



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: Docket RZ25-11 (Sunsites Unit #2 – Quail Pass Drive)
DATE: September 2, 2025

Docket RZ25-11 (Sunsites Unit #2 – Quail Pass Drive)

The applicant requests rezoning APN 117-02-284B from SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres). The parcel is located at 751 W. Quail Pass Drive in Sunsites Unit #2.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Louis Manuta
Location: 751 W. Quail Pass Drive (Sunsites)
APN: 117-02-284B
Parcel Size: 10 acres
Current Zoning: SR-43
Proposed Zoning: SR-174
Growth Area: D – Rural Areas
Plan Designation: Agriculture
Area Plan: Mid-Sulphur Springs Valley
Existing Use: Residential
Proposed Use: Residential

Surrounding Zoning and Land Uses:

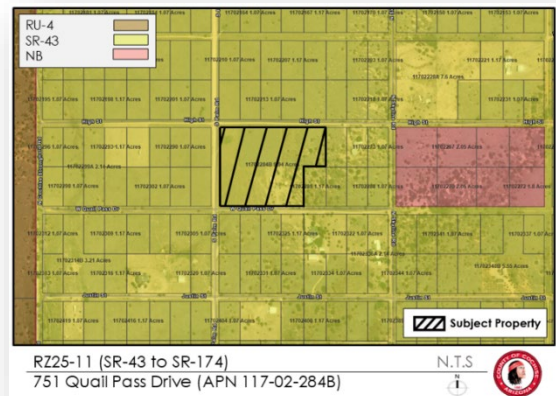
North	SR-43	Undeveloped
South	SR-43	Single Family Residences, Undeveloped
East	SR-43, NB	Single Family Residences, Undeveloped
West	SR-43	Single Family Residences, Undeveloped

II. PARCEL HISTORY

- 1961 – Arizona Sunsites Unit #2 platted in 1961
 - 2020 – Single family residence, septic system, private well, accessory structures
 - No active code compliance actions
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III. NATURE OF REQUEST

The applicant requests rezoning from SR-43 to SR-174 to further develop the property with an Accessory Living Quarter (ALQ). The SR zoning district limits dwellings to site built or prefabricated structures that comply with residential building code. Recent changes to State law that broaden statutes pertaining to accessory dwelling units allow park models on parcels of at least 3 acres; subsequently, Staff is amending ALQ regulations to account for this change as well as modernize ALQ standards to reflect increasing interest in accessory dwellings in suburban and rural areas of the county.



Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with Comprehensive Plan designations. In this case, the proposed rezone to SR-174 is consistent with rural Plan designations. The area plan designation is Agriculture/Green Space (Mid-Sulphur Springs Valley).

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: Complies

The applicant provided a concept plan demonstrating an intent to further develop the property for residential use with a 340 square foot accessory living quarter (ALQ). The site currently has a primary dwelling, private well, septic system, and multiple accessory structures.

2. Compliance with Applicable Site Development Standards: Complies

The property totals about 10 acres and continues to be subject to site development standards found in Section 2.24 of the zoning regulations if rezoned to SR-174, 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 in a manner consistent with their SR zoning district classifications.

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the property retains the existing SR zoning district and not result in the creation of nonconforming uses.

5. Compatibility with Existing Development: Complies

The area is characterized with sporadic single family residences, unimproved roads, and limited infrastructure. The prevailing development pattern within Sunsites is rural residential, and the applicants have developed the property in this manner. The county has approved multiple requests to downzone properties in Sunsites consisting of four or more acres to SR-174 and RU-4. The applicant proposes an accessory dwelling along with the existing principal dwelling which is within allowable residential density

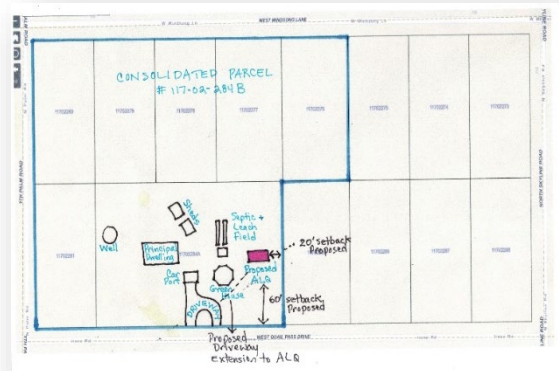
of the 10 acre parcel if successfully rezoned to SR-174.

6. Rezoning to More Intense Districts: Not Applicable

The applicant is not requesting a rezone to a more intense zoning district.

7. Adequate Services and Infrastructure: Complies

The property has legal access and is located within the Sunsites-Pearce Fire District service area. The site is served by a private well supplemented with on-site water storage tanks and septic system, and power is provided by a residential solar energy system. The applicant proposes a 340 square foot accessory dwelling which will be connected to existing water and septic systems with its own solar facilities.



8. Traffic Circulation: Complies

The property takes access from Quail Pass Drive, and the applicant does not propose any new driveways along Quail Pass Drive, Palm Road, or High Street.

9. Development Along Major Streets: Not Applicable

The parcel does not have frontage along any major streets. The county classifies Palm Road as a Minor Access Local Road but the property takes access from Quail Pass Drive which does not have an assigned road classification and is not in county maintenance. A county right-of-way (ROW) permit is not required as no new driveways are proposed.

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. This proposed downzone from business to residential does not involve mandatory conservation improvements to reduce anticipated water consumption.

13. Public Input: Complies

Applications to downzone property are not subject to Citizen Review requirements identified in the zoning regulations. Staff posted the property, mailed notification letters, and published legal notice July 16-23, 2025.

14. Hazardous Materials: Not Applicable

The applicant proposes rural residential land uses. The use of hazardous materials is not proposed.

15. Planning Policies: Complies

Downzoning to SR-174 is consistent with Comprehensive Plan designations. The county generally supports downzones to less intense zoning districts that reduce residential densities and impacts to limited infrastructure or services.

IV. SUMMARY AND CONCLUSION

The applicant is requesting a downzone to SR-174 to continue developing his parcel with rural residential land uses. The property has been developed pursuant to current SR-43 zoning district requirements, and the property owners have combined their several parcels to downzone the property to a district with a minimum site area of 4 acres. Current zoning allows an Accessory Living Quarter (ALQ) but restricts accessory dwellings to structures that comply with residential building code. State law now allows park model homes to be used as accessory dwellings on parcels of 3 acres or more, so the property owners have combined their parcels in order to meet 4 acres (the county does not have a zoning district classification of 3 acres). Planning staff will present ALQ amendments reflecting this and other changes to the Commission and Board of Supervisors in the near future.



Factors in Favor of Approval

1. Complies with all nine applicable factors used to evaluate rezoning requests.
2. Proposed use is compatible with established rural residential growth pattern.
3. Downzone reduces allowed residential density.
4. No opposition from nearby property owners.

Factors Against Approval

None identified.

V. RECOMMENDATION

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ25-11 without special conditions (7-0) during its regular meeting on August 13, 2025.

Staff also recommends approval of Docket RZ25-11 without special conditions.

Sample Motion

I move to approve Docket RZ25-11 without special conditions, rezoning tax parcel 117-02-284B from SR-43 to SR-174, the factors in favor of approval constituting the findings of fact.