



Comprehensive Plan Map Amendment

Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

The Cochise County Comprehensive Plan serves as the fundamental guiding document for the long-term development and growth of Cochise County. It is updated every ten years. Occasionally, map adjustments may be necessary in the interim to reflect changing community priorities, a shift in the economy, or evolving demographics. These adjustments, or amendments, may be resident- or County-initiated and follow the amendment procedures outlined in the Comprehensive Plan.

Applicant Info

Name:

Address:

Phone:

Email:

Describe your relationship to this application (select one):

Property owner (skip next question)

Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.

Signature:

Date:

Required Submittals

This application

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

A non-refundable processing fee

Processing Fees

\$350: Expansion of existing growth area and/or amendment of plan area designation. \$750: Establishment of a new growth area. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Property Info

Property Owner Name(s):

Parcel Number(s) (APN):

Total size of property (in acreage or square feet):

Current Land Use Category and Designation:

Proposed Land Use Category and Designation:

Area Plan Designation (if applicable):

Property Zoning Designation:

Supplemental Questions

1. Is there a concurrent rezoning amendment associated with this request?

Yes, state the proposed zoning

No

2. State the reason for this request.

Supplemental Questions Continued

3. Explain why this request is in the interest of the County to support.

4. Describe any changes that have occurred in the area that support your request. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements (road improvements), non-conforming development by exempt entities, or recent approvals of special uses or rezonings.

5. Describe any extensions of urban standard facilities and services (including major road improvements and extensions of waste disposal systems and water service) in the area have changed the optimum type of development appropriate for the subject parcel(s).

6. Does this request include any parcels that currently have the "Developing" designation? (Select one)

Yes

No

Supplemental Questions Continued

7. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your application has incorporated the feedback you received.

2-page notifications letters were mailed out on Friday Mar 21, 2025 to all surrounding land owners within 1500 feet as per county requirement. Please see a copy attached at page 5 and 6 of this document.

8. Date of mailing by applicant:

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

Acknowledgment


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

Signature: 

Date: 24 Mar 2025

Acknowledgment Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): 

Date: 24 Mar 2025



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Rezoning Application

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

Applicant Info

Name:

Address:

Phone:

Email:

Describe your relationship to this application (select one):

Property owner (skip next question)

Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature:

Date:

Processing Fees

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Property Info

Property Owner Name(s):

Parcel Number(s) (APN):

Total Acreage:

Current Zoning Designation:

Proposed Zoning Designation:

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.

- Yes No

Is there a concurrent comprehensive plan amendment associated with this request?

- Yes, state proposed category/designation
- No

Project Info

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes N/A, no deed restrictions

Project Info Continued

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

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

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

Supplemental Questions

1. State the reason for this request and why it should be supported.

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

Supplemental Questions Continued

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

Not applicable, this is a request to a LESS intense zoning district.

The proposed zoning is an extension of a similar density zoning within the area.

The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.

The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

Supplemental Questions Continued

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

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

12. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Supplemental Questions Continued

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

14. Date of mailing by applicant:

15. Mailing radius:

16. Indicate whether the subject property occurs within the following (select at least one):

Within the Sierra Vista Sub-Watershed Overlay Zone

Within two miles of the San Pedro Riparian National Conservation Area

Within one mile of the Babocomari River

None of the above

I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes

No

Not Applicable

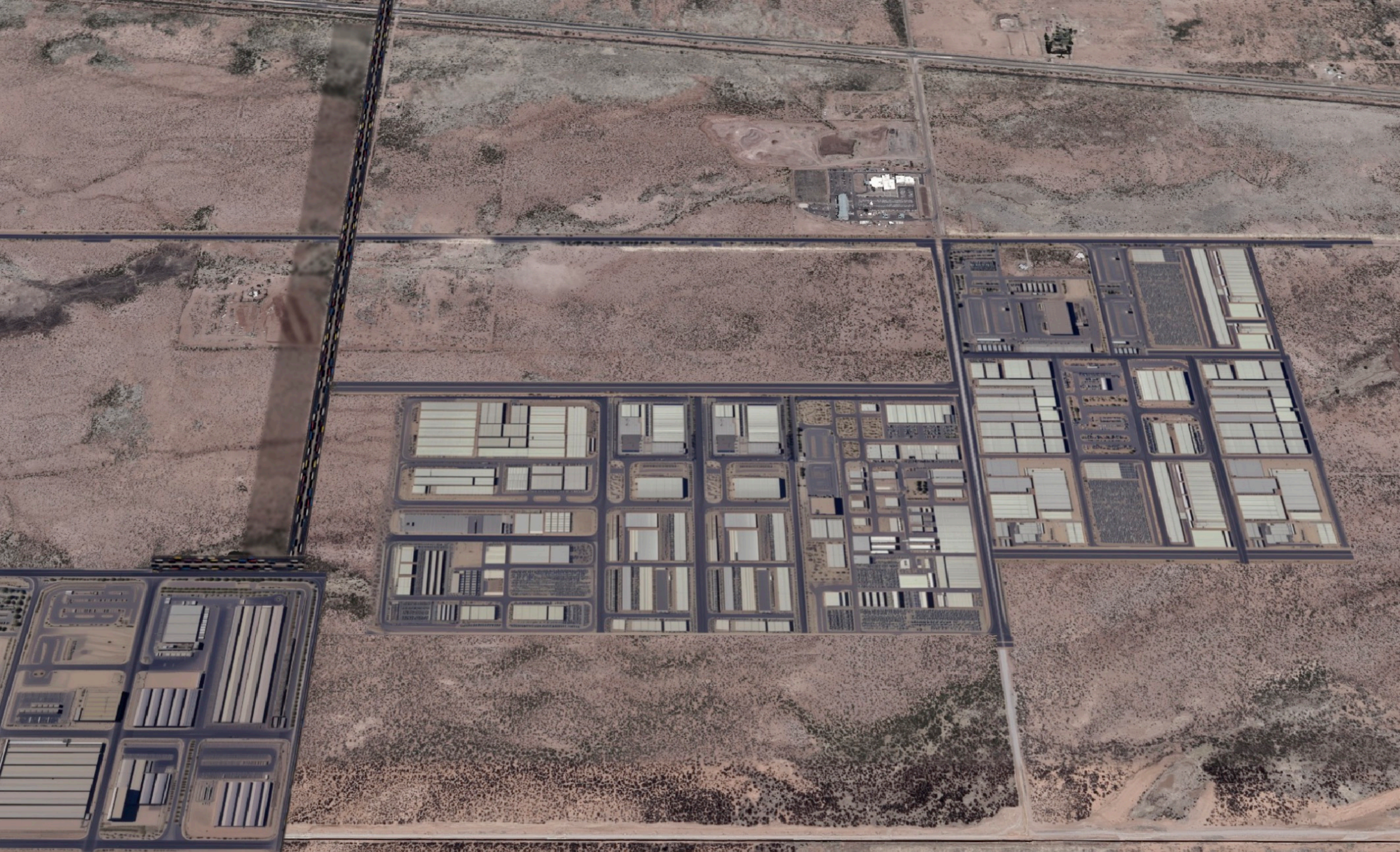
Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):



Date: Mar 24, 2025



Ardent Arizona, LLC

Heather Gardner
2504 N. Calle Siete
Huachuca City, AZ 85616

heatherg21@msn.com

March 21, 2025

Dear Neighbor,

Subject: Notice of Proposed Rezoning and Comprehensive Plan Amendment in Cochise County

I am writing to inform you about a rezoning and comprehensive plan amendment proposal near your property. The details are as follows:

Rezoning Overview: I wish to change the zoning of my property from Rural, one dwelling per 4-acres (RU-4) to Light Industry (LI). This will change the permitted uses and all development standards on my property, if approved. The purpose of this rezoning is to construct warehousing and storage to support Douglas' new Commercial Port of Entry.

Comprehensive Plan Amendment Overview: At the same time, I am requesting a Comprehensive Plan amendment to change the designation from "D-Rural" land use to "B-Developing." This change is needed to allow the rezoning, as described above and it is the same designation as the property immediately to the west.

Location: The location of this request is south of Puzzi Ranch Road and east and west of Kings Highway south of the border patrol station. See graphic below. It includes approximately 368 acres.

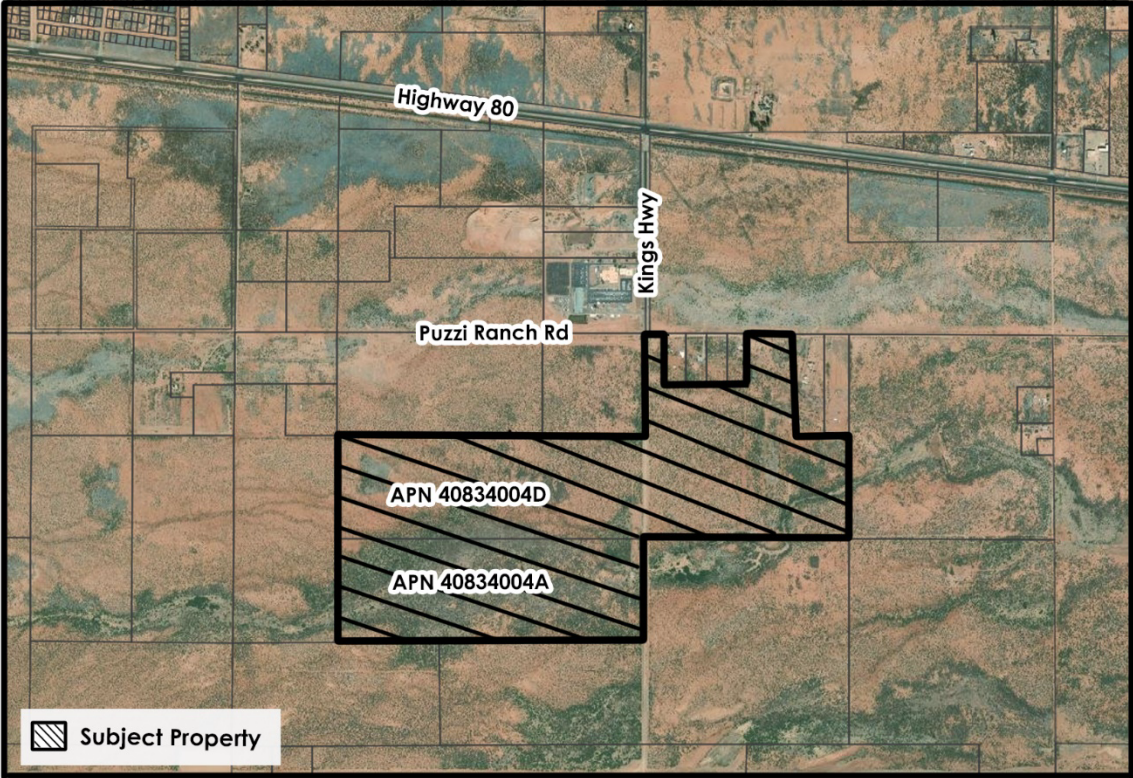
Public Hearing Information: Once my application is accepted by the county, two public hearings will be scheduled to discuss this rezoning proposal. The meetings will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

How to Get Involved: You will soon receive a letter from the county, which will provide additional public hearing and case planner information. However, if you have any concerns, questions, or objections, I ask that you contact me first.

Heather Gardner
2504 N. Calle Siete
Huachuca City, AZ 85616

heatherg21@msn.com

If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at developmentervices@cochise.az.gov or 520-432-9300. Feel free to visit the County's website to learn more about rezonings: <https://www.cochise.az.gov/254/Rezoning>



Location



Thank you for your attention to this notification.

Sincerely,

Heather Gardner

Ardent Arizona, LLC