



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planner II
FOR: Christine McLachlan, AICP, Director
SUBJECT: Docket RZ25-06 (Puzzi Ranch Road)
DATE: July 9, 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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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 growth 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. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ25-06 to the Board of Supervisors with a recommendation of approval, rezoning tax parcel 408-10-015 from RU-4 (Rural District, one dwelling per 4 acres) to RU-2 (Rural District, one dwelling per 2 acres) without special conditions.

Sample Motion

I move to recommend approval of Docket RZ25-05 to the Board of Supervisors 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.