



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: SU25-19 (Kings Highway Truck Parking)
DATE: August 13, 2025

Docket SU25-19 (Truck Parking)

A Special Use Authorization request to allow a contract construction yard with large truck parking.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Eduardo Hinojos
Location: Kings Highway (Douglas)
APN: 407-34-0066F
Property Size: 4 acres
Zoning: RU-4
Plan Designation: Rural
Growth Area: D – Rural Areas
Existing Use: Undeveloped
Proposed Use: Contract Construction (Truck Parking)

Surrounding Zoning and Uses

North	RU-4	Single Family Residence
South	RU-4	Undeveloped
East	RU-4	Dilapidated Single Family Residence
West	RU-4	Undeveloped

II. SITE HISTORY

- No active code compliance actions

III. SPECIAL USE AUTHORIZATION REQUEST

The applicant requests a special use to allow parking of large trucks that will be used to remove debris associated with land clearing near the new commercial Port of Entry west of Douglas. Up to six trucks are proposed to be parked on the property and no new structures are proposed.

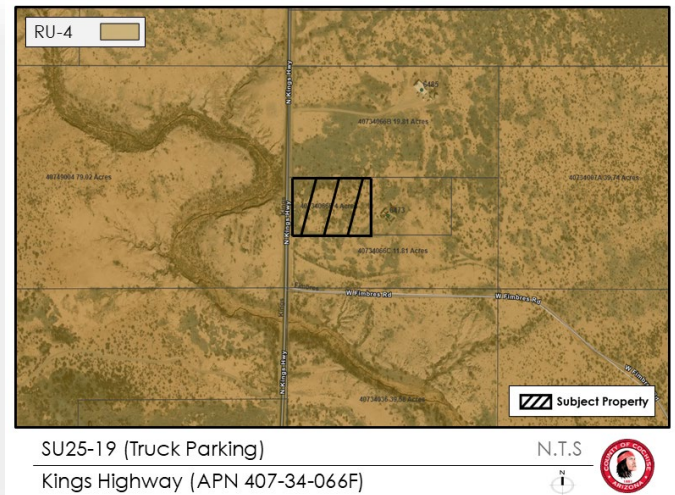
IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

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, eight (8) 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 Residential* and *Category D (Rural Areas)* by the Comprehensive Plan, and the property's RU-4 zoning is consistent with both Plan designations. Intense land uses requiring rezoning to a more intense zoning district or an approved special use are typically not appropriate. Business uses that serve an area or local residents may be appropriate, however. Non-residential development in rural areas may be geared towards local services, tourism, or otherwise less intense uses not appropriate in more dense areas. The proposed special use retains the existing zoning and is intended to be of a temporary nature, supporting land clearing in the vicinity of the new Port of Entry and not involving significant site development or new commercial buildings.



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. The property is itself is of rural character, consisting of about 4 acres and located in an area with little residential development. The rural zoning district encourages land uses 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

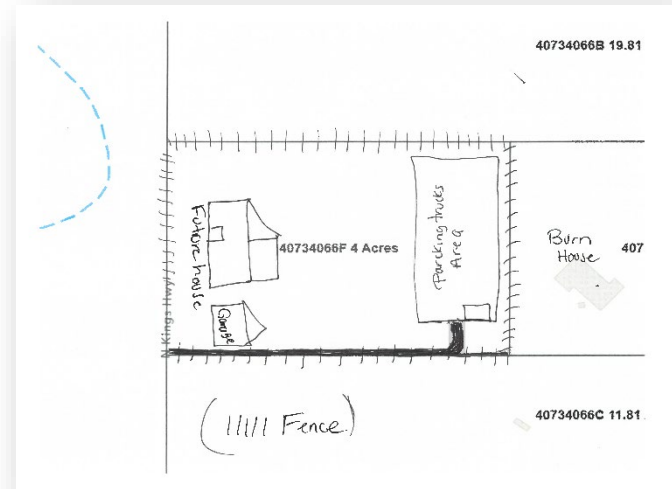
The property takes access from Kings Highway, an improved, county-maintained Rural Minor Collector road. A county right-of-way permit is required to install a hard-surfaced commercial driveway apron at the existing access easement or for a new driveway that serves the subject property.

4. Traffic Circulation: Complies

Kings Highway a county-maintained and improved rural collector roadway that stretches about 6.5 miles from Highway 80 to Double Adobe Road. All parcels fronting Kings Highway are zoned rural with the exception of one parcel at the northwest corner of Highway 80 and Kings Highway zoned General Business. Development is almost exclusively single family residential. Given the limited number of trips, leaving in the morning and returning in the afternoon, road reclassification or off-site improvements such as right-of-way dedication or traffic control devices are not required. The only required improvement if the special use is approved is a hard-surface apron installed to minimize wear on the improved hard surface of Kings Highway.

5. Adequate Services and Infrastructure: Complies

The property is undeveloped, and the proposed special use does not require water, sewer, or power. The applicant may build a single family residence in the future but only proposes a contractor yard for the short term, parking large vehicles used to haul cleared debris from properties near the new Port of Entry west of Douglas. The westernmost portion of the property fronting along Kings Highway is located within a flood plain (Whitewater Draw). The proposed truck parking area proposed to be located further to the east outside of the floodplain. The applicant is not proposing business-related site improvements beyond parking areas and fencing – additional services or infrastructure are not required.



6. Significant Site Development Standards: Complies

Applicable development standards contained in Sections 2.15 (*RU Districts*) apply to the business use and any future structures built to support the use. Though the applicant does not propose new buildings or significant site improvements to support their business, future non-residential improvements may be subject to a modification if the special use is approved.

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 May 8, 2025, receiving no responses.

8. Hazardous Materials: Not Applicable

The proposed special use does not involve the use of hazardous materials.

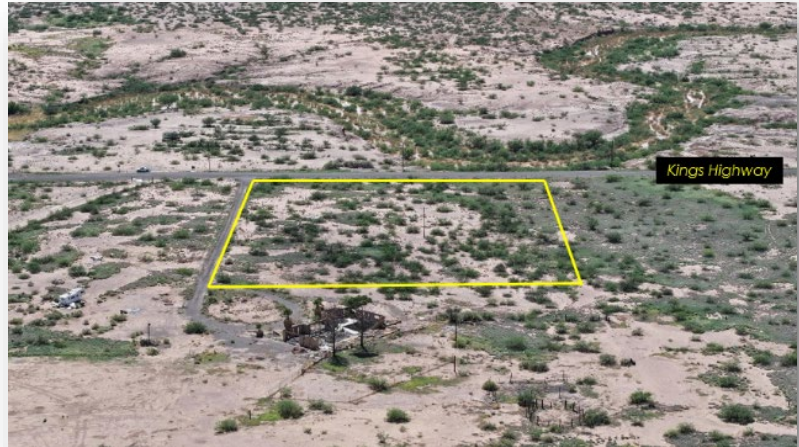
9. Off-Site Impacts: Complies w/conditions

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:** The special use request involves the parking of large trucks which will create noise. The applicants propose overnight truck parking with the vehicles departing around 5am each morning and returning around 3pm each afternoon 5 days per week. Staff recommends fencing and retaining native vegetation to reduce noise impacts on nearby property owners.
- **Lighting:** The applicant has not proposed lighting the property. Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations.
- **Odors and Smoke:** Loading and hauling vehicles are likely to produce noise and potentially odors. On-site activities are daily but generally limited to one cycle per day, leaving in the morning and

returning in the afternoon. Staff recommends the use of fencing and native vegetation to deflect odors and reduce noise.

- **Parking:** The property can accommodate 6 large vehicles as well as potentially up to 6 personal vehicles. Staff recommends using two-inch gravel or other stabilizing material on internal driveways and parking/loading areas to reduce dust.
- **Landscaping:** Staff recommends the use of native vegetation to reduce off-site impacts associated with noise, odors, and visibility along with a sight-obscuring wall or fencing. Growth Area D (*Rural Areas*) does not otherwise require landscaping.
- **Traffic:** The county requires a right-of-way permit to install a hard-surfaced apron along Kings Highway. Peak traffic will occur in the mornings and afternoons 5 days per week.



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 such as low-flow fixtures, and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The property is located within the Douglas Active Management Area (AMA) and has an existing domestic well. The applicants do not propose any new habitable structures requiring water or other services to support the business.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 750', published legal notice, and posted the property July 16-23, 2025.

VI. WAIVERS

None.

VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a contract construction yard to allow parking large commercial trucks. The trucks will be used by the applicant's business to haul debris from the vicinity of the new commercial Port of Entry, which will involve the intensive clearing of several hundred acres in the short term. The property is in an area with few residences through there is an occupied residence about 600' to the north. Truck parking will 7 days per week with trucks departing around 5am and returning at approximately 3pm Monday through Friday. The applicant does not reside on the property.

Factors in Favor of Approval

1. Complies with all eight (8) applicable factors with conditions.
2. Rural residential development pattern.
3. Special use does not include permanent commercial buildings.
4. Local business that supports development at the new commercial Port of Entry.

Factors Against Approval

1. Opposition from nearby property owners.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-19 to allow a contractor yard for large truck parking subject to the following conditions:

1. County right-of-way and clearing permits are required.
2. No more than six large trucks on site at a time.
3. Internal driveways and parking/loading areas shall be treated with two-inch gravel or other stabilizing material to reduce dust.
4. No on-site loading or unloading of materials. On-site fueling and maintenance are prohibited.
5. Parking and storage areas shall be fenced and perimeter vegetation shall be retained.
6. 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.
7. 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.
8. 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 SU25-19 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.