



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: SU25-08 (Truck Parking)
DATE: May 14, 2025

Docket SU25-08 (Truck Parking)

A Special Use Authorization request to parking of up to 5 tractor-trailers.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Jenny Henriquez
Location: 3281 Monte Vista Trail
APN: 124-04-010V
Property Size: 18 acres
Zoning: RU-4
Plan Designation: Rural
Growth Area: D – Rural Areas
Existing Use: Single Family Residential
Proposed Use: Single Family Residential, Semi-Truck Parking

Surrounding Zoning and Uses

North	RU-4	Single Family Residential
South	RU-4	Single Family Residential
East	RU-4	Single Family Residential
West	RU-4	Single Family Residential

II. SITE HISTORY

- 2004: Single family residence
- 2017: Attached garage
- 2024: Applicant acquires property
- Active code compliance action for clearing without permit, semi-truck parking

III. SPECIAL USE AUTHORIZATION REQUEST

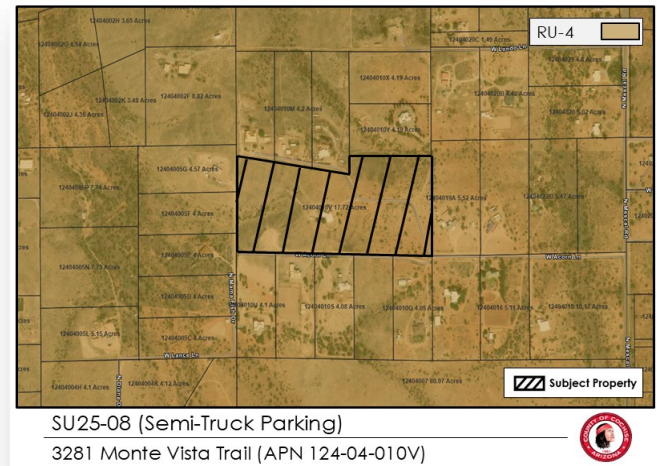
The applicant requests a special use to allow parking up to five (5) semi-trucks. Trucks are typically parked on the property from late afternoon/early evening Fridays through early Monday morning. Drivers may leave their personal vehicles on the site during the week. On-site parking is a more convenient and less expensive option to a small business than parking company trucks at another location which could require fees.

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: Partially Complies

The property is designated Rural and *Category D (Rural Areas)* by the Comprehensive Plan. The applicant has applied for a special use to legitimize and existing non-residential use involving the parking of tractor-trailer trucks. 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, or otherwise intensive uses not appropriate in more dense areas. The property's rural zoning will remain in place, maintaining consistency with current Plan designations. However, the area is rural residential with parcels ranging from about 4 acres to over 20 and most surrounding parcels developed with single family homes. Semi-truck parking even with the principal residential use established on the property does not fit with existing residential character of the area.



2. Compliance with the Zoning District Purpose: Partially 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.

The property itself is rural in zoning district and character, totaling about 18 acres with an existing single family residence; however, truck parking even as a subordinate use does not fit with the prevailing development pattern of single family residences on parcels averaging 4 to 8 acres. This property is located ¼ mile west of Mescal Road, the nearest improved collector in county maintenance, and vehicle traffic to the subject property and three other properties along Monte Vista Trail must first utilize Acorn Lane, an unimproved 20' public easement. Where the zoning regulations allow non-residential uses with special use approval such as contract construction services, service stations, impound storage yards, mini-warehouses, vehicle repair services, and wholesaling, it is difficult to mitigate off-site impacts (noise, odors, road wear) from large vehicle parking in an established rural residential area.

3. Development Along Major Streets: Not Applicable

The property takes access from Monte Vista Trail, a public easement serving four residential properties. However, a county right-of-way permit is required to install a hard-surfaced apron at Mescal Road and Acorn Lane given the commercial nature of the proposed special use.

4. Traffic Circulation: Not Applicable

The property is located ¼ mile from the nearest county maintained road, Mescal Road. The proposed special use does not require re-classification of or off-site improvements to Mescal Road but does require the use of two unimproved public easements, Monte Vista Trail and Acorn Lane, both of which provide direct access to several residences in the area.



5. Adequate Services and Infrastructure: Complies

The proposed special use to allow semi-truck parking does not require additional services or infrastructure such as power, water, or sanitation. The county does require a right-of-way permit to construct a hard-surfaced apron at Mescal Road and Acorn Lane and recommends a condition that the applicant grade Acorn Lane and Monte Vista Trail at least once per year.

6. Significant Site Development Standards: Complies

Future site development must comply with applicable standards identified in Section 2.15 (*Rural Zoning Districts*) of the zoning regulations. The applicant has already cleared an area for the trucks but is not proposing any new structures associated with truck parking. Any new structures directly supporting this activity will require a special use modification and commercial building permit.

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 750' on March 6, 2025.

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: Truck noise is likely minimal given the unimproved nature of Acorn Lane and Monte Vista Trail, which would require trucks to travel at low speed. Starting the trucks prior to departing the site would generate noise in the early morning hours and staff recommends condition to limit idling time and requiring trees along the east and north property lines.
- Lighting: Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations. The applicant has not proposed any outdoor lighting to support the proposed special use.

- **Odors and Smoke:** Large trucks typically produce odors and smoke, especially under engine load or during start up. Staff recommends limiting idling time to reduce impacts on adjacent properties and planting trees along the north and east property lines.
- **Parking:** Adequate parking for up to five tractor-trailers is available onsite. The applicant does not propose off-site parking, and *Growth Area D* does not require improved parking or driveway areas. Staff recommends two-inch gravel to reduce dust and, at a minimum, annual grading of Monte Vista Trail and Acorn Lane by the applicant.
- **Landscaping:** Landscaping is not required for properties located in *Growth Area D*. Staff recommends planting trees along the east and north property lines to reduce visual impacts of large vehicle parking and other impacts associated with noise, odors, or smoke.
- **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-surfaced apron at Mescal Road and Acorn Lane.



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 are unlikely since the proposed special use does not involve new buildings or additional infrastructure but will be evaluated during the land clearing permit review 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

None.

VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization approval to allow parking of up to five (5) company semi-trucks with trailers. Temporary and permanent structures are not proposed for the use, and truck parking is actively occurring at the northeast corner of the property.

Factors in Favor of Approval

1. Complies with all seven (7) applicable factors with conditions.

Factors Against Approval

1. Truck parking resulted in neighbor complaint and subsequent code action.
2. Opposition from nearby property owners.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-08 to allow parking of up to five semi-trucks subject to the following conditions:

1. No more than five tractor-trailers on site at a time.
2. Idling is limited to start up only for a maximum of 10 minutes.
3. Trailers must be empty and truck/trailer washing is prohibited.
4. Truck parking area shall be covered with 2-inch gravel to reduce dust. A special use modification is required for any new structures.
5. Native, drought-tolerant trees shall be planted along the east and north property lines to reduce impacts on adjacent properties.
6. Applicant shall grade Monte Vista Trail and Acorn Lane at least once per year.
7. 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.
8. 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.
9. 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 SU25-08 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.