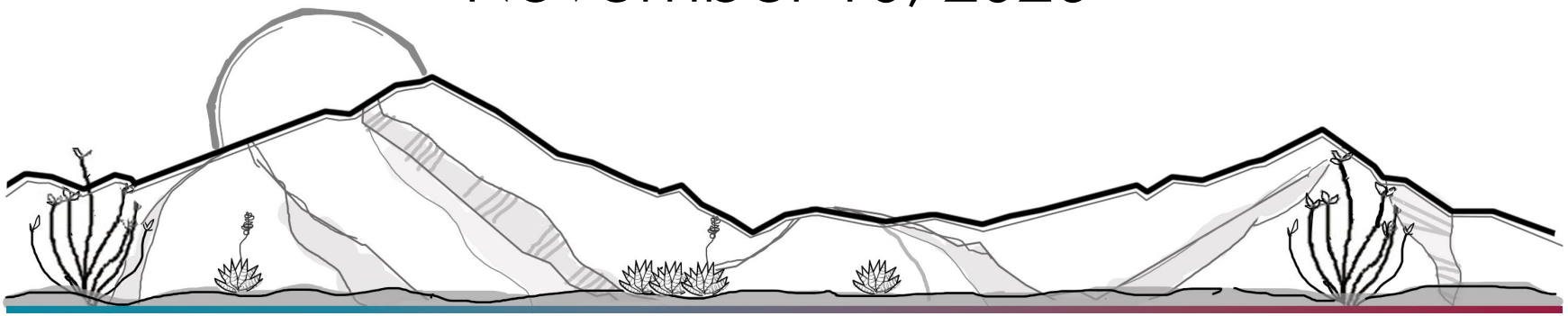
Docket SUA26-03

Appeal of
Planning and Zoning Commission Decision
(Docket SU26-16)

Board of Supervisors
November 10, 2026

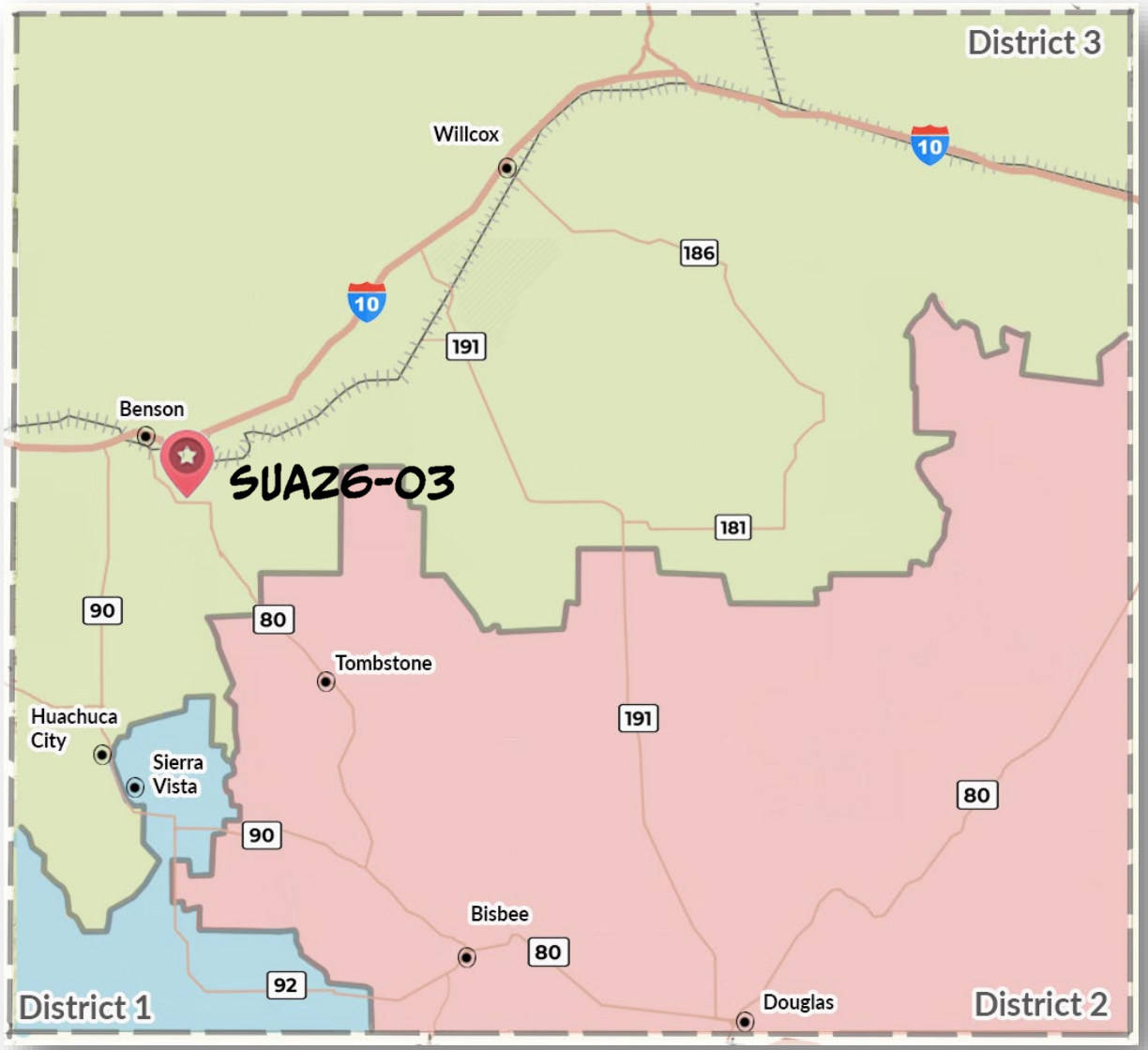


DEVELOPMENT SERVICES

COCHISE COUNTY Arizona

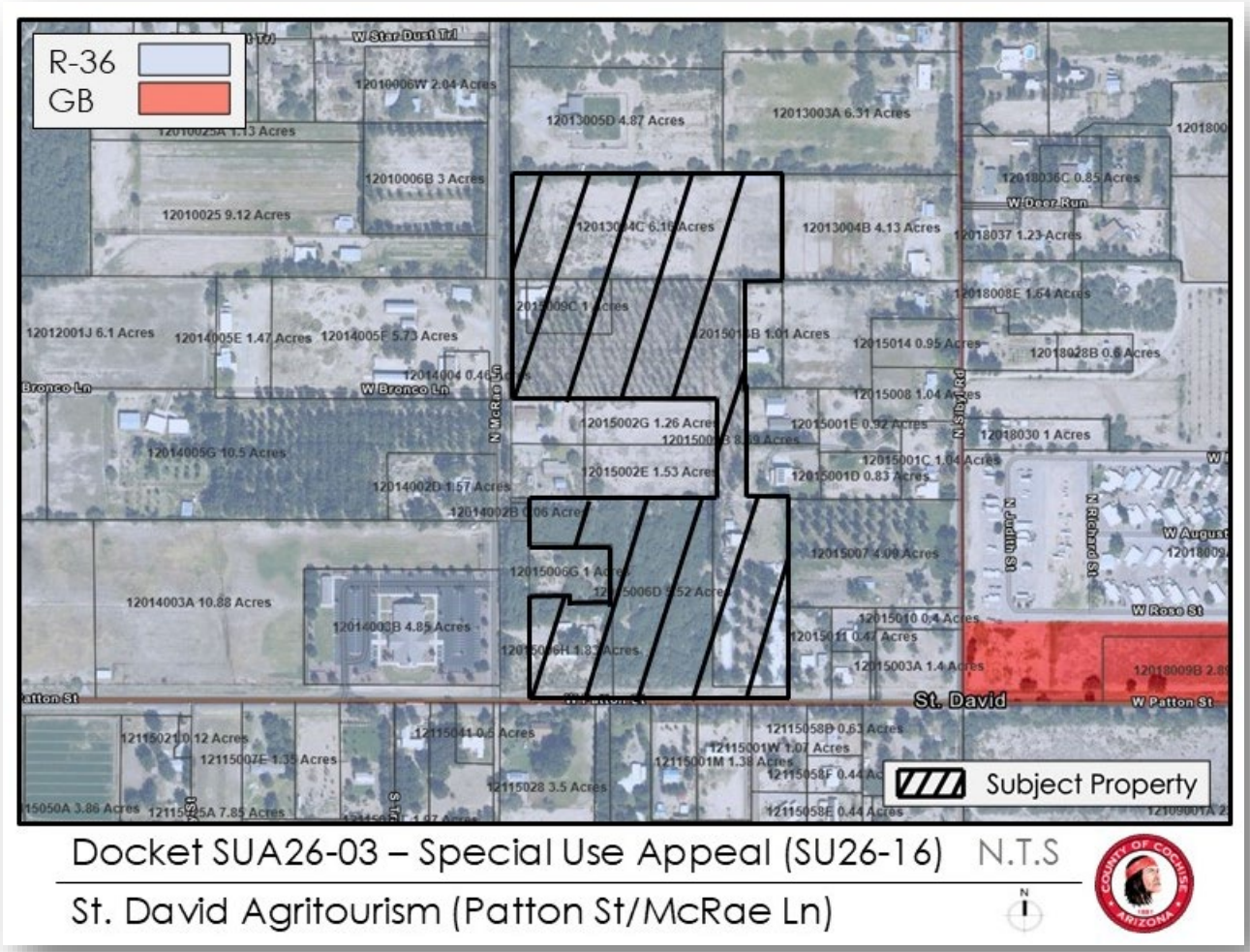
Applicant/Appellant:	Linas and Emily Regis, et al.
Docket SU26-16:	Allred Farms Agritourism
Location:	Patton St/McRae Ln (St. David) APNs 120-13-004C; 120-15-006D, 006H; 120-15-009B, 009C
Zoning:	R-36
Plan Designation:	Neighborhood Conservation
Growth Area:	C
Current Land Use:	Residential, Agriculture

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COCHISE COUNTY Arizona

Location/Zoning Map



COCHISE COUNTY Arizona

Site Plan



ALLRED FARM

SPECIAL USE PERMIT APPLICATION

EXHIBIT 5

EXISTING AND FUTURE AGRICULTURAL ASSETS

Saint David, Cochise County, Arizona

EXHIBIT 5

INTEGRATED AGRICULTURAL ENTERPRISE

This exhibit illustrates the existing agricultural assets currently in operation at Allred Farm together with planned agricultural improvements proposed under the Special Use Permit.

The future improvements build upon substantial existing agricultural infrastructure, including orchards, irrigation systems, water resources, greenhouse production, and farm support facilities.

Collectively, these assets demonstrate the evolution of an integrated agricultural enterprise designed to support sustainable production, agritourism, education, and agricultural stewardship.

LEGEND – AGRICULTURAL ASSETS

ASSET #	EXISTING AGRICULTURAL ASSETS	FUTURE AGRICULTURAL IMPROVEMENTS
1	Pressurized Irrigation Mainlines (6", 3", & 2" Service)	3.1-acre U-Pick Partial Agrivoltaic & Potential Farm Stay Tiny Houses (Perimeter)
2	Greenhouse Site Prepared (Excavator & Man Lift Ready)	New Greenhouse
3	New 6-inch Service Pipeline Installed Onsite	Upper Reservoir
4	2.1 Acres Automated SDI & Phase 1 Agrivoltaics (40 kW)	Phase 2 Agrivoltaic Pasture
5	Well, Pump & Filter Station	Phase 2 Well & Control Building
6	6+ Acres Mature Precision-Irrigated Pecan Orchard	Potential Farm Stay Tiny Houses
7	—	Upper Sequencing Batch Reactor (SBR)
8	—	50 ft x 60 ft Equipment Building
9	Farm House, Garage & Spa	New Yard & Pool
10	Side Yard Pasture with Pressurized 6" & 3" Irrigation Mainlines	0.4-acre U-Pick Agrivoltaic
11	5 Acres Mesquite Forest & Wood Production (4" & 3" Pressurized Mainlines)	Deer Fence, Flower Production, Permanent Gravity Streams, Paths & Potential Farm Stay Tiny Houses
12	—	Farm Store & Retreat
13	20 ft x 22 ft Building	Phase 2 Conversion to Commercial Kitchen
14	—	Lower Sequencing Batch Reactor (SBR)
15	—	Developed Parking
16	—	Lower Reservoir
17	2-inch Irrigation Mainline	0.4-acre U-Pick Agrivoltaic
18	0.37-acre Peach Screen House	—
19	0.15-acre Cherry Screen House	—
20	East Greenhouse System (0.11 acres)	—
21	Store Tunnel Greenhouse System (0.07 acres)	—
22	0.20-acre Cherry Screen House	—
23	38 ft x 42 ft Farm Store	—
24	Orchard House, Office, and Shop	—
25	10 ft x 10 ft x 8 ft Commercial Outdoor Refrigerator	—
26	Chicken Coop and 24 laying hens	—
27	3+ acres of mature pecans with precision irrigation installed and automated	—

NOTE: All assets are existing facilities unless shown in the Future column.

Prepared for:
COCHISE COUNTY
PLANNING DEPARTMENT

Prepared by:
AES INTERNATIONAL PLLC
Dale H. Allred, PE 75344
Consulting Engineer

Date:
July 17, 2026

Source: Cochise County GIS

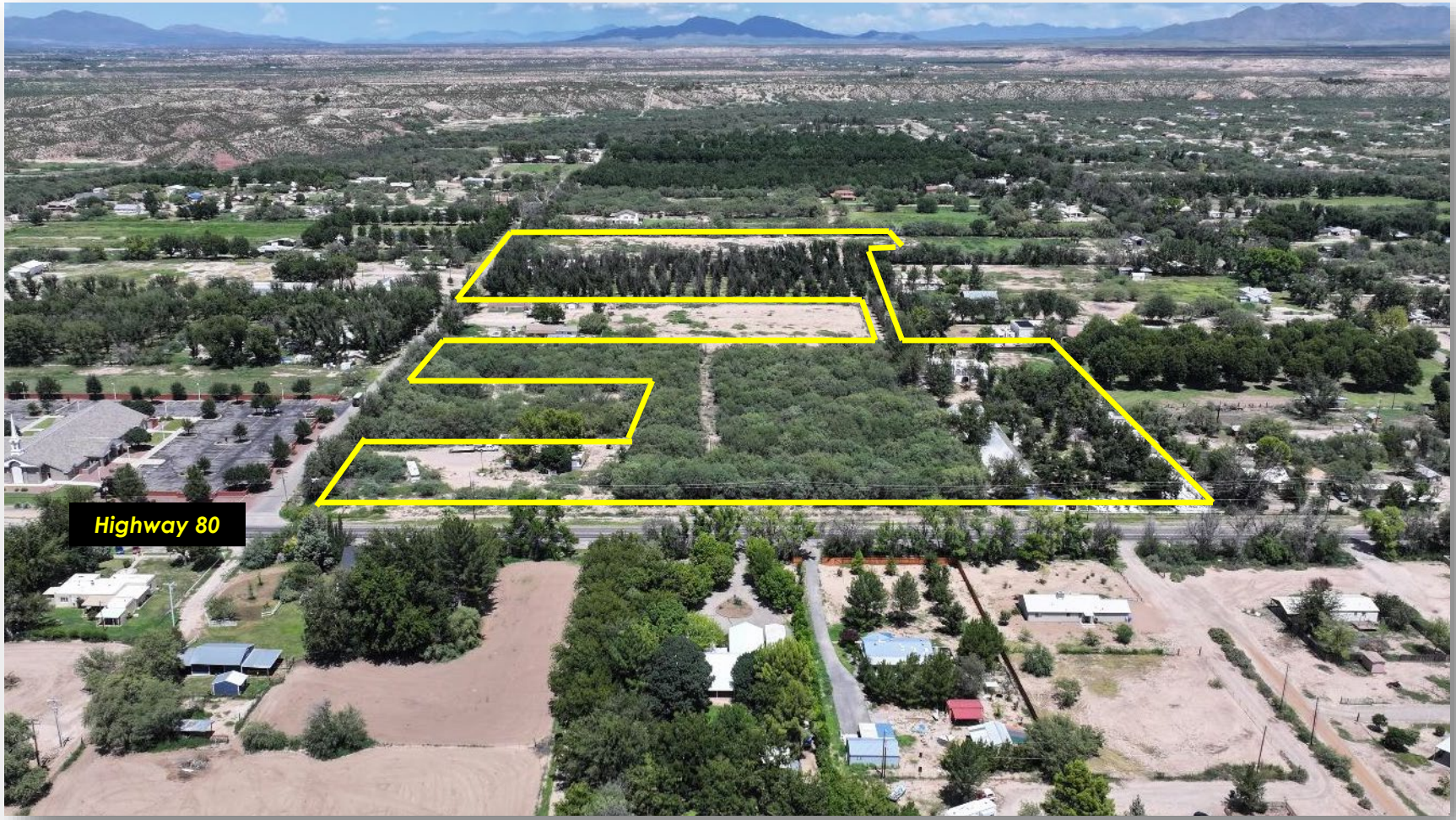
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Agritourism

- Section 2.48.220
- Purpose
  - Promote local agriculture, support rural economies, provide educational and recreational experiences for residents and visitors
  - Preserve character of residential and rural zoning districts
- Allowed in Rural zoning districts, planned developments
  - Requires agricultural exemption
- Agritourism Activities
  - Farm Tours; U-Pick Operations; Educational Programs; Guest Lodging; Agritourism Events; Outdoor Recreation; Retail; Other
- Development Standards
  - On-site parking; Signage; Food; Sanitation; Structures

DEVELOPMENT SERVICES

COCHISE COUNTY Arizona



DEVELOPMENT SERVICES




SITE
Highway 80

COCHISE COUNTY Arizona

Special Use Authorization Factors

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

COCHISE COUNTY Arizona

Factors in Favor of Approval

- Complies or partially complies with applicable factors
- Primary site access from Highway 80
- Promotes agriculture and supports local economy

Factors Not in Favor

- Neighborhood Conservation land use designation
- Established residential development pattern
- Secondary access from McRae Lane
- Opposition from nearby property owners

Appeal Criteria

1. All reasons why the appellant believes the decision, or any part of the decision was erroneous, arbitrary, capricious, or an abuse of discretion.

2. Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning and Zoning Commission.

Appellant Claims

- Broad and evolving program
- Inadequate guest lodging details
- Inadequate septic/wastewater record
- Inadequate vehicle trip count record
- Residentially zoned property in an area designated for protection by the Comprehensive Plan
- Partial compliance with 4 of 9 applicable factors
- Substantial written and verbal opposition
- Statutory intent of Agritourism (ARS §3-111)

Appellant Request

1. Reverse Commission approval of Docket SU26-16

2. Modify the Commission's approval with additional conditions:

- Remove guest lodging component or require separate hearing
- Establish maximum attendance for visitor uses
- Require fixed, mapped visitor use locations
- Require wastewater/septic design and feasibility study
- Require special use modification to increase lodging, visitor and event capacity, and wastewater design flow
- Require traffic analysis for visitor traffic accessing Highway 80 and McRae Lane

Appellant Request

2. Modify the Commission's approval with additional conditions (continued):

- Require parking and circulation plan
- Define project phase and expansion thresholds
- Verify the operation satisfies State agritourism regulations

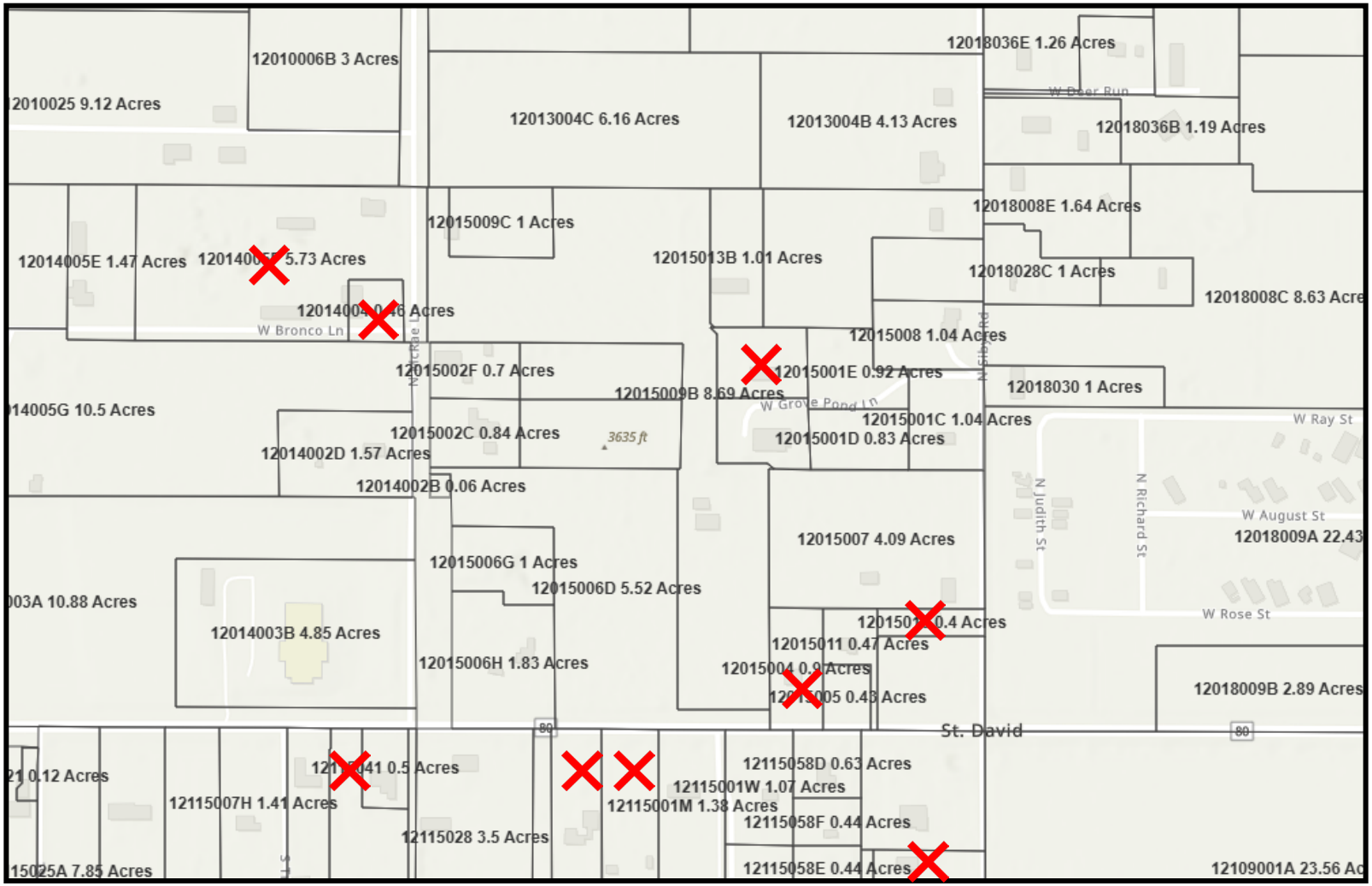
Public Notice (Appeal)

- 13 – 22 October
  - Notices
  - Posting
  - Legal ad



DEVELOPMENT SERVICES

COCHISE COUNTY Arizona



Factors in Favor of Appeal

1. Appellant met application submittal requirements.

Factors Not in Favor of Appeal

1. The Zoning Regulations allow the Planning and Zoning Commission to render Special Use Authorization decisions.

2. The Commission considered special use factors contained in the Zoning Regulations.

3. Staff recommended conditional approval of Docket SU26-16.

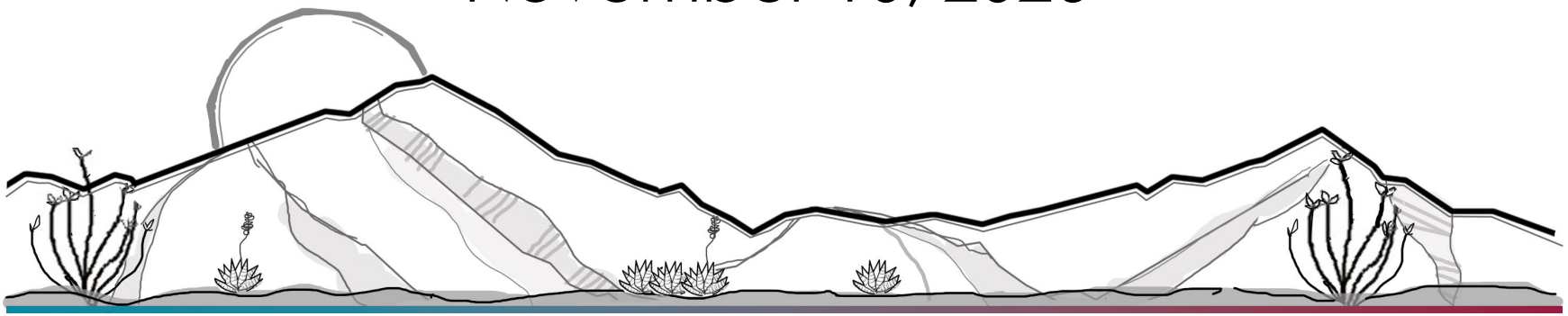
Board Appeal Options

- Approval reverses Commission approval of special use
- Denial upholds Commission approval of special use
- Modification upholds Commission approval of special use with added, deleted, or amended conditions
- Remand returns special use back to Commission for reconsideration

Docket SUA26-03

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Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU26-16 to allow Agritourism with the following conditions:

1. Applicant/property owner must obtain Agriculture Exemption and Change of Use permits from the County.
2. All parking shall be provided for onsite and shall not occur along any road or right-of-way.
3. Excluding guest lodging, agritourism hours shall be limited to daylight hours Monday through Saturday.
4. Quiet hours for overnight lodging shall be observed between 10pm and 6am.
5. Outdoor amplified sound or music is not permitted.

Standard conditions for condition acceptance, permitting timelines, and modification to an approved special use apply to this request.

DEVELOPMENT SERVICES

COCHISE COUNTY Arizona

Public Input – Docket SU26-16

