



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: SU25-22 (Cactus View Lane ALQ)
DATE: September 10, 2025

Docket SU25-22 (Cactus View Lane ALQ)

A Special Use Authorization request to allow an Accessory Living Quarter (ALQ) exceeding maximum allowed square footage. ALQs are limited in size to 50% of principal dwelling square footage or 1,000 square feet, whichever is less. Proposed ALQ totals 1,008 square feet.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Joshua and Tammy Drezek
Location: 3154 W. Cactus View Lane (Mescal)
APN: 124-02-037N
Property Size: 4.7 acres
Zoning: RU-4
Plan Designation: Rural
Growth Area: D – Rural Areas
Existing Use: Residential
Proposed Use: Residential

Surrounding Zoning and Uses

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

II. SITE HISTORY

- 2006-2008: Parcel created via survey (El Romney Ranchettes), private well
- 2022-2023: Septic, opt-out residence, temporary RV; code violation for RV without permit
- No active code compliance actions

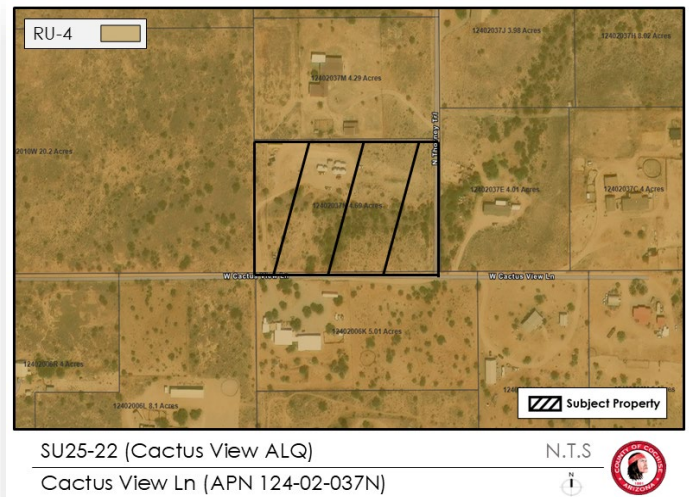
III. SPECIAL USE AUTHORIZATION REQUEST

The applicants request special use approval for an accessory living quarter (ALQ) exceeding allowable square footage. The existing principal dwelling totals 1,008 square feet and is to be replaced by a 1,568 square foot manufactured home – the current principal dwelling will become the accessory dwelling. Both dwellings will be located near the center of the property. Section 2.48 of the zoning regulations limits accessory dwellings to 50%

of the principal residence or 1,000 square feet, whichever is less.

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: Complies

The subject property is designated “Rural” by the Comprehensive Plan and falls within Growth Area D (Rural Areas). Existing RU-4 zoning is consistent with the existing rural land use designation, and two dwellings on four acres remains consistent with the property’s land use designation if the special use is approved.

2. Compliance with the Zoning District Purpose: Complies

Rural 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. County zoning regulations specifically identify ALQs as a permitted accessory use in all rural districts. Residential development patterns typically retain a low density residential character even with approved accessory dwellings given the prevalence of larger lot sizes.

3. Development Along Major Streets: Not Applicable

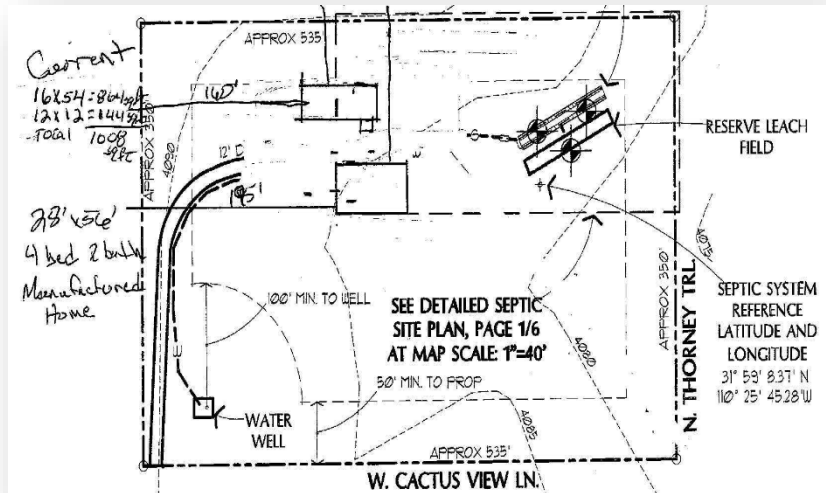
The property takes access from Cactus View Lane, an unimproved rural local road outside of county maintenance. The intent of this factor is to consider limiting the number of access points on major thoroughfares, arterials, or collectors by using frontage roads, shared access, and no access easements. Incorporating such measures promotes fewer road cuts to avoid potentially unsafe traffic conflicts, hazardous traffic congestion, and roadway obstruction caused by traffic. A right-of-way (ROW) permit for the existing driveway is not required.

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 property has legal access via Cactus View Lane, an unimproved road not in county maintenance. A second dwelling on the property will not generate enough vehicle trips to change the road's functional classification or require off-site improvements. Approximately 9 area residences utilize Cactus View Lane to access Mescal Road, a Rural Local road and nearest improved road in county maintenance.



5. Adequate Services and Infrastructure: Complies

The ALQ will be served by an existing well and 1,500 gallon septic system. Power to the property is provided by Sulphur Springs Valley Electric Cooperative (SSVEC) and fire service is available from Mescal-J6 fire district. property is undeveloped, and the proposed special use does not require water, sewer, or power. The proposed special use does not otherwise require the establishment of new or an expansion of existing services or infrastructure.

6. Significant Site Development Standards: Complies

Development standards contained in Sections 2.15 (RU Districts) and 2.48 (ALQ Standards) of the zoning regulations apply to the proposed accessory dwelling. The applicant's site plan depicts general compliance with applicable development standards for both the existing and proposed dwellings.

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 600' on July 15, 2025, receiving no responses.

8. Hazardous Materials: Not Applicable

Hazardous materials are not proposed for this special use.

9. Off-Site Impacts: Complies

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. Off-site impacts are unlikely since the property's land use remains residential and consistent with the existing rural residential development pattern.

10. Water Conservation: Not Applicable

County water conservation requirements apply to non-residential uses and properties.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 600', published legal notice, and posted the property August 15-20, 2025.

VI. WAIVERS

None.

VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for an accessory living quarter that will exceed applicable development standards identified in Section 2.48 of the zoning regulations. ALQs are allowed by right in rural zoning districts and must be subordinate to the principal residence relative to size and height. The applicant requests relief from the size standard via a special use authorization as provided by the zoning regulations, allowing a 1,008 square foot ALQ.

Factors in Favor of Approval

1. Complies with seven (7) applicable factors.
2. Accessory dwellings are permitted by right in rural zoning districts.
3. No opposition from nearby property owners.

Factors Against Approval

None identified.



VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-22 to allow a 1,008 square foot accessory living quarter subject to the following conditions:

1. 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.
2. 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.
3. 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 SU25-22 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.