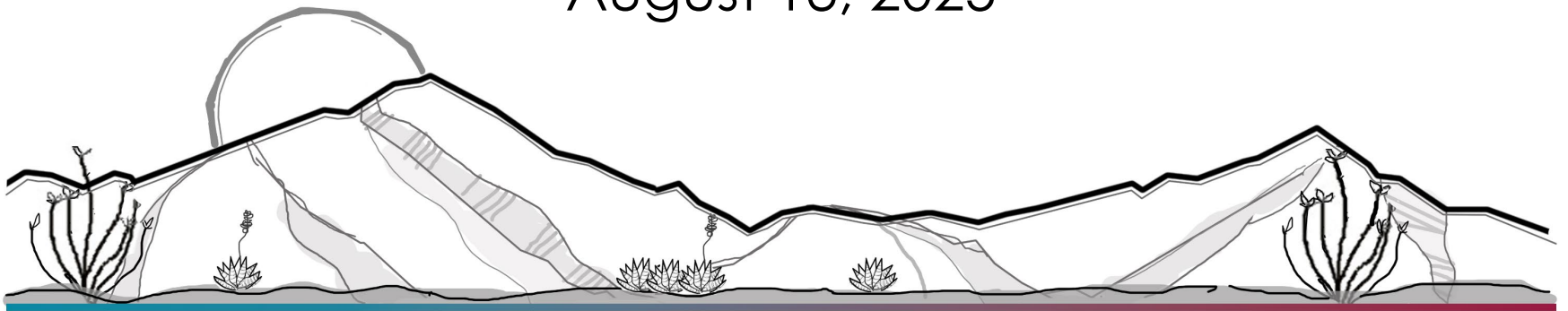


Docket SU25-18

Special Use Authorization for
Guest Lodging, Events, and Recreation

Planning and Zoning Commission
August 13, 2025



Sample Motion

Madam Chair, I move to approve Docket SU25-18 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Mario Robles and Angela Robles

Location: 1819/2044 Wild Horse Pl and 2565 Ocotillo Rd
APNs 208-28-001N, 001P, 001R

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

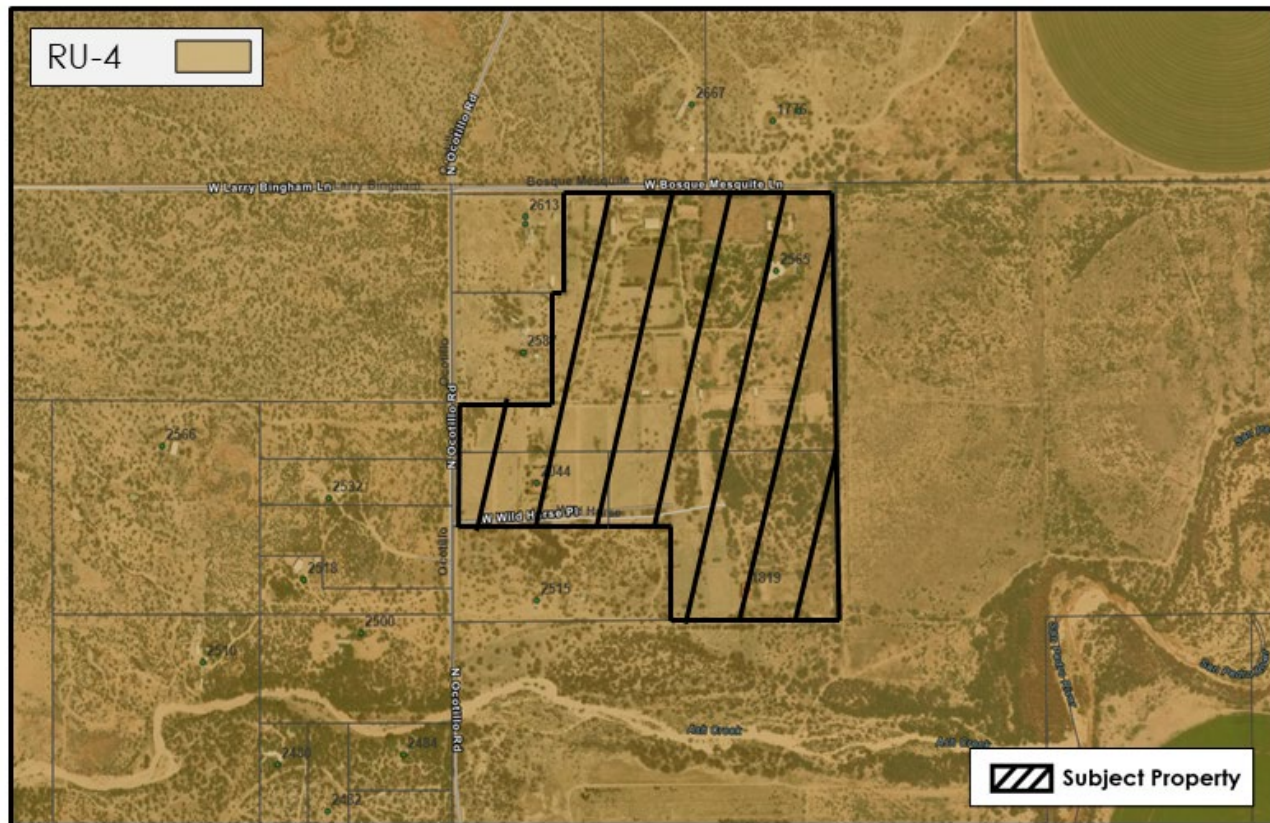
Current Use: Residential

Proposed Uses: Multi-Purpose Venue (guest lodging, events, recreation)

DEVELOPMENT SERVICES



Property Location and Zoning



SU25-18 (Guest Lodging/Outdoor Recreation)

N.T.S

Ocotillo Rd/Wild Horse Ln (APNs 208-28-001N, 001P, 001R)



DEVELOPMENT SERVICES

Site Plan



Project Summary

- 108-acre site
 - Residential property with equestrian boarding and training
 - Multiple residences with numerous accessory structures/features (barns, stables, pens, arenas, tack rooms, garages, ponds)
- Ever After Ranch
 - Events (weddings, private events, corporate retreats, workshops, seasonal gatherings)
 - Lodging (tiny homes, guest casitas, tent/glamping, agritourism, retreat packages)
 - Farming (specialty crops such as saffron, mushrooms, flowers, vegetables, community garden, orchards, livestock)
 - Gathering hall, chapel/church, natural wading pools, new reception buildings

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Agritourism, boutique lodging, and equestrian facilities are customary rural activities that support the intent of rural zones to allow diversified land use and preservation of open space
- The property currently is developed with residences, accessory structures, and infrastructure, minimizing the need for new disturbance or strain on County services

Factors Not in Favor

- Adjacent to single family residences
- Opposition from nearby property owners

Citizen Review / Public Notice

- 17 June
 - Applicant letters
- 16-23 July
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-18 to allow guest lodging with events and outdoor recreation subject to the following conditions:

1. Outdoor activities after 10pm shall be conducted indoors.
2. The main access point will be upgraded to a dual-lane entrance/exit to support better flow and reduce congestion. Dust suppression methods (e.g., water treatment) will be used during events and in dry seasons
3. Obtain approvals from the Cochise County Environmental Health Division and/or the Arizona Department of Environmental Quality and/or for any required upgrades or expansions to the existing wastewater system.

Staff Recommendation (Continued)

4. No more than 15 tiny homes for guest lodging shall be placed on site.
5. Obtain approval for the location and design of the proposed wading pool area from Cochise County Engineering and Natural Resources and Environmental Health Division prior to construction. Additional permits or exemptions from the Arizona Department of Environmental Quality (ADEQ) and the Arizona Department of Water Resources (ADWR) may also be required.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU25-18 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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