

GUIDING PRINCIPLE

The current land use pattern in the city limits of Willcox and within the projected Planning Area reflects the rural and historic heritage of the area. The residents of the City have stated their desire to maintain and enhance that heritage while encouraging managed, healthy growth that compliments the existing fabric of the community. First and foremost is a desire to retain the agribusiness heritage of the community while promoting complementary development of vacant properties and encouraging public facilities and open space for entertainment, cultural, recreational, and social activities.

BACKGROUND

The community’s heritage for cattle ranching and agriculture established the area’s land use pattern. Historic preservation efforts coupled with festival events and public gathering places attract tourists as well as sustaining civic pride. Maintaining a balance of land use in housing, employment, shopping, public services and recreation facilities is fundamental to continuing Willcox’s rich heritage. An open, creative and responsive City government shall promote economic development opportunities to provide well-paying jobs and improved municipal services. The objectives within this Element shall provide guidance for development within the City limits, and guide development within the Planning Area with cooperation from Cochise County.

The land use plan should provide opportunities and the means to protect and improve the Willcox quality of life. Cultural, social, recreational, educational, and health care opportunities are the City’s foundation for sustainable growth. Community appearance, healthful environment, public safety and outdoor enjoyment are relevant to all uses of land within the planning area.

OBJECTIVES

- Review and modify, as appropriate, the City codes and development standards to ensure the expected quality of life. This could include the addition of new standards for specific types of land use and development that the City feels would enhance the existing community fabric.
- Encourage greater variety of retail and service business to meet the demands of the existing and future residents.
- Provide public facilities that enhance the current and future quality of life.
- Work closely and cooperatively with Cochise County regarding land use decisions within the Willcox Planning Area.

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EXCEPTIONS

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- Land annexed into the city shall be granted a Zoning Classification similar to that zoning it enjoyed within the County regardless of the General Plan Land Use Designation.

- Properties which are annexed into the City and that are granted zoning classifications to support greater density than what is shown on the General Plan Land Use Map may be considered for Transferred Development Rights as part of a Pre-Annexation Development Agreement.

CITY OF WILLCOX 2008 GENERAL PLAN

Land Use

