to the east
- Historical marker for The Babocomari Land Grant; only four states (California, Arizona, New Mexico and Texas) have these unique historic and geographic features
- Recreational Vehicle (RV) “rendezvous” destination
- “Gateway” to Southern Cochise County
- Historic Marker for Campstone
- Native American Archaeological Site

**Destination communities build upon and retain prior successes:** Successful communities identify what actions and policies actually work and which fail and are in continual review and monitoring of their progress. Setting goals, assigning staff, maintaining citizen support, allocating funding, prioritizing needs and setting reasonable timelines will serve to meet the communities’ long-term ends.

### ***C. PLANNED AREA DEVELOPMENTS***

As is illustrated in the Existing Conditions narrative above, the Town of Huachuca City has ample vacant and undeveloped land, primarily west of SR 90, at its disposal. This availability should not be used to justify the abandonment of the existing commercial and residential areas within the Town’s incorporated limits. As interest and potential in developing these vacant areas arises, the Town will need to review the efficacy of its present application process, submittal and review procedures as well as its public hearing and approval process.

New housing development will undoubtedly provide a boost to the Town’s economy and overall growth and should be encouraged. It is crucial, however, that new growth and development be compatible with both the Town’s existing and planned infrastructure capacity (in terms of sewer, water, and other municipal services) and existing setting.

New developments should work to preserve roadway flow and pedestrian connectivity to the existing developed areas. Roads developed as part of planned area developments will need to be constructed to the Town’s code before the Town shall assume control or maintenance responsibility for them.

All new planned area developments, with particular attention to those including a recreational development or golf course development, should incorporate water re-use, conservation and effluent recycling to minimize water waste.

Careful attention should be paid to maintaining natural washes for their role as wildlife corridors, and for use as hiking paths and natural intermittent watercourses. Provision of adequate open-space areas (parks, walking paths, paseos, connectivity to washes) must be made in each new planned area development.

The Town will need to review its existing Planned Area Development regulations and standards to streamline the development process and ensure plan proposals will result in quality developments that fit with the community.

#### ***D. TERRITORIAL EXPANSION***

As with many incorporated Arizona communities, the Town of Huachuca City must assess its surrounding area in terms of municipal expansion for future growth. Several factors preclude the immediate need for territorial expansion of the Town. Community sentiment, gathered through the public input process—, indicates a strong desire for re-use of exiting commercial parcels and buildings and maintaining the existing highway corridor as the primary commercial area in the Town. These comments, coupled with the Town’s position of being functionally “locked in” to the south, east and, for the moment, to the north, serve to strengthen the position of maintaining the existing municipal boundary. However, should a development opportunity arise (for example: the siting of an incoming, large employer, manufacturer, warehouse, etc.) for which the existing plan, existing sites and infrastructure prove to be inadequate, the Town needs to maintain good relations with outlying areas and neighboring jurisdictions to ensure an opportunity is not lost. The Town should periodically review and update its current policy for land annexation and remain in contact with representatives of both Cochise County and the Babocomari Land Grant to ensure continued communication of community desires.

Acquisition of territory northward into the Babocomari Land Grant area presents a “double-edged sword” for the Town. New territory provides ample opportunity for new commercial and residential development activity and its attendant benefits. Expansion also comes with the costs to service these areas with infrastructure (water, sewer, roads) and services (police, fire, maintenance); additionally, for the Town, new areas may work against the goals of promoting in-fill and adaptive re-use of the SR 90 corridor.

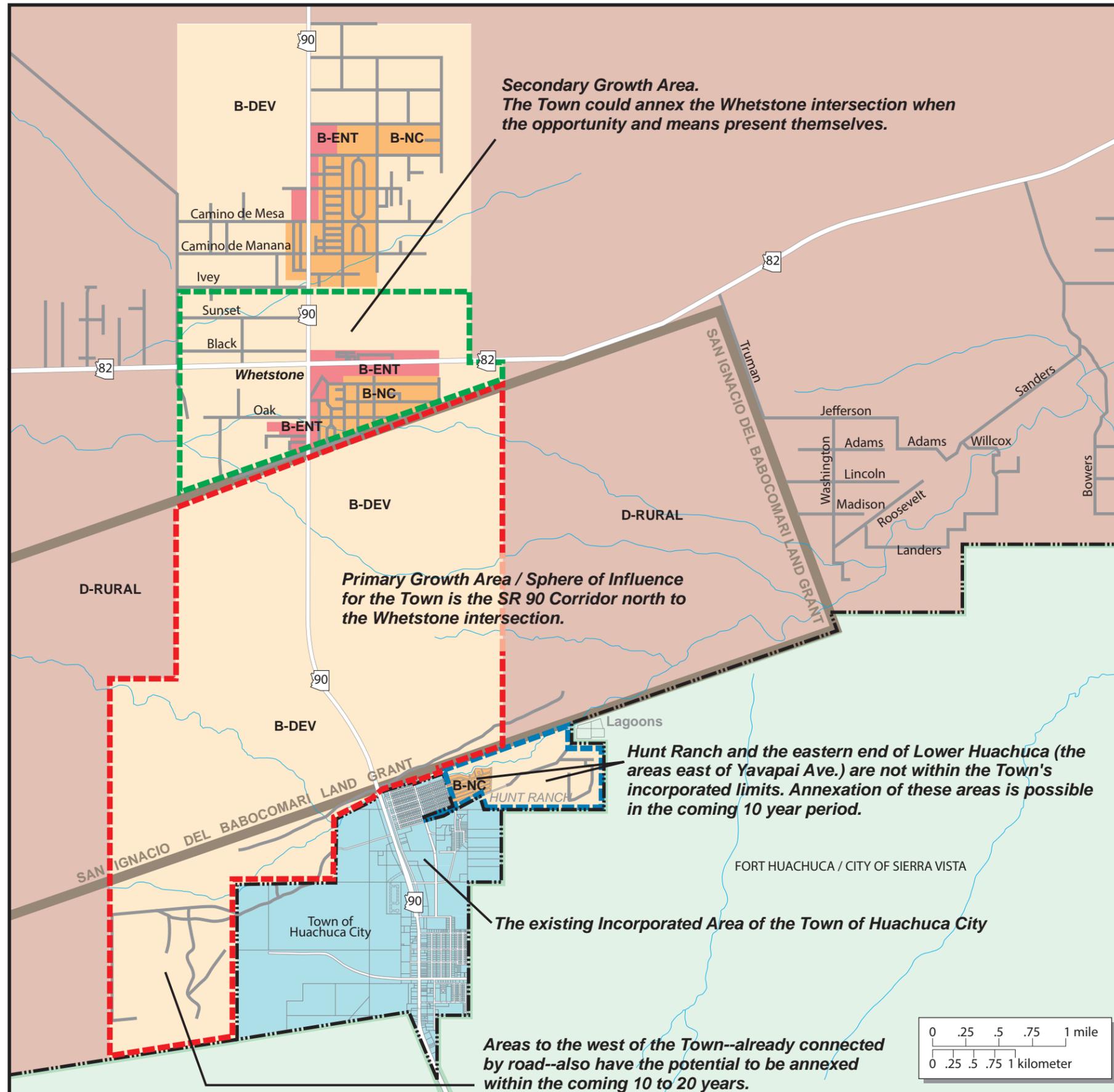
There are three areas that may be considered for future expansion and are listed as follows: Primary Growth Area, Secondary Growth Area and the Eastern Lower Huachuca / Hunt Ranch Area; each of which is discussed below:

**Primary Growth Area:** The Primary Growth Area encompasses approximately nine square miles to the north and east of the Town and is coincident with the

Cochise County Comprehensive Plan B-DEV (Developing Growth Area) designation. The northern portion of the Primary Growth Area is within the San Ignacio del Babocomari Land Grant. Annexation of this area is most likely not within the near future for the Town of Huachuca City. Acquisition of these areas, however, should be seriously entertained when lands in the Babocomari Land Grant are developed and infrastructure extensions to these areas is desired. Areas directly west of the Town—not within the Land Grant—are anticipated to remain in their low-density, rural desert character situation for sometime. Annexation of these areas should be driven by the will of its residents and property owners. According the Office of the Garrison Commander any development along the northern border of the Fort Huachuca reservation warrants additional discussion and evaluation and should be submitted to the Fort Huachuca installation Encroachment Board for review and comment.

**Secondary Growth Area:** The Secondary Growth Area encompasses an area of approximately 2.5 square miles from the northern boundary of the San Ignacio del Babocomari Land Grant to Ivey Rd. This area encompasses the unincorporated hamlet of Whetstone at the intersection of SR 90 and SR 82. Annexation of the Whetstone area is at present a distant consideration for the Town, requiring both the access to it via the Land Grant and the will of the residents, businesses and landowners in the area.

**Eastern Lower Huachuca / Hunt Ranch Area:** This area, under Cochise County jurisdiction, encompasses approximately one half square mile and is comprised of two separate parts: Eastern Lower Huachuca (east of Yavapai Avenue) and Hunt Ranch, which is largely undeveloped; however, some home-sites are emerging along the north-facing slopes against the Ft. Huachuca border. This area has not been incorporated into the Town previously for a variety of reasons. Chief among these are the overall low quality of the housing stock and roadways (for which the Town to this point has not desired to assume responsibility) and the on-going sentiment that the Town should not annex this area. A recent emerging desire to integrate and improve this part of the community is seen as leading to future annexation. While out of its direct jurisdiction, the Town presently maintains agreements with Cochise County for law enforcement and other municipal services to this area.



**Figure 6: Potential Territorial Expansion**  
Cochise County Comprehensive Plan Land Use Designations

- B-ENT**
- B (Urban Growth Areas)**
- Moderate to high level of non-rural growth is anticipated and present growth area is insufficient to accommodate the projected growth for the area
  - The area has adequate water, access, drainage and sewage disposal capacity to accommodate non-rural growth
  - The land has the carrying capacity for higher density development
- ENT (Enterprise)**
- Consists primarily of commercial and industrial enterprises
  - Within a developing area
  - Enterprise development has reached the level whereby additional residential growth within the area is undesirable to the parties in interest
  - Area can provide sufficient dedicated public access to carry traffic which will be generated by and to the area
  - Carrying capacity of the land can accommodate enterprise uses
- B-NC**
- B (Urban Growth Areas)**
- Moderate to high level of non-rural growth is anticipated and present growth area is insufficient to accommodate the projected growth for the area
  - The area has adequate water, access, drainage and sewage disposal capacity to accommodate non-rural growth
  - The land has the carrying capacity for higher density development
- NC (Neighborhood Conservation)**
- A developed residential neighborhood that needs protection from non-residential uses
  - The area is an approved subdivision for which all improvements are in place and constructed to minimum Cochise County standards
  - The carrying capacity of the land can accommodate the expected residential density
- B-DEV**
- B (Urban Growth Areas)**
- Moderate to high level of non-rural growth is anticipated and present growth area is insufficient to accommodate the projected growth for the area
  - The area has adequate water, access, drainage and sewage disposal capacity to accommodate non-rural growth
  - The land has the carrying capacity for higher density development
- DEV (Developing)**
- Experiencing or anticipating growth of a "non-rural" nature. Local pressure exists for growth, but the exact pattern of future land use has not yet been established
- D-RURAL**
- RD (Rural)**
- This category includes the sparsely populated rural lands of the county which serve primarily as rural residential, and agricultural areas, and not as identifiable communities
- Town of Huachuca City: Possible Future Territorial Acquisitions**
- Possible Primary Huachuca City Northern Annexation Area**
  - Possible Secondary Huachuca City Northern Annexation Area**
  - Possible Huachuca City Eastern Annexation**

## ***E. ZONING***

The Town of Huachuca City zoning districts include the following:

- R-1 Single-family residence
- R-2 Two-family residence
- R-3 Multi-family residence
- R-4 Multi-family residence
- VLDR Single-family residence
- LDR Single-family residence
- MDR Single-family residence
- HDR Single-family residence
- B/C General business/commercial
- C-2 Light industry
- C-3 Heavy industry
- M Municipal use
- P Parks and recreational areas

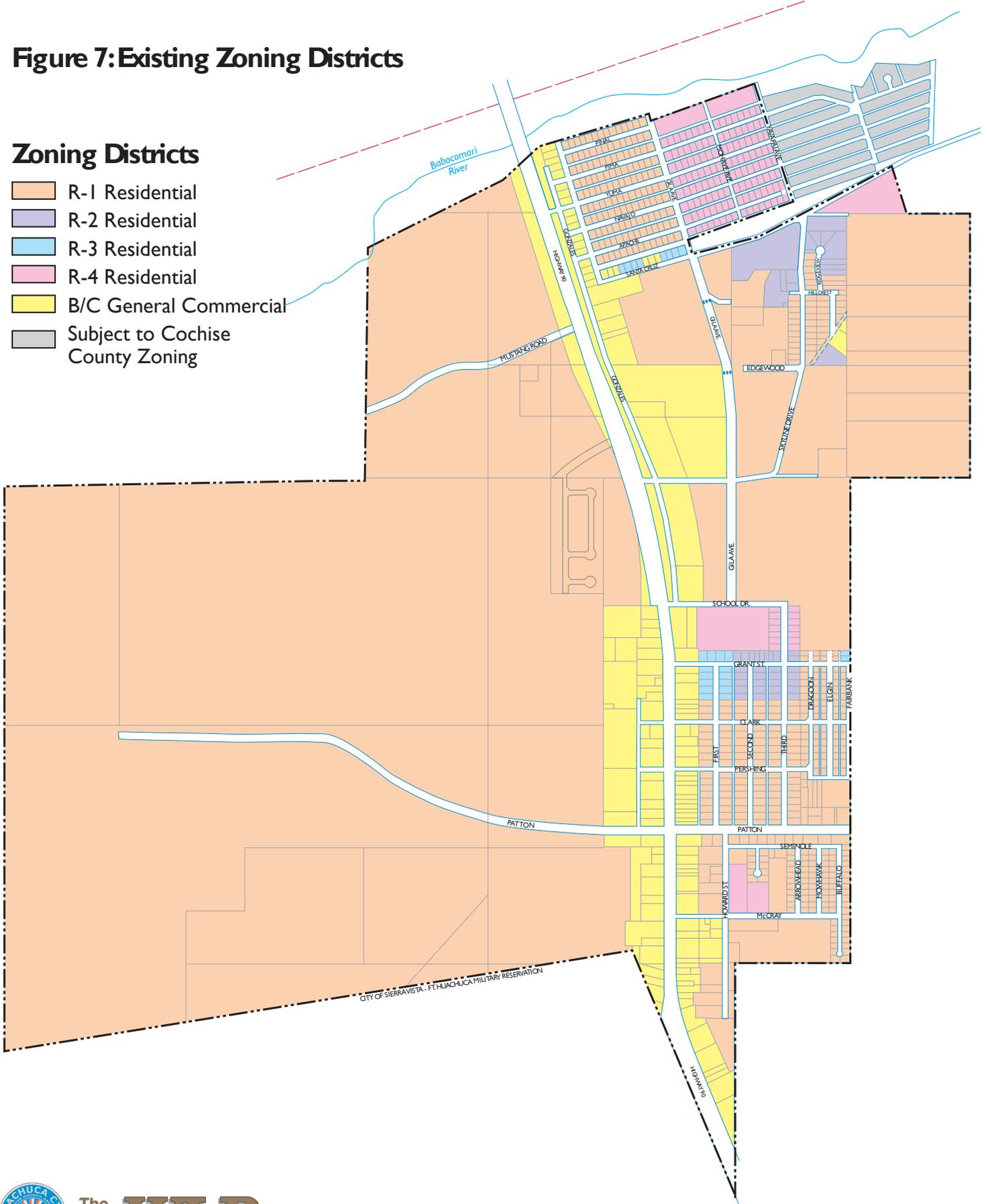
Specific restrictions of each zoning district are found in Chapter 18 of the Town's Municipal Code. Figure 7 on the following page illustrates the existing zoning districts presently in force within the Town.

Anticipated residential developments can be suitably accommodated for under the existing residential districts, however, the Town would be well served to undertake a full review of its zoning ordinances (either in-house with the assistance of the Town Attorney or by hiring a private consultant) and land use control ordinances for their efficacy and applicability.

**Figure 7: Existing Zoning Districts**

**Zoning Districts**

- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- B/C General Commercial
- Subject to Cochise County Zoning



## ***F. NATURAL ENVIRONMENT***

The mild climate and the integrity of the natural environment are key features that have attracted people to the area and will continue to do so. Natural amenities identified through the public process have identified the desire to protect the mountain views, clean air, water quality, night-sky viewing, and overall desert character of the Town.

Town residents have identified the following amenities as specific items they wish to preserve and enhance:

**Mountain Views:** The Huachuca Mountains to the southwest, Mule Mountains to the southeast, Whetstone Mountains to the northwest and the Dragoon Mountains to the east and northeast dominate the skyline and viewshed of the Town. Placement of telecommunication towers should take into consideration the existing views. When a tower is sited, the Town should encourage numerous communications providers to utilize the tower to minimize the total number of towers necessary in the vicinity. The Town should also consider the fact that more towers of less height are generally preferable over fewer towers of greater height.

**Maintain Washes for Use as Trail Network and Flood Abatement:** Protection of washes and streams is critical to the stability of both the natural and the built environment. Existing state and federal regulations apply within the Town

**Clean Air:** The Town enjoys a high standard of air quality. Key sources of pollutants in and near the Town include naturally occurring dust, roadway dust, motor vehicle exhaust and emissions from nearby Fort Huachuca. To reduce the amount of dust, the Town may wish to enact a phasing program for paving of dirt roads

**Clean Water Supply:** By present estimates, the Town maintains a good supply of water for household and commercial use for the coming years. With potential increases in population, the Town will need to ensure both the continued supply and quality of their source. The City of Sierra Vista has conducted a study on the potential for connecting to the Central Arizona Project.

**Night-Sky Viewing:** The Town should encourage private property owners and businesses to utilize outdoor lighting fixtures designed to minimize “light trespass” and light pollution. The Town may serve as an example to the community by purchasing or phasing in low-intensity or light-escape abatement fixtures for public facilities and buildings.

## **7. LAND USE POLICIES**

### ***A. GENERAL LAND USE POLICIES***

- Build from existing assets and areas identified for revitalization and development opportunities.
- Maintain the color scheme and design aspects already started by the Town’s municipal buildings for future municipal structures.
- Increase enforcement of building code violations and zoning code violations to improve the health, safety and the aesthetic appeal of the community.
- Balance development of new lands for commercial and residential use with adaptive re-use and in-fill of the “Main Street (SR 90) Corridor”. Encourage residential and commercial in-fill on appropriate vacant sites within the Town.
- Encourage low-maintenance landscaping and plantings along the “Main Street (SR 90) Corridor” to improve the Town’s aesthetic appeal.
- Develop a “gateway” or defined entryway to the Town at the north and south points of entry on SR 90. This could include an information kiosk, interpretive markers, wayside oasis with restrooms, or attractive entry-welcome signs.
- Maintain the uninterrupted view-sheds of the Huachuca and Whetstone Mountains from the Town by identifying building height restrictions and communications tower placement guidelines.

### ***B. ECONOMIC POLICIES***

- Revitalize the SR 90 commercial corridor through business development and business retention.
- Engage industry as a partner for the advancement of Huachuca City’s economic development.
- Develop and implement incentives for in-fill and adaptive re-use of existing abandoned commercial structures and lots. These may include streamlining the permitting process, coordination of financial assistance, Town purchase and leasing of lots or other assistance and incentives.
- Develop and maintain an on-going economic strategy for the Town, including pursuit of grant writing for community improvements and economic development.

- Balance development of new commercial areas with in-fill and re-use of existing vacant or abandoned commercial sites.
- Host an annual (or periodic) council of leaders from Fort Huachuca, Sierra Vista, owners of the Babocomari Land Grant, State Lands Department and Bureau of Land Management for a “round-table” discussion of regional issues.
- Develop a tourism strategy.

### *C. ENVIRONMENTAL POLICIES*

- Provide strategies for preservation and conservation of natural resources and environmentally sensitive lands.
- Create a Babocomari River Trail network. The trail could be expanded eastward to connect to the San Pedro Riparian National Conservation Area. The Town would be well served to develop a Trail Subcommittee to collect data and community sentiment, meet with landowners and government agencies and pursue funding options for the project. Cooperation with Arizona State Parks would benefit this process.
- Preserve mountain views of all Huachuca City residents by working cooperatively with Cochise County, communications providers and the trustees of the Babocomari Land Grant to find amenable and workable solutions for communications tower placement.
- Design and implement incentives for use of light abatement fixtures to protect night-sky viewing in the Town. These measures should be incentive based and not regulatory.
- Maintain washes in the Town in their natural and undisturbed state for use as wildlife corridors and walking paths.

## **8. PROPOSED LAND USE**

The following categories describe the Proposed Land Use Designations for the Town. These designations are intended to guide future development and growth in accordance with the identified wishes and needs of Town's residents. The Proposed Land Uses within the Town of Huachuca City municipal limits deal primarily with the vacant and presently undeveloped lands. These areas have been assigned land use designations based upon the following factors:

- Existing plans for development prior to the initiation of the Town of Huachuca City General Development Plan.
- Identified needs for municipal services including expansion of the landfill and areas most desirable for new parks.
- Trends that are emerging on their own or are guided by the morphology of the Town such as maintaining the SR 90 Corridor as the primary site of Commercial development.
- Input from the attending public at the Workshops held during the planning process.

Additionally, Proposed Land Use Designations have been assigned to areas beyond the Town's municipal limits. Although presently outside the Town's jurisdiction, these areas have the potential to be annexed and included as part of the Town in coming years, and consideration of proposed uses is appropriate.

The Proposed Land Use Designations are broken down into the following three major categories: Residential Uses, Commercial Uses and Municipal Uses. Other designations such as Buffer Areas and Trail Networks are discussed separately.

Figure 8: Proposed Land Uses



## ***RESIDENTIAL USES***

### **VLDR – Very Low Density Residential**

**Purpose:** This designation is intended to provide for a very low density of residential, rural-styled development within the Town. The target density of this designation is for 1 residence per 10 acres. This Very Low Density Residential Designation is in deference to the wishes of Fort Huachuca. Military activities on the base, including the realignment of Libby Airfield and its future crash zone may impact this portion of the Town. The Very Low Density designation is therefore in place to safeguard residents' health and property, and minimize impacts of adjacent use.

**Location:** One area, encompassing approximately 354 acres along the Town's southern border with Fort Huachuca / Sierra Vista is designated for Very Low Density Residential.

### **LDR – Low Density Residential**

**Purpose:** This designation is intended to provide for orderly low-density residential single-family residential development. The target density for this designation is for up to 4 residents per acre.

**Location:** No areas within the Town's municipal limits are designated for Low Density Residential development. One area to the Town's northeast, which is accessed by Mustang Road and bisected by the Babocomari River, has been designated Low Density Residential. This designation is in line with the existing pattern of development and existing housing densities in this area, which should be maintained.

### **MDR – Medium Density Residential**

**Purpose:** This designation is intended to provide for medium-density, single-family residential development in new areas and in accordance with the character of existing neighborhoods. The target density of the Medium Density designation is up to 9 residences per acre.

**Location:** Several areas within the Town have been identified as desirable for Medium Density development. In total, 448 acres have been given the designation, including significant portions of the undeveloped areas to the west of SR 90 and various sites of in-fill within existing residential neighborhoods. An area beyond the Town's municipal limits, south of Hunt Road has also been identified as desirable for this level of development.

### **HDR – High Density Residential**

**Purpose:** This designation is intended to provide for high-density, single-family and multi-family residential development in new areas and in accordance with the character of existing neighborhoods. This designation is to include apartments and duplexes. The target density of this designation is for 10 or more residences per acre.

**Location:** There are three areas within, and one area adjacent to the Town designated for high-density development. Within the Town the sites include: the area on Paloma Drive (platted but not planned) west of SR 90, the area north of Grant Street adjacent to the Town’s boundary with Fort Huachuca and the area behind the Animal Shelter to the south of McCray Street. Adjacent to the Town is the unincorporated portion of Lower Huachuca, east of Yavapai Avenue. This area already contains substantial residential development.

## ***COMMERCIAL USES***

### **C – Commercial**

**Purpose:** This designation is intended to provide for the orderly development of business and retail operations in defined areas of the Town where safe access and infrastructure are present or anticipated.

**Location:** Existing commercial development is largely tied to the SR 90 Corridor, as the highway provides the main access to the Town and highest visibility to retail commerce. Areas planned for future commercial activity remain adjacent to the SR 90 Corridor on both its east and west frontage areas.

### **MSC – Main Street Corridor**

**Purpose:** This stretch of SR 90, from School Road south to the Town’s boundary with the City of Sierra Vista and For Huachuca has been identified as the “core” commercial corridor, and on that level, functions as the Town’s “Main Street”. This “Main Street Corridor”—as the “backbone” of the community, has been delineated as an area that needs to be improved aesthetically and economically. Redevelopment of this corridor is to include the re-use of lots; sites and buildings already connected to, or can easily be accommodated by, the Town’s existing infrastructure.

## *MUNICIPAL USES*

### **M – Municipal**

**Purpose:** This designation is intended to provide area specifically for municipal and utility use, including the expansion of existing areas or development of new services and amenities.

**Location:** Two areas, totaling approximately 99 acres, have been identified specifically for Municipal uses. These are located to the north and the east of the existing landfill and are anticipated in their initial phase to be used for landfill expansion. Later uses of these parcels, at such time the landfill closes down and is reclaimed, can be for recreational use and park development or for use of green energy sources such as a solar panel array.

### **P - Parks**

**Purpose:** This designation is intended to provide area for expansion of community recreational facilities.

**Location:** Seven areas throughout the Town have been identified as having good potential for park use and recreational development. These include several Town-owned parcels, the largest of which is to the south of Keeline Park. Two small parcels, one along Seminole, the other along Elgin would serve as fine “pocket parks” for their neighborhoods. Additional sites include the strip between SR 90 and Gonzales Avenue, the intersection of Mustang Road and SR 90, portions of the Babocomari River corridor for trail development, and the archaeological site south of Mustang Road.

## *OTHER USES*

### **Industrial**

**Purpose:** This designation is intended to provide areas for development of industrial operations that are compatible only with non-residential surrounding uses.

**Location:** The approximately 250-acre area designated as Industrial is` almost entirely within the aircraft noise and crash hazard zones associated with Fort Huachuca, making it very suitable for non-residential uses.

## **Buffer**

**Purpose:** This designation is not intended to specifically prohibit development on the areas designated for a buffer, but is to serve as a reminder and indicator that incompatible land uses need to be separated by setbacks, screenings and/or plantings to minimize negative impacts to residents and property owners.

**Location:** There are two areas identified for buffers on the Proposed Land Use map. The first is found in the western edge of the Town and would provide a buffer between the gravel pit operation and future residential development along the proposed “Western Loop Road”. The second area is sited to the north and south of McCray Road. This second area has been identified for its existing water detention capability and drainage use.

## **Lands Outside the Town of Huachuca City’s Jurisdiction**

The Town has—as part of the planning process—identified areas beyond the municipal limits appropriate for annexation and development when the need, situation and interest arise. These areas are outlined fully in the Territorial Expansion discussed earlier in the Land Use Element.

Of prime interest is the future expansion of both commercial activity and residential development along the SR 90 Corridor. As indicated in discussions by the participating public during the Plan’s development, there was a strong preference for commercial activities to be concentrated at sites along the roadway, with residential layouts to be concentrated behind and away from the highway.

Other considerations include the eastern portion of Lower Huachuca City, east of Yavapai Avenue. This area presently falls under Cochise County jurisdiction and is subject to its zoning and land use. The area has been identified as appropriate for continued High Density Residential use.

Areas to the northwest and west of the Town have been earmarked for Low Density Residential development in deference to the land-ownership patterns and existing development densities already in place.

## **IV - CIRCULATION ELEMENT**

### **1. VISION**

The vision of multi-modal transportation for Huachuca City emphasizes personal transportation by privately owned vehicle, yet acknowledges the need to provide viable travel alternatives for those who do not drive or do not have a vehicle available. The State Highway system is and will remain crucial to Huachuca City because it provides linkages to rural areas and to Interstate 10 and the surrounding communities. In addition, State Route 90 functions as the Town's "Main Street". Alternate modes, including transit, walking, and bicycling, will play an increasingly important role as Huachuca City grows in population.

Huachuca City will continue to develop a transportation system that provides mobility for all people and ready access to their chosen places and travel modes. The vision also recognizes the role of transportation to the Town's economic development and the fulfillment of the land use elements of this plan.

Regarding rail service, Amtrak passenger rail service is available in the City of Benson, located about 25 miles north. Regarding air passenger service, Huachuca City will continue to rely on facilities in the Tucson metropolitan area as the primary providers of service to Huachuca City residents, visitors and businesses.

### **2. INTRODUCTION**

The primary goals of the Town's transportation system are to improve the mobility of people and goods, provide viable alternatives to the "drive alone" mode, protect the natural environment, support economic development, and sustain public support for the transportation planning and funding efforts. The factors considered in the development of a comprehensive transportation and circulation plan include supporting the economic viability of the area, increasing the safety of the transportation system, and improving accessibility and mobility options for people and goods.

In order to meet these goals, the plan protects and enhances the environment, promotes energy conservation, enhances integration and connectivity of modes, promotes efficient system management and operation, and emphasizes the preservation of existing surface transportation systems.

### **3. ELEMENTS OF THE TRANSPORTATION SYSTEM**

- Providing new and expanded roadways; building new sidewalks, bike routes, and trails; and providing basic transit services will require new and innovative revenue sources.
- Future land use patterns and transportation systems will be planned in a coordinated, continuous, and comprehensive manner.
- Promoting land use patterns that reduce travel miles and encourage use of transportation alternatives that will protect air quality.
- Automobile, public transit, bicycle, and pedestrian travel will be coordinated with land use planning, especially within and between activity centers and growth corridors.
- Attractive design of the Huachuca City roadways and assurance of recreation and scenic linkages will be characteristic of the transportation system.
- Citizen participation will be a significant part of the decision-making process.
- The Town's Transportation Plan will be updated and implemented in a manner consistent with this General Plan.

#### ***POLICY 1: MOBILITY AND ACCESSIBILITY***

Improve the mobility of people and goods by providing effective, convenient accessible, and safe transportation options for travel to employment, education, recreation, shopping, medical, and other desired destinations.

- Goal 1.1 Provide an integrated, multimodal, sub-regional transportation system that offers attractive choices among modes for the efficient movement of people and goods.
- Goal 1.2 Provide a sub-regional balance of transportation facilities and services by mode, including automobile, public transit, bicycle, and pedestrian.
- Goal 1.3 Rail and aviation systems are not included in the plan other than by providing linkages to services provided within the region.
- Goal 1.4 Provide facilities for multiple modes of travel in transportation improvement projects, as applicable.

- Goal 1.5      Manage the performance of all modal systems to best mitigate traffic congestion and to attain safe operating conditions.
- Goal 1.6      Promote travel demand management strategies and incentives to more fully utilize alternate modes of travel. Examples include carpooling, public transit, and telecommunications substitutes to travel.
- Goal 1.7      Assure that transportation investments improve the mobility of all segments of the community, including the underserved, disabled, and economically disadvantaged.
- Goal 1.8      Promote strategies to reduce peak period demand through car-pooling, flexible hours, alternate modes of travel, and other travel reduction tools.
- Goal 1.9      Identify and pursue funding mechanisms for ongoing maintenance of existing transportation investments and for future improvements needed to maintain mobility within the transportation system.
- Goal 1.10     Comply with established goals for system performance, consistent with the Huachuca City Transportation Plan, as updated.

***POLICY 2: CIRCULATION AND SAFETY***

Promote an effective, well-planned system of roadways that establishes a functional, safe, and aesthetic hierarchy of streets while incorporating the latest advanced technologies.

- Goal 2.1      Work together with ADOT and Cochise County to accommodate existing and future demand for transportation and to facilitate a sustainable system, reduce congestion, and provide for efficient and economic movement of people and goods.
- Goal 2.2      Periodically monitor and report on system demand, operating conditions, and performance for all modes to assist in the planning process and investment decisions.
- Goal 2.3      Promote convenient multimodal access to public places having high concentrations of trips, such as commercial core areas and institutional facilities.
- Goal 2.4      Provide for a street functional classification system and a Major Streets and Scenic Routes Plan that is based on type, use, and visual quality.
- Goal 2.5      Integrate vehicular circulation within neighborhoods and provide bicycle and pedestrian connectivity to key destinations, including recreation areas, such as parks, adjacent services, transit facilities, and schools.

- Goal 2.6 Design streets with continuous pedestrian facilities of sufficient width to provide safe accessible use and opportunities for shade and shelter.
- Goal 2.7 Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain the quality of life in the neighborhoods.
- Goal 2.8 Provide for the planning, design, construction, and operation of facilities and services to reduce, to the greatest possible extent, the losses from accidents.

***POLICY 3: PUBLIC TRANSIT SERVICES***

Plan for and initiate a safe, efficient, and accessible public transportation system that provides a viable alternate to the private vehicle.

- Goal 3.1 Provide a transit service is readily accessible, convenient, and safe to an increasing proportion of persons in the region.
- Goal 3.2 Provide convenient public transit connections at and between urban activity centers.
- Goal 3.3 Provide specifically for bus service between Huachuca City and Sierra Vista.

***POLICY 4: BICYCLE FACILITIES***

Plan for bicycle facilities throughout the community that provide for the safe and efficient means of transportation and recreation.

- Goal 4.1 Promote bicycle travel as an alternate mode of transportation.
- Goal 4.2 Promote a system of bicycle facilities that provide a continuous, safe, and accessible system.
- Goal 4.3 Promote bicycle safety education programs to increase awareness of and adherence to laws and regulations regarding bicycle use.
- Goal 4.4 Design bicycle facilities consistently throughout the Town.

## ***POLICY 5: PEDESTRIAN FACILITIES***

Plan and encourage the use of pedestrian facilities as a critical element of a safe and livable community to meet the transportation and recreational needs of the community.

- Goal 5.1 Provide for the construction of accessible pedestrian facilities with all street construction and major reconstruction projects; all appropriate private residential, commercial, and industrial development; and all public development in the urban area.
- Goal 5.2 Develop a program for the 'installation of pedestrian facilities in appropriate areas where they do not currently exist.
- Goal 5.3 Design pedestrian facilities that are direct, safe, comfortable, attractive, and continuous.
- Goal 5.4 Improve pedestrian visibility and safety and raise awareness of the health benefits of walking.
- Goal 5.5 Identify specific pedestrian mobility and accessibility challenges and develop measures for implementation of necessary improvements.
- Goal 5.6 Pursue opportunities with the Arizona Department of Transportation for the development of sidewalks from School Drive to McCray Park on both sides of SR90.

## ***POLICY 6: ENVIRONMENTAL CONSIDERATIONS***

Protect the natural and built environments from adverse impacts resulting from the provision of transportation facilities and services. Promote transportation facilities and services that enhance the quality of life of the communities within the region.

- Goal 6.1 Design transportation improvements to comply with air quality standards and avoid the creation of air quality hot spots.
- Goal 6.2 Consider the economic, energy, and environmental effects of major transportation investments.
- Goal 6.3 Promote the implementation of the goals and objectives of adopted land use plans and development policies with investments in transportation facilities and services.
- Goal 6.7 Strive for fairness and equity in who pays for transportation improvements and who benefits from them.

Goal 6.8 Provide for transportation enhancements, including bicycle lanes, sidewalks, and nontraditional transportation projects.

Goal 6.9 Provide parking standards that encourage their use as flexible tools to achieve other overall transportation policies.

***POLICY 7: PUBLIC SUPPORT***

Build and sustain public support for the implementation of transportation planning goals and objectives, including the financial basis of the plan, through community involvement.

Goal 7.1 Approach public involvement proactively throughout regional transportation planning and programming processes, including open access to communications, meetings, and documents related to the plan.

Goal 7.2 Include and involve all segments of population, including those groups protected under Title VI of the Civil Rights Act of 1964 and Executive Order 12898 Environmental Justice provisions, including future amendments to those provisions.

Goal 7.3 Promote effective intergovernmental relations through agreed upon procedures to consult, cooperate, and coordinate transportation related activities and decisions.

***POLICY 8: TRANSPORTATION PLANNING AND FUNDING***

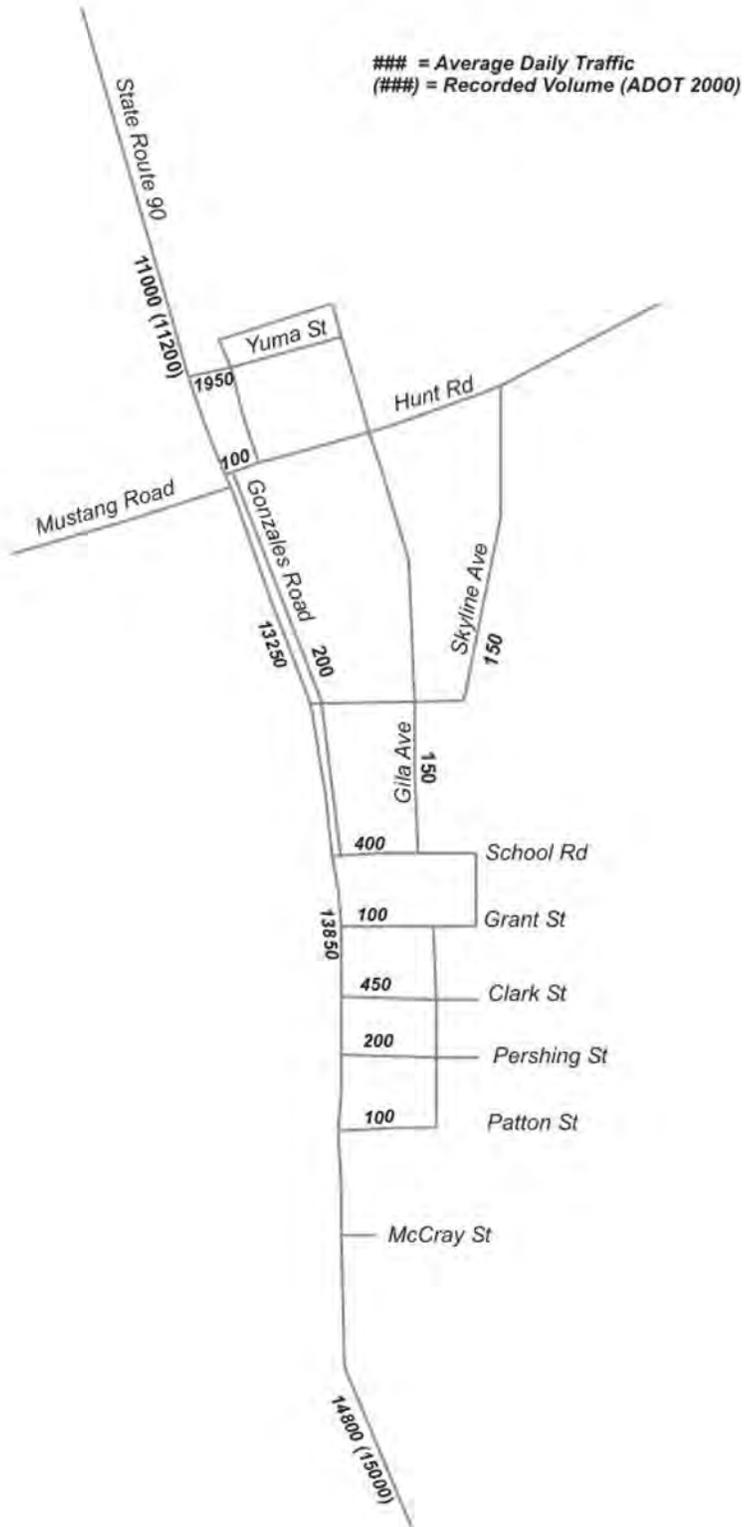
Integrate transportation planning into the land use decision-making process by creating tools, standards, and administrative processes that facilitate integrated decisions.

Goal 8.1 Create a Major Streets and Scenic Routes plan that defines the ultimate right-of-way of major facilities, their locations, and their scenic or historic attributes.

Goal 8.2 Periodically update the Town's transportation plan in coordination with the ADOT, Cochise County, and SEAGO.

Goal 8.3 Continue to pursue alternate revenue sources for all modes of transportation from federal, State, and regional sources, and from the private sector.

Figure 9: Huachuca City Traffic Volumes

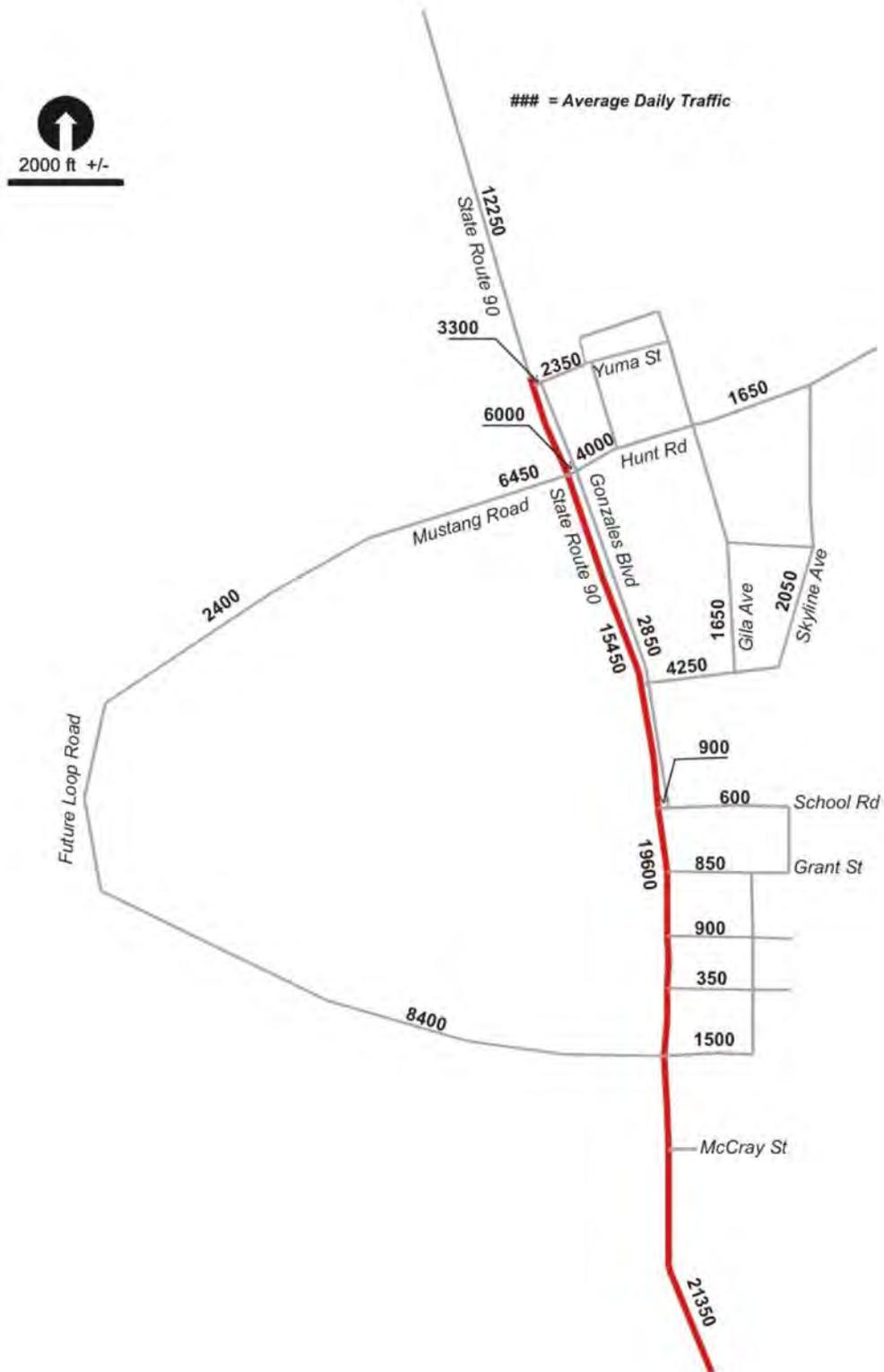


*Trip Characteristics from Current Conditions Model*

CURRENT CONDITIONS	
Total Dwelling Units	810
Persons per Household	2.5
Total Population	2,030
TOTAL PERSON TRIPS	11,560
Person Trips per dwelling	14
Home based work (HBW) trips	3,632
HBW Percent of Total	31%
Home based non-work (HBNW) trips	6,720
HBNW Percent of Total	58%
Non-home based (NHB) trips	1,208
NHB Percent of Total	10%
HBW Average Occupancy Rate	1.30
HBNW Average Occupancy Rate	1.50
NHB Average Occupancy Rate	1.3
TOTAL VEHICLE TRIPS	10,170
Average Vehicle Trips per dwelling (Inc NHB)	12.6
Residential Trip Generation Rate per Unit	6.9
Commercial Trip Rate Per acre	147.7
Vehicle Miles Traveled (VMT)	77,000
VMT/person	37.9
Average Trip Length	6.7

Note: Total population is based on entire census tracts, including some areas not within Town limits.

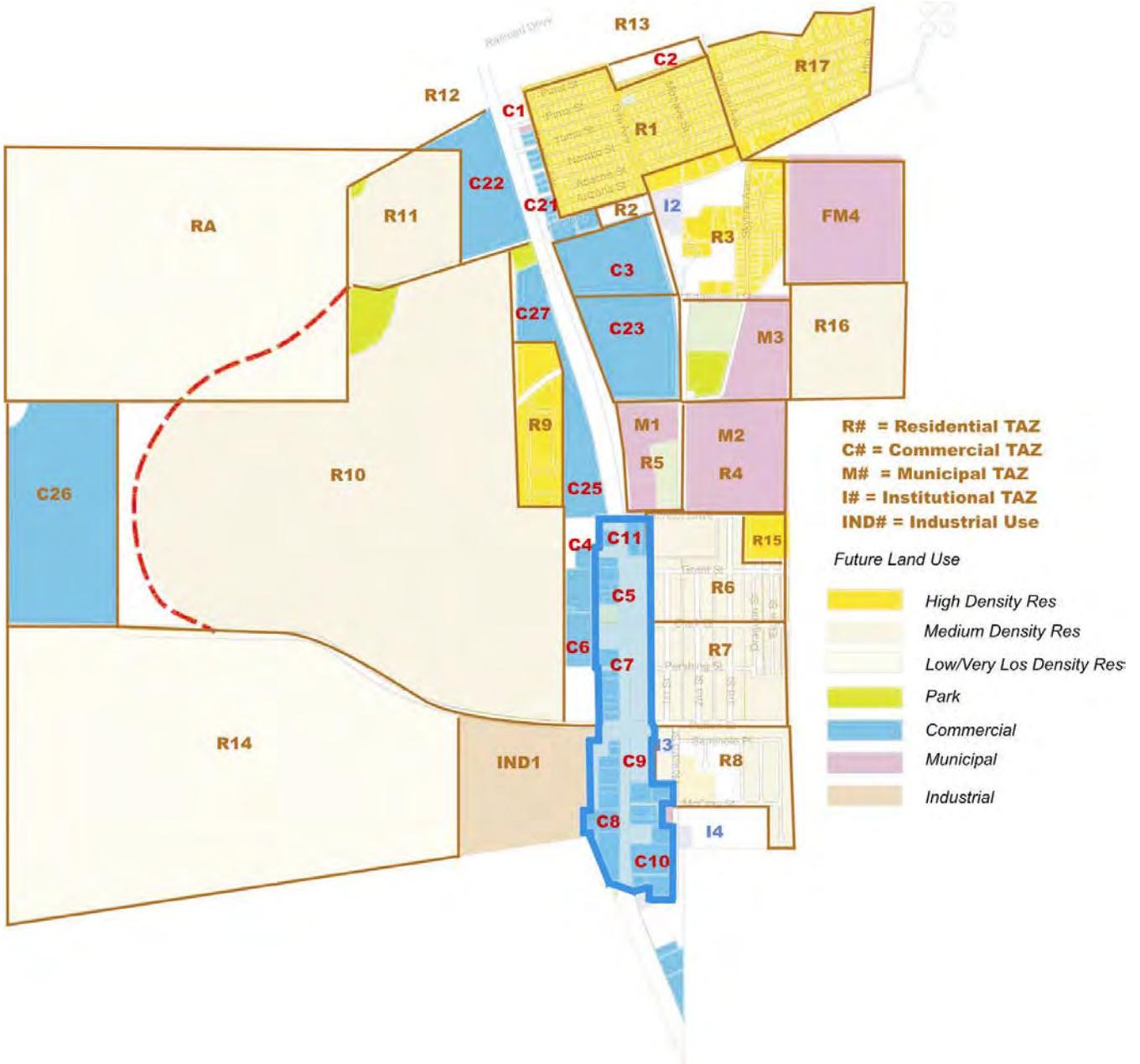
Figure 10: Projected Traffic Volumes



*Trip Characteristics from Buildout Conditions Model*

Total Dwelling Units	4,100
Persons per Household	2.5
Total Population	10,250
TOTAL PERSON TRIPS	120,580
Person Trips per dwelling	29
Home based work (HBW) trips	23,638
HBW Percent of Total	20%
Home based non-work (HBNW) trips	57,808
HBNW Percent of Total	48%
Non-home based (NHB) trips	39,136
NHB Percent of Total	32%
HBW Average Occupancy Rate	1.30
HBNW Average Occupancy Rate	1.50
NHB Average Occupancy Rate	1.3
TOTAL VEHICLE TRIPS	76,600
Average Vehicle Trips per dwelling (Inc NHB)	18.7
Residential Trip Generation Rate per Unit	7.0
Commercial Trip Rate per Acre	187.5
Vehicle Miles Traveled (VMT)	362,000
VMT/person	35.3
Average Trip Length	3.0

Figure 11: Huachuca City Traffic Analysis Zones (TAZ)



*Socio Economic Data – Current and Buildout Conditions*

TAZ	CURRENT CONDITIONS		BUILDOUT CONDITIONS	
	Employment	Housing	Employment	Housing
C1	5	0	50	0
C10	20	0	15	0
C11	35	0	40	0
C2	30	0	25	0
C21	60	0	80	0
C22	0	0	205	0
C23	0	0	415	0
C25	0	0	95	0
C26	0	0	675	0
C27	0	0	150	0
C3	50	0	360	0
C4	45	0	320	0
C5	35	0	145	0
C6	0	0	145	0
C7	20	0	145	0
C8	30	0	180	0
C9	30	0	145	0
I2	30	0	30	0
I3	0	0	30	0
I4	0	0	40	0
IND 1	0	0	465	0
M1	60	0	150	0
M2	20	0	150	0
M3	10	0	150	0
M4	0	0	55	0
R1	0	290	0	330
R10	0	4	0	1600
R11	0	5	0	160
R12	0	12	0	12
R13	0	9	0	9
R14	0	0	0	28
R15	0	0	0	125
R16	0	0	0	170
R17	0	0	0	400
R2	0	41	0	41
R3	0	28	0	375
R5	0	10	0	10
R6	0	145	0	145
R7	0	93	0	93
R8	0	131	0	330
R9	0	41	0	41
RA	0	0	0	228
<b>Total</b>	<b>480</b>	<b>809</b>	<b>4260</b>	<b>4097</b>

Persons per Household	2.5	2.5
Total Population	2,020	10,240
Total Jobs per Household	0.6	1.0
Total Jobs per Person	0.2	0.4

*Current Conditions Data is taken from 2000 Census  
Future Conditions is based on Future Land Use Categories*

## SIGNAL WARRANTS SCREENING ANALYSIS

The future need for traffic signals at the major intersections can be evaluated using the traffic signal screening warrants shown below. These warrants are based on the *Manual on Uniform Traffic Control Devices* previous edition and provide a good reference of when signals might be needed based on the most frequently met conditions. The latest edition of the *MUTCD* combines the previous warrants 1 and 2 into a single warrant (Warrant 1) with two conditions A and B, but is otherwise the same for these conditions. The analysis for the major intersections along State Route 90 is provided in the table following the screening guide.

This analysis was performed for the buildout condition, using the projected volumes produced by the QRS II travel demand model. The analysis indicates that traffic signals may be warranted at the intersections of SR 90/Mustang Road and SR 90/Loop Road (South). In the future, the City and ADOT should closely monitor traffic volumes at these locations, and consider installing a signal when warrants are met or exceeded. Recognize that meeting a traffic signal warrant, by itself, does not mandate signal installation. The decision whether to install a signal should be based on the warrant analysis and professional traffic engineering assessment of the overall benefit and risk associated with the proposed signal. See the *MUTCD* for additional information.

### Signal Warrants Screening Guide

(For decisions at the 95% Confidence Level)

#### **A:** ADT Volumes Below Which Signal Is Not Warranted

Warrant	Approach Lanes		ADT	
	Major St.	Minor St.	Major St.	Minor St.
Warrant 1	1	1	8,200	3,200
	2 or more	1	9,850	3,700
Warrant 2	1	1	12,300	1,850
	2	1	14,750	1,850

#### **B:** ADT Volumes Above Which Signal Is Warranted

Warrant	Approach Lanes		ADT	
	Major St.	Minor St.	Major St.	Minor St.
Warrant 1	1	1	9,600	5,750
	2 or more	1	11,550	5,750
Warrant 2	1	1	14,400	2,900
	2	1	17,300	2,900

Source: National Highway Institute, March 1991

*Signal Warrants Screening Analysis Matrix*

		Not Warranted Below these Volumes		Warranted if Above these Volumes	
		Warrant 1	Warrant 2	Warrant 1	Warrant 2
MAJOR STREET	Projected	9,850	14,750	11,550	17,300
MINOR STREET	Volume	3,700	1,850	5,750	2,900
<b>Buildout Condition</b>					
State Route 90	12,250	Above	Below	Above	Below
Yuma Street	3,300	Below	Above	Below	Above
State Route 90	15,450	Above	Above	Above	Below
Mustang Road	6,450	Above	Above	Above	Above
State Route 90	15,450	Above	Above	Above	Below
School Road	4,250	Above	Above	Below	Above
State Route 90	19,600	Above	Above	Above	Above
Skyline Avenue	600	Below	Below	Below	Below
State Route 90	19,600	Above	Above	Above	Above
Loop Road South	8,500	Above	Above	Above	Above

## **V - COMMUNITY DEVELOPMENT SUMMARY**

### **1. INTRODUCTION**

Throughout the development of the Town of Huachuca City General Development Plan, numerous issues arose from public input that could not be cleanly confined to either a land use or circulation issue. The intent of this plan section is to acknowledge this input and provide an overall framework for addressing these issues. The following goals were derived from the input gathered and the Public Input Sessions/Workshops during the planning process

### **2. COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES**

**Goal 1: Enhance the quality of life of the Town through the promotion and development of leisure, recreational and cultural activities.**

Objective 1.1: Work to enhance existing youth programs and create new programs and facilities for year-around youth activities including sports, recreation and educational opportunities.

Objective 1.2: Encourage the creation of new park areas, trails, sports fields, and community facilities.

Objective 1.3: Provide an atmosphere in the Town that is welcoming to cultural events and activities.

Objective 1.4: Promote the scenic, environmental and historic amenities of the Town and region as a means of attracting and increasing tourism activity.

Objective 1.5: Identify means of making Huachuca City a destination rather than a “pass through / drive through” community.

Objective 1.6: Repair existing recreational facilities.

**Goal 2: Promote and encourage new economic development activity within the Town.**

Objective 2.1: Explore new revenue sources for the Town.

Objective 2.2: Ensure an adequate infrastructure system, land base and efficient permitting process to provide for future economic growth and development.

Objective 2.3: Treat in-fill and adaptive reuse of existing commercial sites as a “growth area”.

Objective 2.4: Provide incentives and benefits to incoming enterprises that make use of in-fill and existing commercial sites for their business.

Objective 2.5: Encourage the development of new retail, service sector and “clean” light industrial businesses to locate in the Town and actively pursue these businesses with a directed marketing and Town-promotional campaign.

**Goal 3: Promote wise use of the Town’s financial and natural resources.**

Objective 3.1: Develop an impact fee ordinance to ensure new developments pay their fair share of the costs of their creation.

Objective 3.2: Continually review community needs for law enforcement, fire protection and government services and make budget provisions for these services.

Objective 3.3: Encourage Town-wide water saving techniques including gray-water re-use, xeriscape landscaping techniques and water conservation education.

Objective 3.4: Develop a Town-wide Wellhead Protection plan and implement techniques to protect the quality of the Town’s subsurface water resources.

Objective 3.5: Work to establish some form of alternative energy for the town to reduce its carbon footprint and potentially serve as another revenue stream through the return of excess power to the local grid.

## **VI - PLAN IMPLEMENTATION**

### **1. INTRODUCTION**

The Town of Huachuca City General Plan is intended to guide future land use decisions and activity for the Town's future. The Town has developed and approved Goal and Objective Statements which now require implementation steps to be achieved.

Four interrelated components constitute the Implementation Program, they are:

- **Procedures for Plan Amendments**
- **Phased Action Program**
- **Plan Monitoring** for measuring the on-going performance of the General Plan.
- **Decision Guides** to assist in evaluating proposed development projects and assure their consistency with the General Plan.

### **2. GENERAL PLAN AMENDMENT PROCEDURES**

In 1998 and 2000, the State of Arizona passed the Growing Smarter and Growing Smarter Plus legislation, which stipulated that major amendments to adopted General Plans may only be considered once each year. A major amendment is defined as any change that causes *substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element*. The State of Arizona does not define a quantitative measure for the term "*substantial alteration*"; the following narrative is presented to assist the Town of Huachuca City in determining whether an amendment is "major" or "minor".

#### ***DEFINING MAJOR AMENDMENTS TO THE GENERAL PLAN***

A major amendment to the Town of Huachuca City General Plan is any proposed land use or development activity that would result in a change significant enough to impact a substantial land area within the Planning Area.

Criteria for determining a major amendment are based upon the relative size and the extent of the proposed change, in terms of development intensity (e.g., dwelling density), as well as its relationship with surrounding land uses and its impact upon public infrastructure. Criteria for determining a Major Amendment to the Huachuca City General Plan include:

- A change in the Land Use Plan designation on:
  - 2.5 or more acres inside the Town's municipal boundaries.
  - 5 or more acres in defined master-planned community areas.
  - 10 or more acres elsewhere in the Planning Area as a recommendation to the County.
- An increase or decrease of 10 acres or more for commercial or industrial (e.g., industrial, office, retail, resort) types of uses.
- An increase or decrease of 10 acres or more for open space uses.

**Exception:** An Amendment to the Land Use Plan *initiated by the property owner* that results in a *decrease* in land use intensity will not be considered to be a major amendment.

### ***DEFINING MINOR AMENDMENTS TO THE GENERAL PLAN***

Minor amendments to the General Plan can be defined as the following:

- Minor text changes.
- Map adjustments and/or corrections that do not impact the General Plan's overall land use mix or balance of land uses.

### ***BASIS FOR CONSIDERATION***

In evaluating future development proposals and potential amendments to the General Plan, the Town Council, Planning and Zoning Commission and Town Staff should consider the following factors:

- The availability of alternate sites for the proposed development.
- The short-term and long-term impacts of the plan amendment to the General Plan itself and to the Town as a whole. This includes: significant alteration of land use patterns, needed infrastructure improvements, changes in flow or volume of traffic and compatibility with adjacent land uses.
- The benefit to the entire Town of the proposed change vs. the benefit to a particular interest group or individual.
- Changes in the Town's other adopted policies or existing conditions that justify the amendment.

- Consistency with the General Plans adopted Goals and Objectives. The burden is on the applicant or petitioner for the plan amendment to show that the proposed development is consistent with the Plan's Goals and Objectives.

### **3. PLAN MONITORING**

The Town of Huachuca City General Plan is not a static and unchanging document. The plan intended to be updated as new material surfaces. Town staff will apply the principles and directives of the General Plan on a day-to-day basis, keeping track of shortcomings to be remedied. Residents, property owners and developers need to rely on the General Plan and follow its directions. Together, all these stakeholders should get involved in the monitoring responsibility: oversight, updating and following Plan directions.

#### ***PLAN OVERSIGHT***

*As the Town's appointed advisors on planning matters, the Planning and Zoning Commission is responsible for broad General Plan supervision. Town staff, however, are in the best position to provide regular General Plan upkeep services. Basic information about planning and development activity, especially changes in each of the Element's status, is a fundamental tool in Plan maintenance. It is essential to keep the document current.*

Some practical ways for keeping the General Plan on track are suggested:

#### Map Revisions

The following periodic revisions to the adopted Proposed Land Use Map should be made:

- Approved Major or Minor General Plan Amendments.
- Annexation areas.
- Overlay districts as they are created.
- Special use areas as they are created.
- Street pattern extensions or closures.
- Other substantial alterations to land uses or roadway revisions.

Preferably, maps would be updated on an annual basis, soon after the General Plan Amendment hearings. An on-going series of regular graphic refinements and map adjustments provides a valuable means of charting changes in land use in the community.

#### Text Revisions

Amendments to the narrative portions of the Town's planning documents, also, should be inserted regularly into users' copies of the General Plan. It is not necessary to republish

the document frequently. "Change pages", marked as current updates, may be prepared to replace older versions of sections that have been officially revised.

The Town Manager is charged with recording changes authorized by General Plan Amendments. Text revisions, as well as legal descriptions of properties involved in map amendments, should be conveyed for accurate insertion in regularly updated Plan documents.

Record Keeping

Quarterly reports on Planning and Zoning Commission, Board of Adjustment and other advisory bodies' activities are helpful in reflecting the Town's development trends. Data on construction activities (for example: permit valuations, housing starts, commercial square footage) are key indicators for measuring community growth.

Plan Progress Assessment

The Town of Huachuca City Planning & Zoning Commission, with the support of the Town Staff, serves as the repository for recording the successes and shortfalls of the plan. Throughout the year, periodic progress reviews may be conducted as discussion or decision items on the Commission's regular meeting agendas.

A typical annual schedule of assessment checkpoints, which may be adjusted at the Commission's pleasure, is illustrated in the table below. Explanations for each review function are offered in the following sections.

Plan Progress Assessment Table

ASSESSMENT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>Annual Report</b>			X									
<b>Performance Measures</b>							X					
<b>General Plan Amendment</b>											X	
<b>Changed Conditions</b>			X						X			
<b>Quarterly Review</b>	X			X			X			X		

#### **4. LAND USE GUIDELINES AND DECISION KEYS**

General Plan implementation is an incremental process that includes all plans and improvements to property in the Town. Each property, when it is built upon, redeveloped, or revitalized, can make a positive contribution to achieving Huachuca City planning goals. By observing simple principles in new construction projects, property owners will be assured that their homes or businesses meet community standards - and that other land uses in the neighborhood are, likewise, encouraged to maintain higher levels of quality.

Criteria for assessing various types of development may be applied as guides to decision-making by the Town Council, its advisory boards and commissions (especially the Planning and Zoning Commission), and Town staff. These guidelines may be incorporated, as appropriate, into municipal codes or may be added to or refined in practice without requiring formal General Plan Amendment.

##### ***RESIDENTIAL KEYS***

Quality, affordability and variety represent desirable objectives for upgrading the Town's housing stock. Guidelines are to be adapted in economically feasible ways to apply to infill projects.

Street access should be provided to an appropriately surfaced dedicated public roadway or accepted private street for each dwelling unit, with paved areas for parking and maneuvering. Developments containing forty or more dwellings should have a minimum of two points of emergency ingress-egress.

Pedestrian connections should include sidewalks in higher density neighborhoods; however, for most new, planned residential areas, multi-purpose pathways, improved to acceptable standards and designed to link with the community pathway system for pedestrian connection to schools, shopping or other activities, are preferred.

Useable open space: Subdivisions or complexes planned for forty or more dwellings should consider allocating recreational space (which may include pathway linkages) in proportions similar to those required in planned residential developments.

Appearance themes: Where tract development occurs, residential designs should reflect variety in house plans and elevations with ample use of native landscaping to emulate Huachuca City's desired "custom housing" image.

## ***COMMERCIAL KEYS***

Retail, service and office establishments are highly visible. They also attract traffic. Appearance and safety considerations may be combined with creative site planning:

Gateway properties reflect on Huachuca City's image and should contribute to appearance themes through landscaping, signage and architectural character.

Street access provides direct ingress/egress from a public arterial or collector roadway. Properties five acres or greater in area should have two or more access driveways.

Parking and maneuvering: Retail, food service and other hospitality industry uses, especially, should design street-side setbacks, to separate entry points from parking areas. Required handicapped facilities are emphasized.

Pedestrian connections are encouraged to link with community path or sidewalk systems. Centers including multiple or larger establishments should design walkways between stores/designated pedestrian ways in parking lots to separate customers on foot from vehicular traffic.

Screening and landscaping: Low-water use landscape materials may be planted at the upper edges of drainage swales for appearance purposes, with more dense vegetation or block walls along rear and side property lines that abut residential areas to screen portions of the property containing outdoor storage, loading or parking areas.

Signage: Signs should be well designed as part of the overall site décor and should be no larger than necessary to convey their message or advertisement. Signs must be within compliance of all applicable code provisions. Business signs may be placed near entry driveways in landscaped setback areas. When used, monument signs, should be four feet or less in height.

## ***INDUSTRIAL/EMPLOYMENT KEYS***

Industrial and heavy commercial sites should be designed to accommodate current business purposes and employee convenience; but, also, to facilitate possible future expansion. Different appearance criteria could apply and would depend upon location: highway frontage, Airport Industrial Park and, especially, adjacent to residential zoning.

Site planning should be required on all projects, with general siting concepts shown for future construction phases.

Street access may be by privately maintained roadway or driveway directly served by public arterial or collector street frontage. Special paving considerations may be required for operations involving heavy vehicles.

Parking and maneuvering: Dust-proofing and surfacing should be provided as appropriate to the industrial use and its surrounding area; designated parking, loading, storage and maneuvering areas should meet all zoning requirements with additional improvements if necessary for the number and types of vehicles required by the proposed use and its employees.

Water consumption, which is measured in terms of available municipal resources, should relate positively with the contribution made by the industrial use to the local economy. High water-use processes should be encouraged to employ effective water recycling techniques.

Employee amenities: Protecting health and safety of workers is regarded as necessary. Facilities for work breaks or after-shift recreation are desirable, particularly in conjunction with Town or civic organization joint use possibilities.

### ***PUBLIC OR INSTITUTIONAL USE KEYS***

Town of Huachuca City projects should lead by example. Municipal uses, schools, churches, government agency or civic organization properties may be exempt from some code requirements; however, they should attempt to follow Decision Keys. The public library is an excellent existing example in terms of building design, landscaping and pedestrian access.

Site planning: Present an orderly, attractive appearance. Architectural and landscaping excellence is encouraged.

Street access should be appropriate to the function and scale of the public or quasi-public use. High traffic generators should be expected to observe commercial location standards.

Parking and maneuvering: Areas may be designed to facilitate periods of peak use at the facility, including the designation of temporary vehicular use areas and/or joint use with nearby properties for special events.

Community amenities should be considered, particularly pathway connections. Useable open spaces should be scaled to the property: playground or tot lot, picnic ramadas, or court games.

## ***MIXED-USE DEVELOPMENT KEYS***

Plans for larger developments that include non-residential uses should observe the keys for each type of use -- as well as taking the opportunity to design features that further enhance safety, marketability, convenience and distinctive appearance.

Street access: Entry monumentation is recommended for development identification and for each separate residential neighborhood. A sign theme package is desirable. Portions of the development containing 50 or more dwelling units should add a third point of principal access, with additional ingress/egress for each additional 100 units.

Pedestrian connections should include linkages to the pathway system especially from the development's residential areas to its open space, shopping, employment components and to nearby schools or churches.

Useable open space: Preferably exceeds planned development standards, with added area to serve recreation and leisure needs of employment, shopping and institutional uses. There should be a centrally located, joint-use park (or pathway access leading to the park) within 600 feet of each home or business.

Streetscape themes may be used to identify individual neighborhoods and non-residential areas with varied landscaping, lighting or street furniture

## **VII - PLAN APPENDICES**

### **1. PUBLIC INPUT SUMMARY FROM PUBLIC WORKSHOPS**

#### ***LAND USE***

- Fix what we have / infill of existing commercial lots
- Make better use of existing land.
- Enhance and maintain existing infrastructure
- Beautification needed, new growth not needed as much
- Need development ordinances
- Control and screening for “eyesores” junkyards and scrap-yards
- Landscaping of Town’s right-of-way (SR 90); Improve roadway appearance
- Need better code enforcement
- Incentivize commercial and other revenue generating land uses

#### ***CIRCULATION***

- SR 90 is dangerous and divides the town
- Access is difficult: a traffic signal is needed to slow traffic
- Need to lower speed limit
- Pedestrian Crossing is important
- Dangerous location where school accesses 90
- Better law enforcement (local, County and DPS)
- Need turn lanes / better signage / stop lights
- Safety concerns / need to cut down on accidents.
- Traffic concerns: need lights, signals on SR 90
- Need a regional transportation system / Cochise County “loop shuttle”
- Local/Regional bus service / shuttle service
- Need shuttle to Sierra Vista

#### ***COMMUNITY DEVELOPMENT***

- Need to retain small town character: small-town, clean, safe, neighborly
- Promote community involvement
- Promote cultural activities; music; arts; programs for youth
- Promote healthy recreational activities and support active living
- Promote tourism; make use of archaeological resources
- Ball field and sports field development / need to develop co-facility with Tombstone (Intergovernmental Agreement)

- More recreation facilities and improve existing facilities (playgrounds, ball fields, youth center, public pool)
- Need grocery store and bank
- Need more restaurants – fast food and healthy
- Need a bathroom/wayside/oasis/info kiosk/historical marker on SR 90
- Need to maintain adequate infrastructure to handle growth
- Need impact fees to cover costs of development
- Need youth programs / activities for youths /
- Need “marketing campaign” / improve the public perception of the town
- Need to expand and upgrade existing water system to meet future demands
- Promote gray-water usage / water conservation efforts
- Need a well-head protection plan
- Need to maintain water quality
- Encourage use of xeriscape/low water use/regional and climate appropriate plants for new home development.
- Promote gardening and urban agriculture
- Encourage water saving techniques
- Improve appearance of businesses, streets, residences
- Increased prosperity / increase employment
- Maintain environmental integrity
- Maintain mountain views
- Attract “clean industries”
- Develop clean energy
- Eco-tourism
- Need thriving businesses
- Business grants / use sales tax money for “Facelift” improvements
- Need local incentives for aesthetic improvements
- Enhance existing programs for youth (Little League, etc.)
- Improve cooperation with Cochise County and surrounding communities
- Pool resources, ideas with neighboring communities
- Maintain and improve the Fire Station
- Attract off-base (Ft. Huachuca) events (recreational / cultural)
- Improve dissemination of information to the public

## **2. SWOT ANALYSIS SUMMARY FROM NEIGHBORHOOD MEETING HELD ON 10/12/16**

“SWOT” Analysis: An exercise used to identify the town’s strengths and weaknesses, as well as its opportunities and threats.

### Strengths:

- Low cost of living
- Safe community- low crime
- Regular police patrols
- Senior Center
- Good park
- Low taxes
- Small government
- Schools

### Weaknesses:

- Lack of participation
- Highway- Traffic divides the town
- Lack of focus
- Industry- few businesses
- Lack of restaurants
- No grocery store
- No children’s activity center
- Community involvement is low
- Infrastructure
- Landfill not appealing

### Opportunities:

- Public Utilities- City managed utilities
- Business tax incentives
- Potential for alternative revenue streams
- Improve the public perception of Huachuca City
- Cleanup the trash and junk- beautification
- Infill development
- Aesthetic improvements to SR 90 corridor through town
- Building improvements
- Remove the bad signs
- Bus to Sierra Vista- Currently the bus only serves seniors
- RV park- attract people to Huachuca City
- Tourism
- Possible motel or B&B for visitors of Fort Huachuca

- Market the town as a “flow through” community – Commercial stop on SR 90
- Circle K- highest earning in the state- \$150k in sales tax in 6 months. Need to attract more businesses that could capitalize off of the traffic on SR 90.

### Threats

- Too much growth or the lack thereof
- No Change
- Aging population- need younger families to renew the community- Need to make the town appealing to young people.
- Huachuca City Water system needs an upgrade; the aging system is a threat-
- Need to be able to maintain water system- need to know the capacity of the aquifer- needs to be include in GP.
- Decreasing community involvement- need to encourage more involvement.
- Floodplain issues- in Lower Huachuca City
- Poor Leadership- Town officials need to be held accountable.
- Lack of participation on the part of town residents.
- Poor dissemination of information on the part of the town leadership