



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: SU25-14 (Hereford Road RV Park)
DATE: September 10, 2025

Docket SU25-14 (Hereford Road RV Park)

A Special Use Authorization request to allow a 30-space recreational vehicle park.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Janell and Bennie Schmidt
Location: Hereford Road (Hereford)
APN: 104-34-010A
Property Size: 30.7 acres
Zoning: RU-4
Plan Designation: Rural Density Residential
Growth Area: D – Rural Areas
Area Plan: Southern San Pedro Valley
Existing Use: Undeveloped
Proposed Use: Recreational Vehicle Park

Surrounding Zoning and Uses

North	RU-4	Undeveloped
South	RU-4	Single Family Residence
East	RU-4	Undeveloped
West	RU-4	Undeveloped (San Pedro River)

II. SITE HISTORY

- No active code compliance actions.

III. SPECIAL USE AUTHORIZATION REQUEST

The applicant requests a special use to allow a 30-space recreational vehicle park. Proposed amenities include bathroom and laundry facilities and indoor storage.

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.

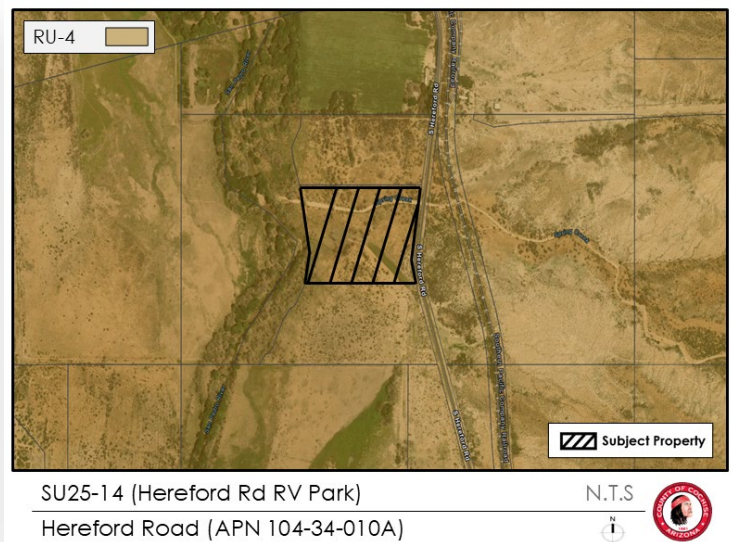
With the information provided, eight (8) factors apply to this special use request with all applicable factors complying with conditions:

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, non-residential land uses requiring rezoning to a more intense zoning district or special use approval may not be appropriate.

Business uses serving a local area and its 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 property also lies within *Southern San Pedro Valley Area Plan* boundaries. The Plan designates this property as Rural Density Residential and Grazing Land. The SPV Plan encourages business and medium/high density residential land uses along Highway 92 between Palominas Road and Healing Way.



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 30 acres, and located in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*, designated 1988) with little residential development. Rural zoning districts encourage land uses compatible with rural living and, in some instances, 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. County zoning regulations specifically identify RV parks as an allowed use with approval of a special use authorization in rural zoning districts. 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."

3. Development Along Major Streets: Complies

This factor encourages reduction in the number of access points along major thoroughfares, arterial streets, and county collector roads by using frontage roads, shared access, no access easements, and other measures. Property access is limited to Hereford Road, an improved, county-maintained Rural Minor Collector road. A county right-of-way permit and commercial driveway with hard-surface apron are required for the proposed development.

4. Traffic Circulation: Complies

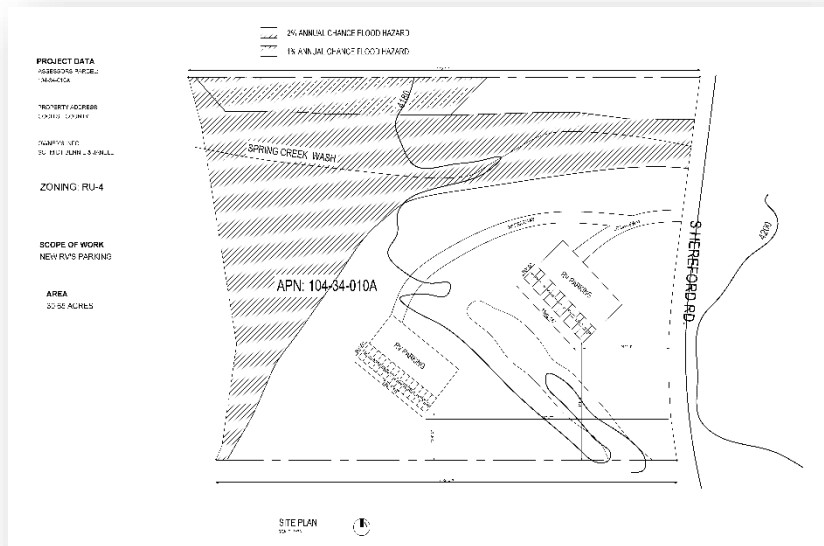
This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.
3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The subject property is located along the west side of Hereford Road, approximately 4.5 miles north of Highway 92 and about 1.25 miles south of the single lane bridge that crosses the San Pedro River. If the recreational vehicle park is approved, guest traffic would access the property from Hereford Road either from the north or south – no residential streets would be used. It is unlikely the number of vehicle trips associated with the proposed recreation vehicle park would require a functional reclassification of Hereford Road or off-site improvements to mitigate increases in vehicular traffic. Potential traffic impacts associated with the proposed development will be evaluated during the permitting process if the special use is approved. The posted speed limit along the property’s frontage is 45mph.

5. Adequate Services and Infrastructure: Complies

The property is undeveloped and water is available via existing wells. A new septic system is required for the recreational vehicle park with reviews and permitting by Cochise County and potentially the Arizona Department of Environmental Quality (ADEQ). The property is located within Arizona Public Service (APS) and Palominas Fire District service areas. In addition to its proximity to the San Pedro River the property is located within a flood plain (Spring Creek). Applicable standards found in the county’s zoning and floodplain regulations will apply to this project.



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. The applicant has requested one waiver from applicable development standards, increasing allowed density above what is allowed by the existing rural zoning from one space per 4 acres to one space per acre. Comparative analysis of Sections 2.15 and 2.51 is in the table below:

STANDARD	2.15 (RURAL DISTRICTS)	2.15 (RV PARKS)
Minimum Development Area	4 acres	No minimum (30 acres proposed)
Density	One dwelling per 4 acres	30 RV spaces with density of ~1 space per acre (44,575ft ² per unit) at max capacity.
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.
Principal Building Separation (include RVs)	15'	15'
Parking/Circulation	1 parking space per pad	1 per RV space. Internal 24' two drives, 12' one way drives.
Landscaping/Screening	Category D (Rural Areas): 6' solid screen when abutting rural residential	6' solid screen (fence, wall, vegetative equivalent)
Street Access	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 1,000’ on May 20, 2025, receiving no responses. The applicants own adjacent parcels to the north and south. Adjacent parcels to the east and west are publicly held (*Bureau of Land Management*).

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: Staff recommends quiet hours as with most RV parks in rural settings. Adjacent properties to the north and south are owned by the applicant, but the subject property is located less than 100’ from the San Pedro River basin, an ecologically and environmentally sensitive area. Unrestricted access to the river basin outside of existing trail systems is discouraged.
- 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: Significant odors and smoke are unlikely as is the case with non-residential uses but measures should be taken to reduce risk of fire.
- Parking: The Zoning Regulations require a minimum of one parking space per RV space. The property is in Growth Area D which does not require improved parking areas but Staff two-inch gravel to reduce dust.

- Landscaping: Staff recommends retaining as much native vegetation on the site as possible and proactive prevention of invasive species. 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 Hereford 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 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 in the San Pedro National Conservation Area, San Pedro Watershed, and Sierra Vista Sub-Watershed with an irrigation/domestic well installed around 1985.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 1000', published legal notice, and posted the property August 15-20, 2025, and has received significant opposition to this application from stakeholders. Common concerns include development impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; and, impacts to wildlife and degradation of wildlife habitat.

VI. WAIVERS

Section 2.15.030 of county zoning regulations states that manufactured home parks are subject to densities identified for each rural district. Density restrictions are not explicitly stated for recreational vehicle parks within rural district site development standards. Park size is estimated at just over 30 acres with 30 proposed spaces, increasing allowed density from one unit per 4 acres to one unit per acre. Remaining zoning district standards not superseded by Section 2.51.110 of the zoning regulations (*Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks*) and applicable site development standards relating land clearing, outdoor lighting, signage, and outdoor storage remain applicable to development of the recreational vehicle park and will be reviewed during permitting.



VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a recreational vehicle park with restroom, laundry and storage facilities. The property is adjacent to the San Pedro River and located within the *San Pedro Riparian National Conservation Area (SPRNCA)*.

Factors in Favor of Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Against Approval

1. Proposed use is not consistent with *Southern San Pedro Valley Area Plan* land use designation (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a recreational vehicle park subject to the following conditions:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
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 SU25-14 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.