



Development Services

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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: Docket RZ25-06 (Puzzi Ranch Road)
DATE: July 22, 2025

Docket RZ25-06 (Puzzi Ranch Road)

The applicant requests rezoning APN 408-10-015 from RU-4 (Rural District, one dwelling per 4 acres) to RU-2 (Rural District, one dwelling per 2 acres). The parcel is located at the approximate northeast corner of James Ranch and Puzzi Ranch Roads west of Douglas.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Daniel Barnett
Location: Puzzi Ranch Road (approximately 660' east of James Ranch Road)
APN: 408-10-015
Parcel Size: 10 acres
Current Zoning: RU-4
Proposed Zoning: RU-2
Growth Area: B – Community Growth Areas
Plan Designation: Developing
Existing Use: Undeveloped
Proposed Use: Undetermined

Surrounding Zoning and Land Uses:

North	RU-4	Undeveloped
South	RU-4	Undeveloped
East	RU-4	Undeveloped
West	RU-4	Undeveloped

II. PARCEL HISTORY

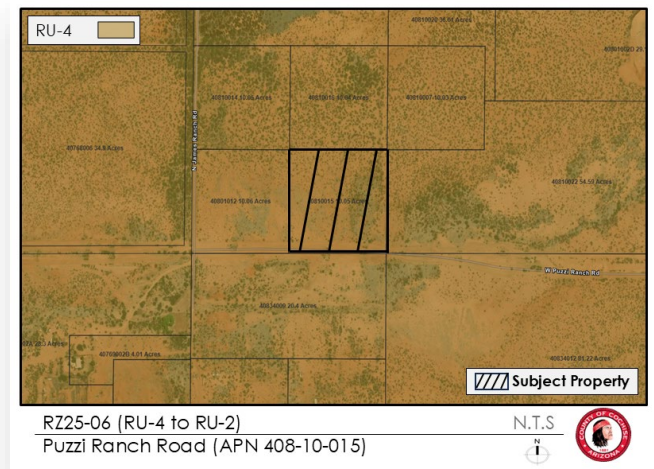
- None
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III. NATURE OF REQUEST

The applicant requests rezoning from RU-4 to RU-2, anticipating subdividing the 10-acre parcel into three smaller parcels.

Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with comprehensive or area plan designations. In this case, the proposed rezone to RU-4 is consistent with land use (*Rural*) and growth area (*B – Community Growth Areas*) designations of the Comprehensive Plan.



Compliance with Rezoning Criteria

Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Partially Complies

The applicant provided a concept plan demonstrating an intent to split the parcel into three smaller parcels. Future land uses are presumably single family residential but the applicant has not provided a timeline for future development. Splitting the parcel into smaller parcels requires minor land division approval by the county.

2. Compliance with Applicable Site Development Standards: Complies

The property totals about 10 acres and remains subject to site development standards found in Section 2.15 of the zoning regulations if rezoned to RU-2, including setbacks, height, distances between structures, and lot coverage.

3. Adjacent Districts Remain Capable of Development: Complies

The requested downzone does not prevent surrounding properties from being developed for rural or residential land uses. The parcel is located near James Ranch Road and about $\frac{3}{4}$ mile north of the future commercial Port of Entry west of Douglas. Should adjacent properties be rezoned to non-residential business or industry zoning districts in a manner consistent with existing Comprehensive Plan designations, applicable site development standards for those parcels will change (increased building setbacks, mandatory screening, etc.).

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the property to RU-2 will not result in the creation of nonconforming uses.

5. Compatibility with Existing Development: Complies

The area is generally undeveloped with active grazing and very few occupied single family residences (two within 1000' but more than $\frac{3}{4}$ mile to the next closest dwellings east of Kings Highway), unimproved roads, and minimal infrastructure. Rezoning the property to RU-2 allows an increase in the number of dwellings, amounting to an upzone of the property even though the base rural zoning district classification will not change.

The prevailing development pattern of this area will change with development of the new Port of Entry which is scheduled to begin in August of 2025 and be substantially complete in 2028. If this property is developed with single family residences in the future, impacts caused by commercial traffic associated with the Port and related non-residential development expected in this area could pose quality of life issues for residents.



6. Rezoning to More Intense Districts: Not Applicable

Rezoning the property from RU-4 to RU-2 is an upzone, but the existing rural zoning classification is retained and will not allow more intense land uses.

7. Adequate Services and Infrastructure: Partially Complies

The property is currently unimproved but is located within the Arizona Public Service (APS) service area, and water and sewer may be available as those services will be extended by the City of Douglas to serve the new Port of Entry. Puzzi Ranch Road is not a dedicated public right-of-way and the property will not have legal access without securing an easement that connects to a nearby dedicated roadway.

8. Traffic Circulation: Not Applicable

Rezoning the property would not impact existing roadway functional classifications or require right-of-way dedications of off-site improvements.

9. Development Along Major Streets: Not Applicable

The parcel does not have frontage along any major streets.

10. Infill Compatibility: Not Applicable

This factor applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI) zoning districts.

11. Unique Topographic Features: Not Applicable

This factor applies to rezoning requests to more intense business or industrial zoning districts.

12. Water Conservation: Not Applicable

County-wide water conservation requirements identified in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties.

13. Public Input: Complies

The applicant sent letters to property owners within 750' on May 9, 2025, and did not receive any responses. Staff posted the property, mailed notification letters, and published legal notice June 13-18, 2025.

14. Hazardous Materials: Not Applicable

Given the size of the property and the applicant's intent to create smaller parcels, future land uses are unlikely to involve the use of hazardous materials.

15. Planning Policies: Complies

Rezoning the property to RU-2 is consistent with current land use and growth area designations of the Comprehensive Plan (*Developing, Community Growth Areas*). If the property is eventually developed single family residential uses, this may not be compatible with the anticipated non-residential development in the James Ranch Road – Kings Highway area associated with the new commercial Port of Entry.



IV. SUMMARY AND CONCLUSION

The applicant is requesting to rezone a 10-acre parcel to create new, smaller parcels. Current RU-4 zoning would allow the parcel to be split into two new parcels while rezoning the parcel to RU-2 could allow the parcel to be split up to five times; nonetheless, the property will retain its rural zoning classification. The property is undeveloped and does not have direct access to a public roadway or easement. Future development of the property is unclear, as the existing rural land use pattern (grazing, few single family dwellings) in this area will give way to a non-residential, and potentially incompatible, development pattern supporting commercial traffic associated with the new Port of Entry.

Factors in Favor of Approval

1. Complies with eight (8) applicable factors used to evaluate rezoning requests.
2. Residential land use is compatible with the existing rural residential development pattern.

Factors Against Approval

1. Property does not access a public roadway or easement.
2. Potential incompatibility with future commercial/industrial land uses associated with the new Port of Entry.

V. RECOMMENDATIONS

Based on the factors in favor, the Planning and Zoning Commission recommended approval without special conditions (7-0) during their July 9, 2025, regular meeting.

Based on the factors in favor, staff also recommends approval without special conditions.

Sample Motion

I move to approve Docket RZ25-06 without special conditions, rezoning tax parcel 408-10-015 from RU-4 to RU-2, the factors in favor of approval constituting the findings of fact.