



## Development Services

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### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Matthew Taylor, AICP, Planner II  
**FOR:** Christine McLachlan, AICP, Interim Director/Planning Division Manager  
**SUBJECT:** SU25-06 (RV Park)  
**DATE:** May 14, 2025

### Docket SU25-06 (RV Park)

A Special Use Authorization request for a recreational vehicle space with up to 8-spaces.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Julie Wycoff  
Location: 908/912 W. Leyenda Lane  
APN: 208-59-003F  
Property Size: 24.1 acres  
Zoning: RU-4  
Plan Designation: Rural Residential  
Growth Area: D – Rural Areas  
Existing Use: Manufactured home, 5-space RV park  
Proposed Use: 8-space RV Park

### Surrounding Zoning and Uses

North	RU-4	Single Family Residential
South	RU-4	Undeveloped
East	RU-4	Agriculture
West	RU-4	Public Land

### II. SITE HISTORY

- 2001: Manufactured home
- 2007: Applicant acquires property
- 2010: Electrical upgrade for existing Quonset hut
- No active code compliance actions

### III. SPECIAL USE AUTHORIZATION REQUEST

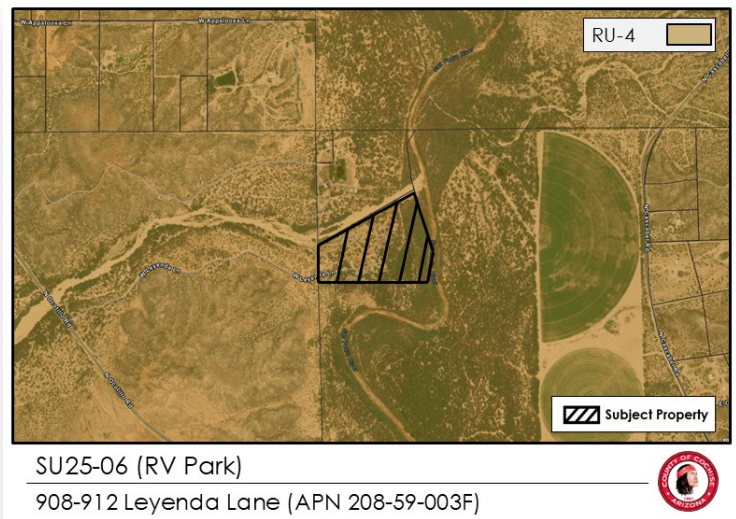
The applicant requests a special use to allow a recreational vehicle park. The site currently has 5 RV spaces, a manufactured home, and accessory structures. The applicant proposes removing the manufactured home and adding 3 additional RV spaces.

**IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS**

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors to evaluate Special Use applications. These factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties. With the information provided, seven (7) factors apply to this special use request with all applicable factors complying with conditions:

**1. Compliance with Duly Adopted Plans: Complies**

The property is designated *Rural Residential* and *Category D (Rural Areas)* by the Comprehensive Plan, and the existing rural zoning district is consistent with both Plan designations. The applicant seeks to legitimize and existing RV park and adding an additional three spaces, slightly exceeding rural density of one dwelling per 4 acres. Rural areas are categorized by low rates of growth, unimproved roads, large tracts of public and private land, and agricultural production. Non-residential development is geared towards local services, tourism (commonly supported by recreational vehicle parks), or otherwise intensive uses not appropriate in more dense areas.



**2. Compliance with the Zoning District Purpose: Complies**

Rural districts allow non-residential activities that provide services serving local needs, recreational support services, and are generally compatible with rural living. These zoning districts, which range in site area from 2 acres to 36 acres, allow residential and non-residential uses compatible with an area’s rural character. County zoning regulations specifically identify RV parks as an allowed use with approval of a special use authorization by the Planning and Zoning Commission. Parks must be “designed to ensure that the park fits into the rural landscape, such as clustering RV sites, maintaining perimeter open space, and enhancing existing vegetation using drought-tolerant vegetation.”

The property is itself is of rural character, exceeding 20 acres and located about one mile from the nearest improved road (Ocotillo Road). Additionally, the property has abundant native vegetation being adjacent to the San Pedro River. Clustering of the RV spaces ensures the park is within a 5 acre portion of the property’s overall 24 acre site area. The zoning district encourages recreational services compatible with rural living and more intense non-residential uses provided they are developed with a sensitivity to the character of rural areas and natural environment and harmonious with existing development.

**3. Development Along Major Streets: Not Applicable**

The project site takes access from Leyenda Lane, a public easement averaging 20’ in width that crosses State Trust Land (which the applicant leases), connecting to Ocotillo Road, a Rural Minor Collector in

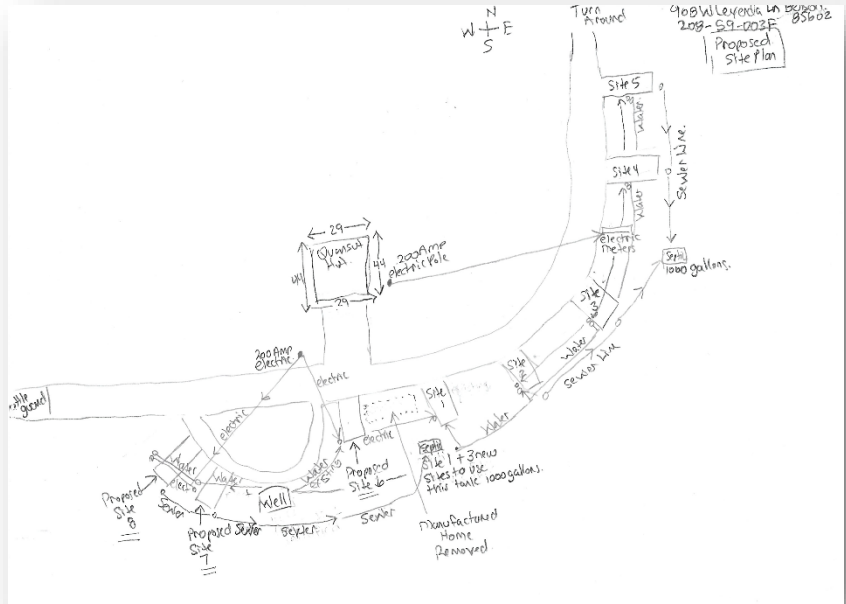
county maintenance. A county right-of-way permit is required, as is a hard-surfaced apron at Ocotillo Road.

**4. Traffic Circulation: Not Applicable**

The proposed 8-space RV Park is not an intense use requiring re-classification of or off-site improvements to Ocotillo Road or the use of nearby residential streets for secondary access.

**5. Adequate Services and Infrastructure: Complies**

The existing manufactured home and five RV spaces are served by private well and two septic systems. The property is located within the Sulphur Springs Valley Electric Cooperative (SSVEC) service area and about 2/3 mile north of Pomerene Fire District (the nearest fire station is about 10 miles south). Although the property is adjacent to the San Pedro River, its elevation is significant enough that it's not located within any flood zones. The removal of the manufactured home and addition of three RV spaces are unlikely to require significant property upgrades.



**6. Significant Site Development Standards: Complies**

Applicable development standards contained in Sections 2.15 (RU Districts) and 2.51 (Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks) apply to this project. Comparative analysis of Sections 2.15 and 2.51 in the table below:

STANDARD	2.15 (RURAL DISTRICTS)	2.15 (RV PARKS)
Minimum Development Area	4 acres	No minimum (about 5 out of 24 acres proposed)
Density	One dwelling per 4 acres	Density determined by base zoning district (up to 6 spaces allowed)
Perimeter Setback	20'	7.5' between spaces, 10' within park boundary
Maximum Building Height	30' (principal and accessory buildings)	30' (principal structures) / 20' (accessory structures) / 8' fences and walls
Maximum Site Coverage/Open Space	25%/0%	Site coverage 55% per space and for park, 75% for recreational areas. 10% dedicated to recreational facilities

<b>Principal Building Separation (include RVs)</b>	15'	15'
<b>Parking/Circulation</b>	1 parking space per pad	1 per RV space. Internal 24' two drives, 12' one way drives.
<b>Landscaping/Screening</b>	Category D (Rural Areas): 6' solid screen when abutting rural residential	6' solid screen (fence, wall, vegetative equivalent)
<b>Street Access</b>	Access from public and/or private roads	Access to perimeter streets via designated park entrances only

**7. Public Input: Complies**

Section 2.48.160 of the Zoning Regulations states, “If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process.” The applicant mailed notices to property owners within 1200’ on March 14, 2025, receiving no responses.

**8. Hazardous Materials: Not Applicable**

The use of hazardous materials is not proposed.

**9. Off-Site Impacts: Complies w/Conditions**

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as noise, outdoor lighting, odors, smoke, traffic, and dust. See also Section 6 (Significant Site Development Standards):

- Noise: Off-site impacts generated by noise are unlikely given the property’s remote location but Staff recommends quiet hours as with most RV park requests. The nearest residence is on an adjacent parcel owned by the applicant.
- Lighting: Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations.
- Odors and Smoke: The proposed is unlikely to generate significant odors or smoke.
- Parking: Adequate parking is available onsite (the zoning regulations requires a minimum of one parking space per RV space). The property is located within *Growth Area D* which does not require improved parking or driveway areas.
- Landscaping: Landscaping is not required for properties located in Growth Area D and the site has abundant native vegetation.
- Traffic: New driveways or modification to the existing driveway is not proposed. However, the County requires a right-of-way permit to install a hard surface apron at Ocotillo Road.

**10. Water Conservation: Complies**

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. Required water conservation measures will be identified during the permitting process.

**V. PUBLIC COMMENT**

Staff mailed notices to property owners within 1200’, published legal notice, and posted the properties April 11-16, 2025.

## **VI. WAIVERS**

The site currently hosts five recreational vehicle spaces and one manufactured home. County zoning regulations restrict the number of recreational vehicles on a parcel to the zoning district's density and current density complies with RU-4's one dwelling per acre. The applicant requests a waiver to increase the number of units to allow a maximum of eight recreational vehicle spaces on the 24 acre parcel, which is two more than otherwise allowed in RU-4. The three new RV spaces will effectively replace the manufactured home. Park expansion is subject to permitting requirements.

## **VII. SUMMARY AND CONCLUSION**

The applicant requests special use authorization approval to legitimize and expand an existing recreational vehicle park. The park currently has five spaces and includes a manufactured home placed on the property in 2001 prior to the applicant acquiring the property. As proposed, the park will comply with specific RV park provisions relative to the property's rural zoning district, including setbacks, site coverage, landscaping, and density with an approved waiver.

### **Factors in Favor of Approval**

1. Complies with all seven (7) applicable factors with conditions.
2. Legitimizes an existing recreational vehicle park
3. Clustered, low impact rural residential use
4. No opposition from nearby property owners.

### **Factors Against Approval**

None identified.

## **VIII. RECOMMENDATION**

Based on the factors in favor of approval, staff recommends approval of Docket SU25-06 to allow a recreational vehicle park subject to the following conditions:

1. RV park is limited to 8 spaces.
2. Quiet hours shall be observed 10pm to 6am seven days per week.
3. Park areas shall be kept in sanitary condition to prevent attracting wildlife or pests.
4. Perimeter open space shall be retained and existing vegetation shall be replaced or supplemented with new, drought-tolerant vegetation as needed.
5. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include



a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

6. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
7. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

**Sample Motion**

I move to approve Docket SU25-06 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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