

Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

Regular Meeting
January 14, 2026
4:00 p.m.

or virtually

[Click here to join the meeting](#)

Meeting ID: 265 376 095 595 94

Passcode: EL2at2xs

(Microsoft Teams App)

Or Call in (Audio Only)

(888) 680-6714, Phone Conference ID 469807396#

AGENDA

Pursuant to A.R.S. § 38-431.02(H), the public will have physical access to the meeting place fifteen (15) minutes prior to the start of the meeting.

ANY ITEM IN THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION. THE ORDER OR DELETION OF ANY ITEM IN THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

CALL TO ORDER

PLEDGE OF ALLEGIANCE, INTRODUCTION, AND ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

CALL TO THE PUBLIC – This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda.

ELECTION OF 2026 CHAIR AND VICE-CHAIR

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

PUBLIC HEARING

1. Docket RZ25-18: An applicant-initiated request to rezone a portion of APN 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The property totals about 160 acres and is located at the southwest corner of Joe Hines and Packing Plant Roads near Willcox.

2. Docket RZ25-19: An applicant-initiated request to rezone a portion of APN 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property totals about 160 acres and is located at 6305 N. Fort Grant Road near Willcox.

3. Docket SU25-31: An applicant-initiated Special Use Authorization request to allow a self-storage facility within an existing mobile home/recreational vehicle park at 79 N. Apache Trail in St. David (APN 120-18-009A). The property totals about 22 acres and is zoned R-18 (Residential District, one dwelling per 18,000 square feet).

WORK SESSION

1. Work Session: Data Centers

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS AND A REVIEW OF 2025 REVIEW OF PLANNING DOCKETS.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

**Planning and Zoning Commission Meeting
(January 2026)**

Meeting Date: 01/14/2026

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Submitted By: Matthew Taylor, Development Services

Department: Development Services

Presentation: No A/V Presentation

NAME Matthew Taylor
of PRESENTER:

TITLE Planning Manager
of PRESENTER:

Agenda Item Text:

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Background:

Attachments

Draft Minutes

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, DECEMBER 10, 2025

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, DECEMBER 10, 2025, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Robert Montgomery, Vice Chair; Randall Limbach, Member; Nathan Watkins, Member; Gerry Gonzalez, Member; Frank Ambriz, Member; Jim Martzke, Member; Larry Saunders, Member; Pati Fickett, Member

Staff Present: Christine McLachlan, Development Services Director
Matthew Taylor, Planning Manager
Sharon Larsala, Planner I
Bert Whitehead, Civil Deputy County Attorney

Attendees: Kesean Coleman, Applicant (RZ25-15)
Katherine Klump, Speaker (RZ25-15)
Hoang Quon, Speaker (RZ25-15)
Brittney Meyst, Applicant (RZ25-16)
Mike Maerowitz, Applicant (RZ25-17)
Gerardo Valdez, Speaker (RZ25-17)
Debra Whitaker, Applicant (SU25-29)
Jeb Schoonover, Speaker (SU25-29)
Haley Coles, Speaker (SU25-29)
Loren Flower, Speaker (SU25-29)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

APPROVAL OF PREVIOUS MONTH'S MINUTES

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 7 - 0 Approved

CALL TO THE PUBLIC

Hoang Quon spoke during call to the public.

PUBLIC HEARINGS

1. Docket RZ25-15: An applicant-initiated request to rezone APNs 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, and portions of 202-44-012 and 202-67-002 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property totals about 995 acres and is generally located along Patte Road east of Willcox.

Motion by Member Nathan Watkins, Second by Vice Chair Robert Montgomery.

Case planner Taylor provided a presentation, which is preserved in the files. Kesean Coleman, representative for Adapture Renewables Inc, applicant, provided a statement.

Chair DePew opened the public hearing. Katherine Klump spoke in favor. Hoang Quon spoke in opposition. Chair DePew closed the public hearing.

Mr. Coleman provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Watkins stated the Commission's decision should focus on the rezoning itself and not the potential solar farm to be considered later under a special use application, adding that downzoning benefits the area. Member Limbach stated that rezoning parcels for solar energy makes the land permanently unsuitable for other uses, limits future options, impacts nearby residents, and provides no economic or employment benefits to Cochise County citizens. Member Gonzalez stated that the area supports a healthy wildlife corridor and that development would harm both the wildlife and future residents seeking mountain views. Member Fickett stated that the proposed rezoning is more practical for the area's existing land conditions.

Case Planner Taylor stated that staff recommends approval without special conditions.

Vote: 7 - 2 Approved

NO: Member Randall Limbach
Member Gerry Gonzalez

2. Docket RZ25-16: An applicant-initiated request to rezone APN 404-02-303 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres). The parcel totals 5 acres and is located on Moonbeam Drive in Desert Sky subdivision east of McNeal.

Motion by Member Gerry Gonzalez, Second by Member Randall Limbach.

Case planner Taylor provided a presentation, which is preserved in the files. Brittney Meyst, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke during the public hearing. Chair DePew closed the public hearing.

Ms. Meyst waived rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Limbach stated that to approve the rezoning a special condition requires the RV must be removed. Ms. Meyst stated the RV will be removed if it is a requirement of rezoning. Vice Chair Montgomery stated the vehicle may be historic and noted many RVs are used for storage in Cochise County, asking the applicant if the RV can be moved. Ms. Meyst said it could be moved and would be removed if required. Chair DePew asked Mr. Whitehead whether the code compliance issue was before the Commission and Mr. Whitehead replied no. Vice Chair Montgomery asked if a code compliance case was ongoing and case planner Taylor replied that the action was ongoing for a dilapidated RV. Director McLachlan added the RV was also in violation as there was no established principal use. Mr. Whitehead advised the Commission can vote to remove the condition from the rezoning. Vice Chair Montgomery suggested fencing the property could also be an option. Member Watkins stated that code violation is separate from the downzone and the special condition should be removed.

Case Planner Taylor stated that staff recommends approval with special conditions relative to removing an existing recreational vehicle on the property that constitutes a code violation.

Member Watkins motioned to remove the special condition recommended by Staff, Second by Member Gonzalez. Approved 9-0

Vote: 9 - 0 Approved

3. Docket RZ25-17: An applicant-initiated request to rezone APN 408-16-009E from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The parcel totals about 102.2 acres and is located at the northwest corner of State Route 80 and U.S. Highway 191 west of Douglas.

Motion by Member Randall Limbach, Second by Member Frank Ambriz.

Case planner Taylor provided a presentation, which is preserved in the files. Mike Maerowitz, representative for Snell & Wilmer LLC, applicant, provided a statement.

Chair DePew opened the public hearing. Gerardo Valdez requested more information on possible environmental impacts of future development but did not speak in favor or opposition to the rezoning. Chair DePew closed the public hearing.

Mr. Maerowitz provided a brief response to concerns expressed by Mr. Valdez. Chair DePew closed the public hearing.

There was no Commission discussion.

Case Planner Taylor stated that staff recommends approval with special conditions relative to landscaping along adjacent residential lots in Calumet Addition subdivision.

Vote: 9 - 0 Approved

4. Docket SU25-29: An applicant-initiated Special Use Authorization request to allow a recreational vehicle park at 10477 N. Princess Palace Way near Elfrida (APN 403-58-001). The property totals about 38 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Larry Saunders, Second by Member Frank Ambriz.

Case planner Taylor provided a presentation, which is preserved in the files. Debra Whitaker, applicant, provided a statement.

Chair DePew opened the public hearing. Jeb Schoonover spoke in opposition. Haley Coles spoke in opposition. Loren Flower spoke in opposition.

Ms. Whitaker provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion:

Member Limbach asked the applicant to clarify what she meant by the project being phased and about restrictions on generator use. Ms. Whitaker stated that she plans to focus on the road then install the septic system, solar panels, and arrange for hauled water to the park by truck. Ms. Whitaker added she wants to preserve the Mesquite trees. Ms. Whitaker added that she contacted RV sellers and they state solar panels were not feasible and that generators would have to be used. Member Limbach asked how quiet hours would be enforced and Ms. Whitaker stated she resides on the property and could have office staff in the future. Member Watkins suggested that the applicant check with ADEQ to determine if water provided in the proposed RV park will be considered a community water system. Vice Chair stated approval of the special use is permission to proceed with the applicant's plans to develop the RV park and requires compliance with State and local codes, noting the remoteness of the property.

Case Planner Taylor stated that staff recommends approval with special conditions relative to the number of spaces, road maintenance agreements and widening, quiet hours, park maintenance, perimeter open space, and vegetation.

Vote: 9 - 0 Approved

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS

CALL TO COMMISSIONERS ON RECENT MATTERS

ADJOURNMENT

Chair DePew adjourned the meeting at 6:14 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director

**Planning and Zoning Commission Meeting
(January 2026)**

1.

Meeting Date: 01/14/2026

RZ25-18 (Joe Hines Rd/Packing Plant Rd)

Submitted By: Matthew Taylor, Development Services

Department: Development Services

Presentation: PowerPoint

NAME Matthew Taylor
of PRESENTER:

TITLE Planning Manager
of PRESENTER:

Agenda Item Text:

Docket RZ25-18: An applicant-initiated request to rezone a portion of APN 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The property totals about 160 acres and is located at the southwest corner of Joe Hines and Packing Plant Roads near Willcox.

Background:

The county received a rezoning application from Stan Chaffin (applicant) to rezone 5 acres out of APN 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District) to allow retail sales and service uses.

Attachments

Staff Memo

Staff Presentation

Application

Public Input



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, Development Services Director
SUBJECT: Docket RZ25-18 (Joe Hines Rd/Packing Plant Rd)
DATE: January 14, 2026

Docket RZ25-18 (Joe Hines Rd/Packing Plant Rd)

The applicant requests rezoning a portion of APN 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The property is located at the southwest corner of Joe Hines Road and Packing Plant Road near Willcox.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Stan Chaffin
Location: SW Corner of Joe Hines and Packing Plant Roads
APN: 202-24-001C
Parcel Size: 40 acres
Current Zoning: R-36
Proposed Zoning: GB
Growth Area: B – Community Growth Areas
Plan Designation: Developing
Area Plan: None
Existing Use: Agriculture
Proposed Use: Commercial

Surrounding Zoning and Land Uses:

North	R-36	Residential
South	R-36	Residential
East	R-36	Residential
West	R-36	Residential

II. PARCEL HISTORY

The property has two domestic wells onsite (2004, 2015) and an existing chicken coop and areas used for growing vegetables. The applicant has submitted an exemption application for existing agricultural activities (AE25-15).

III. NATURE OF REQUEST

The applicant requests rezoning 5 acres out of a 40 acre parcel to allow commercial development.

Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with comprehensive or area plan designations. In this case, the proposed rezone to GB is consistent with existing *Developing* and *Growth Area B* Comprehensive Plan designations.

Compliance with Rezoning Criteria

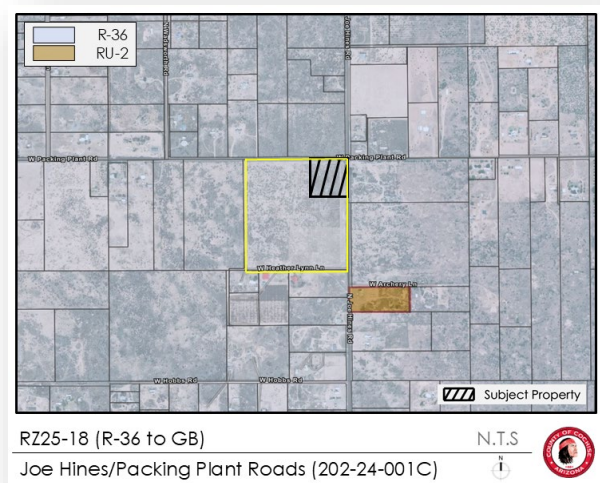
Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Does Not Comply

The applicant has not provided a land use/concept plan as specific uses are to be determined. Land use(s) and site development are subject to County, State, and other applicable permitting requirements.

2. Compliance with Applicable Site Development Standards: Complies

The rezoning area totals 5 acres and is located at the hard corner of Joe Hines and Packing Plant Roads. Future development will be subject to site development standards found in County zoning regulations if successfully rezoned to GB, including minimum setbacks, maximum height, required screening, maximum lot coverage, landscaping and other applicable requirements. It is reasonable to assume the parcel can support one or more business uses and comply with applicable County regulations.



3. Adjacent Districts Remain Capable of Development: Complies

The requested rezone to General Business does not prevent surrounding properties from being developed in a manner consistent with their R-36 zoning classifications. Development limitations on adjacent land uses typically apply to properties being rezoned to a more intense zoning district and not those with existing residential or non-residential zoning districts yet to be developed. Adjacent parcels share the same Comprehensive Plan designations as the subject property and could be subject to similar rezoning requests in the future.

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the property to GB will not result in the creation of nonconforming uses since the portion of the property being considered for rezoning is undeveloped (the property is currently taxed as Agriculture/Vacant Land by the County). The southern portion of the property is being used for agriculture (crops, egg production).

5. Compatibility with Existing Development: Complies

Being at a hard corner and consisting of 5 acres, the land area identified for rezoning has no adjacent properties other than the parent parcel owned by the applicant. That portion of the property remaining R-36 serves as a significant buffer to properties to the south (which are also owned by the applicant) and to the west. The parcel immediately to the north is undeveloped and, given its similar Comprehensive Plan designations, could be a suitable location for rezoning to allow business uses in the future or for residential development as allowed by the current zoning. The nearest residences are to the east and

northeast across Joe Hines Road. Rezoning the entire 40 acre property to GB could pose substantial incompatibility issues for nearby properties given the potential scale of non-residential development; however, in this case, rezoning 5 acres at the hard corner of an intersection not only keeps non-residential development to a lower intensity but also reduces off-site impacts due to proximity. Otherwise, applicable County standards, particularly those regulating setbacks, access and lighting, will limit impacts to residential properties to the east.

6. Rezoning to More Intense Districts: Complies

This factor states that rezones to more intense zoning districts are required to demonstrate that adjacent, less intense zoning districts and uses are protected. The Zoning Regulations require the following considerations:

- The proposed District is buffered by an intermediate District of sufficient size to provide a reasonable transition of intensity from the existing area (as a guide, a reasonable transition is considered to be a difference of intensity or density of two levels as defined in Paragraph 2).
 - *Much of the area northeast of the City of Willcox within County jurisdiction is zoned R-36 but, for most of the area within 2 miles, current Plan designations would allow rezones to more intensive business and industry districts. Zoning districts other than R-36, such as RU-4, GB, and HI, are sporadic and typically consist of small acreages. Individual properties have been zoned to GB over the course of several years and these are mostly located at intersections or along the frontage of collector or arterial roads, including the closest GB zoned property at Packing Plant and Fort Grant Roads $\frac{3}{4}$ of a mile to the west. Given current Plan designations, residential or non-residential development would be allowed and should be expected with the most significant restraint in the region being the significant floodplain extending south to the Willcox playa west of the city. There is no intermediate zoning district between the subject property and adjacent parcel; however, the rezoning area's location at an intersection and sequestration from adjacent parcels to the west and south being a portion of a larger parcel negates incompatibilities that would be otherwise expected by rezoning a property to GB within an area dominated by R-36 zoning, i.e., spot zoning.*
- The proposed District is a reasonable extension of a similar density District within the area.
 - *The applicant does not propose residential land uses for the 5 acre portion of the property identified in the rezoning application. The size of the rezoning area combined with applicable development standards will limit the type of land uses and area available for improvement.*
- The proposed District provides a transition between an existing less intense District and a more intensive District or an arterial street; or, the proposed District is designed to provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures. (Note: When an HI District is proposed in a Comprehensive Plan Rural Area, this factor may be the only applicable factor because it is unlikely that a reasonable transition can be provided between the existing Rural Zoning District and the HI District.)
 - *The subject property is at the intersection of two improved County-maintained roads in an area with a variety of lot sizes mostly developed for low density residential use. The most common non-residential land use is agriculture (including a substantial portion of the subject property). The applicant's own property serves as a buffer from adjacent properties zoned R-36 and having established residences. Applicable County regulations required by the proposed zoning district and current growth area designation will mitigate most off-site impacts*

potentially created by allowed GB land uses.

7. Adequate Services and Infrastructure: Complies

The zoning regulations include this factor to measure the viability of a rezone to a more intensive zoning district and the uses that district would allow. Specifically, this factor considers impacts on roadways, infrastructure, and public facilities such as traffic volumes, roadway conditions, and required street, water, and sewer improvements. Given the property's location at the corner Joe Hines and Packing Plant Roads, access is available from either roadway or perhaps both roads as determined by the County during the right-of-way (ROW) permitting process. The property has existing water and is located within the Sulphur Springs Electric Cooperative (SSVEC) service area. New commercial buildings are required to meet County building standards.



8. Traffic Circulation: Complies

Rezoning a portion of the property to GB will not result in the re-classification of either Joe Hines Road or Packing Plant Road both of which are rural local roads. Additionally, the proposed use is unlikely to require right-of-way dedications or off-site improvements to support a new business use. The County will require improved driveways along Joe Hines and/or Packing Plant Roads to accommodate commercial traffic through the ROW permitting process relative to surfacing and width.

9. Development Along Major Streets: Not Applicable

This factor considers limiting the number of access points along major roads by using frontage roads, shared access, no access easements, and other methods to reduce the creation of unsafe traffic conditions, congestion, or obstructions. The property is not located along a major street, being at the corner of two improved rural local roads in County maintenance. Improvements beyond commercial driveway standards for new vehicular entries along Joe Hines or Packing Plant Roads will be formally reviewed during the County's ROW permitting process.

10. Infill Compatibility: Complies

Similar to other factors above, this factor applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI) zoning districts and encourages non-residential uses in areas with established similar uses to reduce sprawl and potentially negative impacts on less intense, residential land uses. The property is an area about $\frac{3}{4}$ mile north of the City of Willcox predominately zoned R-36 with a few parcels in the vicinity having established rural or business zoning (the nearest GB zoning is located less than a mile to the west along Fort Grant Road).

This area is characterized by a varying lot sizes of less than one acre to more than 20 acres and a mix of parcels with established single family residences or that have remained undeveloped. The rezoning area proposed by the applicant is buffered by the applicant's own property to the west and south which will retain its R-36 zoning. Parcels to the north zoned R-36, across Packing Plant Road, are currently undeveloped while parcels to the east, across Joe Hines Road, typically have existing residential uses. Most undeveloped properties in this area are also candidates for rezoning to business due to their

Comprehensive Plan designations. Established residences to the east that may be impacted by future commercial development, but requirements in the Zoning Regulations, including setbacks, screening, and lighting apply to future development and are more intensive when adjacent to parcels zoned residential. Future development will also comply with applicable County building, engineering, and floodplain regulations.

11. Unique Topographic Features: Complies

Similar to infill compatibility above, this factor applies to rezoning requests to more intense business or industrial zoning districts and promotes protection of areas with unstable soils, steep slopes, washes, and floodplains. There are numerous topographical features in the vicinity and much of the Willcox area are located within a floodplain. The subject property is generally flat and unremarkable except for the frontage along Joe Hines Road where drainage infrastructure channels stormwater flows. County floodplain regulations and other drainage-related standards will apply to future commercial development.

12. Water Conservation: Complies

The property is located within the Willcox Active Management Area (AMA) which involves an additional layer of water-related regulations by the Arizona Department of Water Resources (ADWR). County-wide water conservation requirements identified in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties. The site has two existing well sites so water is available to support future business uses and future water conservation requirements will be identified at permitting, focusing primarily on new structures.

13. Public Input: Complies

The applicant mailed notices to property owners within 750' on October 28, 2025, noting one nearby property owner has expressed opposition to business zoning. Staff published legal notice, posted the property, and mailed notification letters to the same property owners on 17 December 2025, receiving written responses in favor and in opposition.



14. Hazardous Materials: Not Applicable

The applicants indicate the general intent to sell eggs and vegetables produced on their property along with other possible retail or service uses. Manufacturing, processing, and other intense land uses involving hazardous materials are not permitted in the General Business zoning district.

15. Planning Policies: Complies

A rezone to GB is consistent with Comprehensive Plan designations. The *Developing* designation generally describes areas experiencing non-rural growth that are characteristic of scattered residential and non-residential development while *Growth Area B* suggests areas with development potential due to improved streets and available infrastructure that serve as intermediate areas between growing urban areas and traditionally rural areas. The applicant expresses an interest in selling goods and providing services to local residents, developing a small commercial center in the future.

IV. SUMMARY AND CONCLUSION

The applicant resides on an adjacent property to the south and requests rezoning 5 acres out of a 40 acre parcel to allow business uses consisting of retail sales of farm products, services uses, or a combination of both. The remainder of the property will continue to be used for agriculture or possibly residential development in accordance with its R-36 zoning.

Factors in Favor of Approval

1. Proposed GB zoning is consistent with Comprehensive Plan future land use designations.
2. Complies with 13 of 14 applicable factors used to evaluate rezoning requests.
3. Located at the intersection of two County-maintained roads.
4. Support from a nearby property owner.

Factors Against Approval

1. Land use/concept plan not provided with application.
2. Opposition from a nearby property owner.

V. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the request to rezone 5-acres out of tax parcel 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District) to the Board of Supervisors without special conditions.

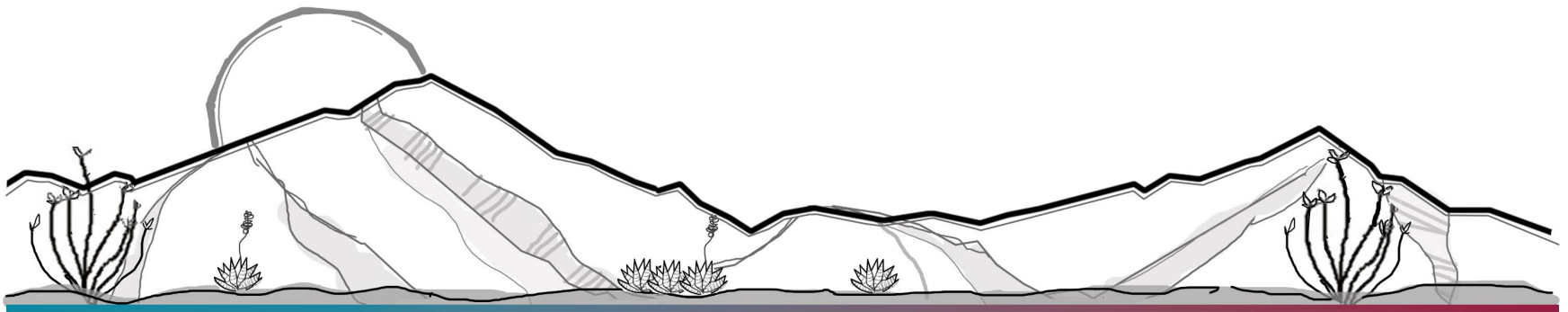
Sample Motion

I move to recommend approval of Docket RZ25-18 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-24-001C from R-36 to GB, the factors in favor constituting the findings of fact.

Docket RZ25-18

R-36 to GB

Planning and Zoning Commission
January 14, 2026



Sample Motion

I move to recommend approval of Docket RZ25-18 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-24-001C from R-36 to GB, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Stan Chaffin

Location: SW corner of Joe Hines/Packing Plant
(5 acres out of APN 202-24-001C)

Current Zoning: R-36

Proposed Zoning: GB

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Agriculture

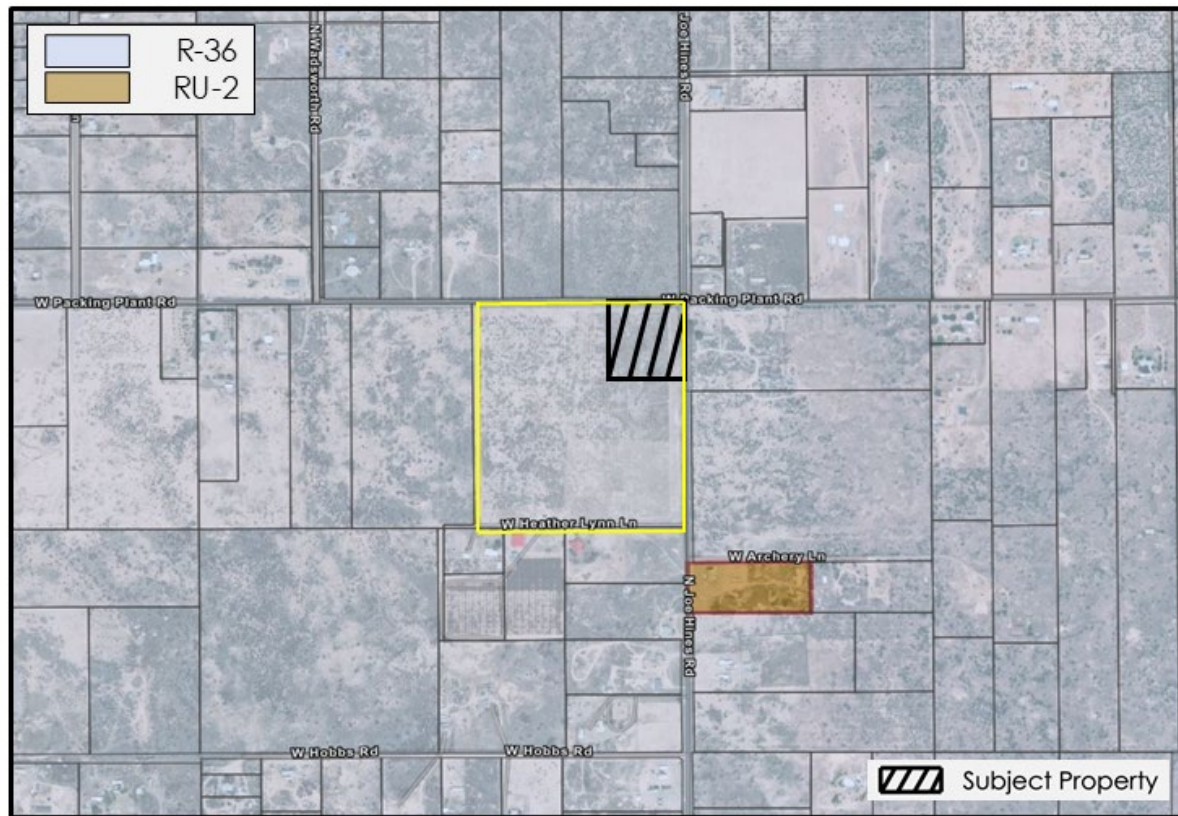
Proposed Use: Commercial Sales/Services



DEVELOPMENT SERVICES



Property Location and Zoning



RZ25-18 (R-36 to GB)

Joe Hines/Packing Plant Roads (202-24-001C)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



GB Zoning District

- Section 2.33 (Zoning District)
 - Setbacks: 40' from residential properties, 20' from streets
 - Height: 40'
 - Screening: 6' solid screen (solid wall, fence, landscaping)
 - Site Coverage: 85%
- Section 2.51 (Growth Area B)
 - Parking/Driveways: asphalt
 - Screening: 6' solid screen consisting of solid walls and/or fencing; existing vegetation if meets solid screen intent
 - Landscaping: 5% of site, 5' strip along abutting streets
 - Water Conservation: County approved plants, groundcover; water recycling; misters prohibited
- Applicable County and State requirements
 - County ROW permit (hard surface access apron)

Rezoning Factors

- | | |
|---|------------------------|
| 1. Adequate site/concept plan: | Does Not Comply |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Complies |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Complies |
| 11. Unique topographic features: | Complies |
| 12. Water conservation: | Complies |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Factors in Favor of Approval

1. Proposed zoning consistent with Comprehensive Plan future land use designations
2. Complies with most applicable factors
3. Located at intersection of two County-maintained roads
4. Support from nearby property owner

Factors Not in Favor

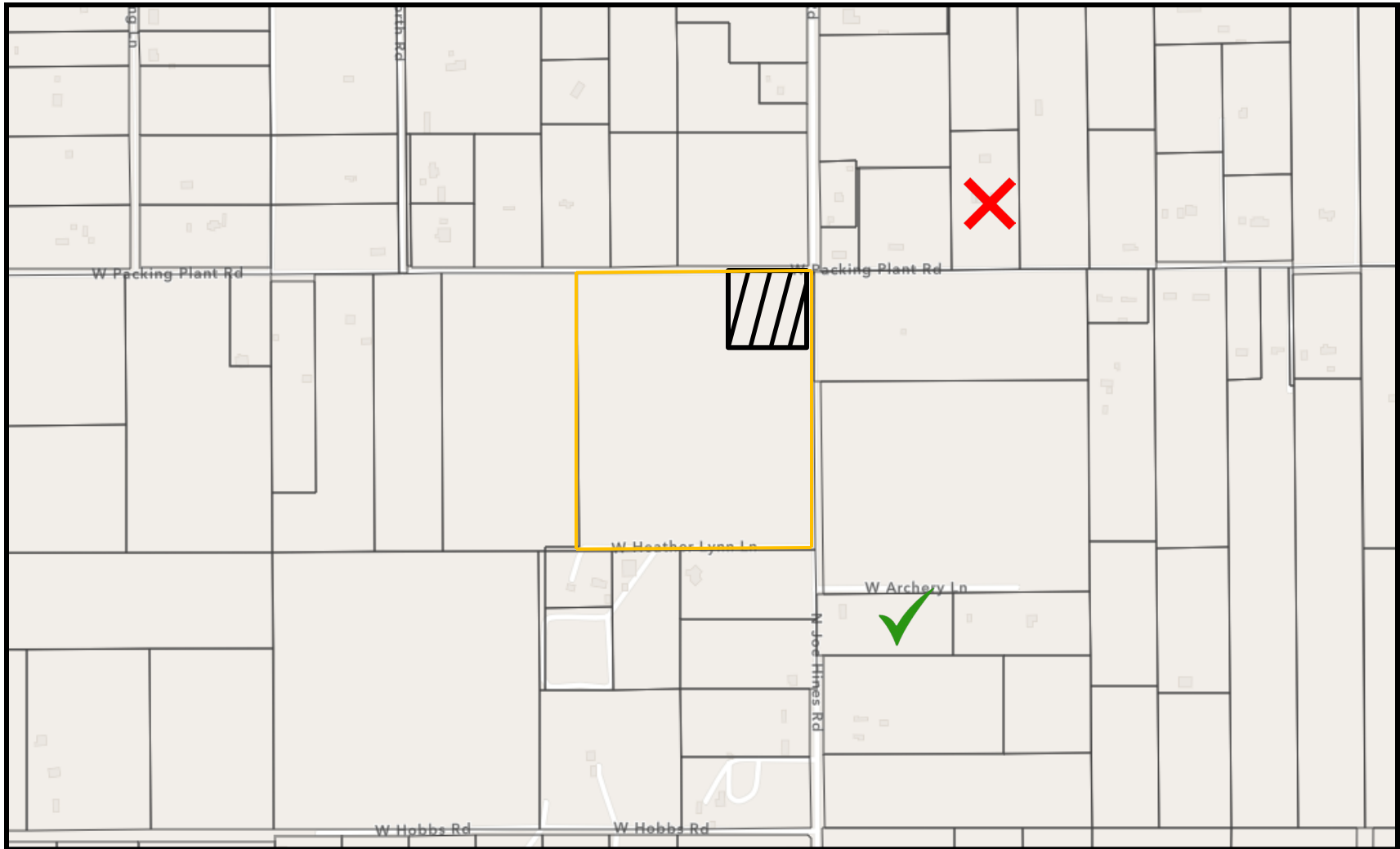
1. Land use/concept plan not provided
2. Opposition from nearby property owner

Public Notice

- 28 October
 - Applicant Letter
- 17 December
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES



Applicant Presentation / Discussion



DEVELOPMENT SERVICES



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-18 to the Board of Supervisors without special conditions.

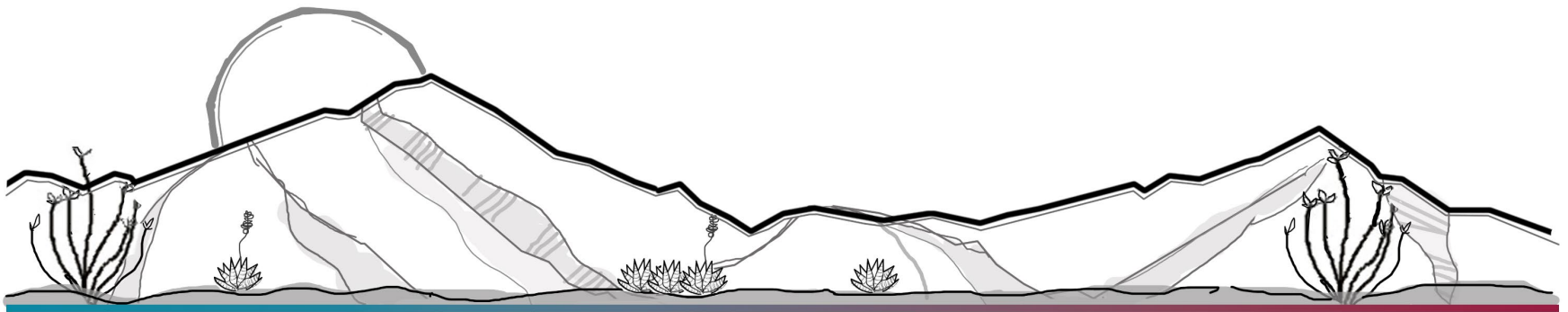
Sample Motion

I move to recommend approval of Docket RZ25-18 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-24-001C from R-36 to GB, the factors in favor constituting the findings of fact.

Docket RZ25-18

R-36 to GB

Planning and Zoning Commission
January 14, 2026





Development Services

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

Rezoning Application

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

Applicant Info	
Name:	Stan Chaffin
Address:	1835 W. Heather Lynn Ln Willcox Az. 85643
Phone:	480-318-3324
Email:	homerssmokehouse@gmail.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)	
Signature:	<i>Stan Chaffin</i>
Date:	11-11-2025
Processing Fees	
\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	

Required Submittals

This application



A concept plan



A copy of the neighborhood notification letter and any information provided to the public



A non-refundable processing fee

Property Info

Property Owner Name(s): Stan Chaffin

Parcel Number(s) (APN): 202-24-001C

Total Acreage: 5 acres corner - Joe Hines / Pacing House Rd.

Current Zoning Designation:

Proposed Zoning Designation:

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.

Yes



No

Is there a concurrent comprehensive plan amendment associated with this request?

Yes, state proposed category/designation



No

Project Info

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes



N/A, no deed restrictions

Project Info Continued

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	well
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Supplemental Questions

1. State the reason for this request and why it should be supported.

Having the corner Commercialized to provide a Farmers mkt. and provide a washers /dryers to help the community.

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

Map Provided on separate page
 future structure will be set 40x12.
 No Buildings or structure at this time

Supplemental Questions Continued

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

None at this time

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

NO -

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

Not applicable, this is a request to a LESS intense zoning district.

The proposed zoning is an extension of a similar density zoning within the area.

The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.

The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

Supplemental Questions Continued

9. List any strategies you will use, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

12. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Supplemental Questions Continued

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

NONE -

14. Date of mailing by applicant: *10-28-25*

15. Mailing radius: *21 Citizens Addresses*

16. Indicate whether the subject property occurs within the following (select at least one):

- Within the Sierra Vista Sub-Watershed Overlay Zone
- Within two miles of the San Pedro Riparian National Conservation Area
- Within one mile of the Babocomari River
- None of the above
- I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

- Yes No Not Applicable

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):



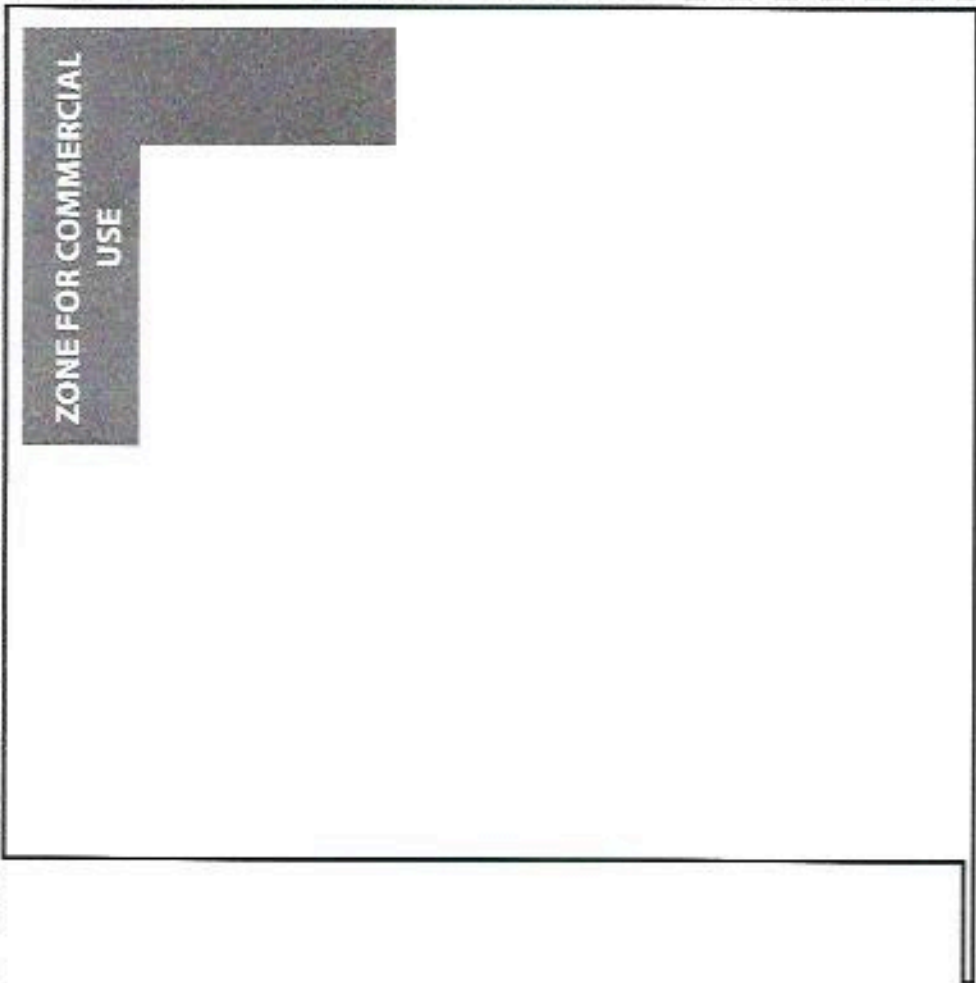
Date:

11-11-2025

NORTH JOE HINES ROAD

WEST PACKING PLANT ROAD

ZONE FOR COMMERCIAL
USE



DOCKET RZ25-18

(JOE HINES RD/PACKING PLANT RD)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons:

PRINT NAME(S):

Marshall Miles

SIGNATURE(S):

M Miles

YOUR TAX PARCEL NUMBER: _____ (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than January 2, 2026, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

DOCKET RZ25-18

(JOE HINES RD/PACKING PLANT RD)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons:

PRINT NAME(S):

Raymond Schnarre / KAREN R Wood

SIGNATURE(S):

Ray Schnarre
KAREN Wood

YOUR TAX PARCEL NUMBER: 202-14-005 Q1 ^{and} (eight-digit identification number found on your property tax statement) 202-14-005 P2

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than January 2, 2026, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

DOCKET RZ25-18

(JOE HINES RD/PACKING PLANT RD)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

WE HAVE NO OBJECTION TO THIS REQUEST

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

LOWELL THOMAS NEELY & LINDA LU NEELY

SIGNATURE(S):

Lowell Thomas Neely
Linda Lu Neely

YOUR TAX PARCEL NUMBER: 202-24-01680 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than January 2, 2026, at 5pm to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

**Planning and Zoning Commission Meeting
(January 2026)**

2.

Meeting Date: 01/14/2026

RZ25-19 (Fort Grant Rd/Ingram Rd)

Submitted By: Matthew Taylor, Development Services

Department: Development Services

Presentation: PowerPoint

NAME Matthew Taylor
of PRESENTER:

TITLE Planning Manager
of PRESENTER:

Agenda Item Text:

Docket RZ25-19: An applicant-initiated request to rezone a portion of APN 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property totals about 160 acres and is located at 6305 N. Fort Grant Road near Willcox.

Background:

The county received a rezoning request from Mario Hernandez (applicant) to rezone a 5 acre portion of APN 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The applicant proposes agriculture-related sales at the southeast corner of Fort Grant and Ingram Roads near Willcox.

Attachments

Staff Memo

Staff Presentation

Application



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, Development Services Director
SUBJECT: Docket RZ25-19 (Fort Grant Rd/Ingram Rd)
DATE: January 14, 2026

Docket RZ25-19 (Fort Grant Rd/Ingram Rd)

The applicant requests rezoning a portion of APN 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property is located at the southeast corner of Fort Grant and Ingram Roads near Willcox.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Mario Hernandez
Location: 6305 N. Fort Grant Road (SE Corner of Fort Grant and Ingram Roads)
APN: 202-05-001
Parcel Size: 160 acres
Current Zoning: R-36
Proposed Zoning: RU-4
Growth Area: D – Rural Areas
Plan Designation: Rural
Area Plan: None
Existing Use: Residential, Agriculture
Proposed Use: Residential, Agriculture, Sales

Surrounding Zoning and Land Uses:

North	R-36	Residential
South	R-36	Residential, Agriculture
East	R-36	Undeveloped
West	R-36	Agriculture

II. PARCEL HISTORY

The site has multiple dwellings and accessory structures dating back to the 1930's with recent trade permits issued in the 2000's. Most of the property has historically been used for agriculture.

III. NATURE OF REQUEST

The applicant requests rezoning 5 acres out of a 160 acre parcel to RU-4 to allow agriculture-related sales.

Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with comprehensive or area plan designations. In this case, the proposed rezone to RU-4 is consistent with existing *Rural* and *Growth Area D* Comprehensive Plan designations.

Compliance with Rezoning Criteria

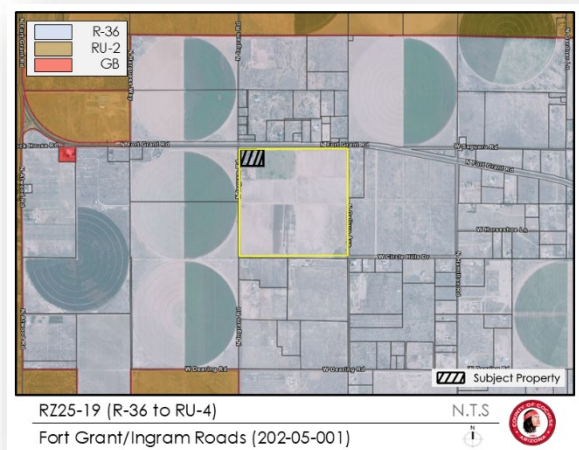
Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Complies

The applicant has not provided a land use/concept plan though the site is developed with multiple principal and accessory structures. Future uses and site development are subject to County, State, and other applicable permitting requirements.

2. Compliance with Applicable Site Development Standards: Complies

The property totals about 160 acres and the zoning area totals about 5 acres. The applicant wishes to legitimize an existing sales use by downzoning the property from residential to rural. The current zoning (R-36) does not allow retail sales uses whereas rural zoning allows agriculture-related sales by right provided the use is restricted to an area of 2,500 square feet. The business use will be subject to site development standards found in County zoning regulations if successfully rezoned to RU-4GB, including minimum setbacks, maximum height, maximum lot coverage, improved access, building permits, and other applicable requirements.



3. Adjacent Districts Remain Capable of Development: Complies

The property is located at the intersection of two county-maintained roads and the applicant proposes downzoning 5 acres at the hard corner of Fort Grant and Ingram Roads. The area is characterized by agriculture and low density residential development, and the rezoning area is bordered by the applicant's own property which will remain R-36. The proposed rezone of a portion of the property to RU-4 will not prevent surrounding properties from being developed in a manner consistent with their R-36 zoning classification. Development limitations on adjacent land uses are typically considered when a rezoning request is to a more intense zoning district.

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning 5 acres of the property will not result in the creation of any nonconforming uses since the current use of the property and existing structures are permitted in both R-36 and RU-4. Additionally, rezoning a portion of the property does not result in the creation of a new parcel or new interior property boundaries.

5. Compatibility with Existing Development: Complies

Most of the 160 acre property will remain as is without additional land entitlements created by this downzoning. The applicant intends to establish a small-scale retail sales use for agriculture-related

products (hay, equipment, tools, clothing) on a portion of the property that is already developed with multiple residential and accessory structures. The property's existing rural residential character will remain intact since RU-4 limits the proposed use to a site area of 2,500 square feet or less, including business-related structures and sales-related outdoor storage.

6. Rezoning to More Intense Districts: Not Applicable

This factor states that rezones to more intense zoning districts are required to demonstrate that adjacent, less intense zoning districts and uses are protected, requiring consideration of zoning district and use compatibility, reasonable extension of an existing district, and the use of development-related standards such as screening, landscaping, setbacks, and other design measures to mitigate potential impacts on adjacent properties with less intense zoning. In this case, the applicant is proposing a downzone to RU-4 which does allow more intense land uses than R-36 but the rezoning area will be sequestered from adjacent property by the remainder of the applicant's property which will retain its own R-36 zoning classification.

7. Adequate Services and Infrastructure: Complies

The zoning regulations include this factor to measure the viability of a rezone to a more intensive zoning district and the uses that district would allow. Specifically, this factor considers impacts on roadways, infrastructure, and public facilities such as traffic volumes, roadway conditions, and required street, water, and sewer improvements. Given the property's location and access along Fort Grant Road, a County right-of-way permit is required to hard surface and potentially widen the existing driveway to accommodate commercial traffic. Otherwise, the property has existing water, power, and septic with emergency services likely provided by the City of Willcox approximately 5 miles to the southeast.



8. Traffic Circulation: Complies

Downzoning a portion of the property to RU-4 will not result in the re-classification of either Fort Grant Road (Rural Major Collector) or Ingram Road (Minor Access Local Road). Additionally, the proposed use will not require the use of residential streets or right-of-way dedications or off-site improvements to support the proposed small-scale business use. The County will require improvements to the existing driveway along Fort Grant Road to accommodate commercial traffic through the right-of-way (ROW) permitting process.

9. Development Along Major Streets: Complies

This factor considers limiting the number of access points on major roads by using frontage roads, shared access, no access easements, and other methods to reduce the creation of unsafe traffic conflicts, congestion, or obstructions. The portion of the property intended for business use is along Fort Grant Road, a major rural collector; however, additional access points are not proposed and the existing driveway will be improved to County standards for commercial traffic.

10. Infill Compatibility: Not Applicable

This factor applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI)

zoning districts and encourages non-residential uses in areas with established similar uses to reduce sprawl and potentially negative impacts on less intense, residential land uses. In this case, the rezone request is to a less intense zoning district.

11. Unique Topographic Features: Not Applicable

This factor also applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI) zoning districts, promoting protection of areas with unstable soils, steep slopes, washes, and floodplains. In this case, the rezone request is to a less intense zoning district.

12. Water Conservation: Complies

The property is located within the Willcox Active Management Area (AMA) which involves an additional layer of water-related regulations by the Arizona Department of Water Resources (ADWR). County-wide water conservation requirements identified in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties. The property will continue to be rural residential in nature but future water conservation requirements will be identified at permitting, focusing primarily on any new structures supporting the proposed sales use.



13. Public Input: Complies

Rezoning requests to less intense zoning districts are not subject to Citizen Review Process requirements identified in the zoning regulations. Staff published legal notice, posted the property, and mailed notification letters to property owners within 300' on 17 December 2025 and has not receive any written responses from nearby property owners.

14. Hazardous Materials: Not Applicable

The use of hazardous materials are not proposed.

15. Planning Policies: Complies

Downzoning the property in its entirety or partially to RU-4 is consistent with current Comprehensive Plan land use and growth area designations. The property's existing R-36 zoning is not consistent with current Plan designations, but this zoning district is common in areas near cities and towns within the County. Upon adoption of County zoning regulations, R-36 (formerly TR-36) was used as a transitional zoning district providing for mostly low density residential development near more developed areas.

IV. SUMMARY AND CONCLUSION

The applicant resides on the subject property and requests downzoning 5 acres out of a 160 acre parcel to allow agriculture-related sales. Grocery stores and agriculture-related sales are permitted uses in rural zoning districts but are limited to 2,500 square feet to limit potential impacts of sales uses in otherwise rural areas.

Factors in Favor of Approval

1. Proposed RU-4 zoning is consistent with Comprehensive Plan future land use designations.
2. Complies with applicable factors used to evaluate rezoning requests.
3. Located at the intersection of two County-maintained roads.
4. Received no opposition from nearby property owners.

Factors Against Approval

1. Land use/concept plan not provided.

V. RECOMMENDATION

Based on the factors in favor, Staff recommends forwarding the request to rezone 5-acres out of tax parcel 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4-acres) to the Board of Supervisors without special conditions.

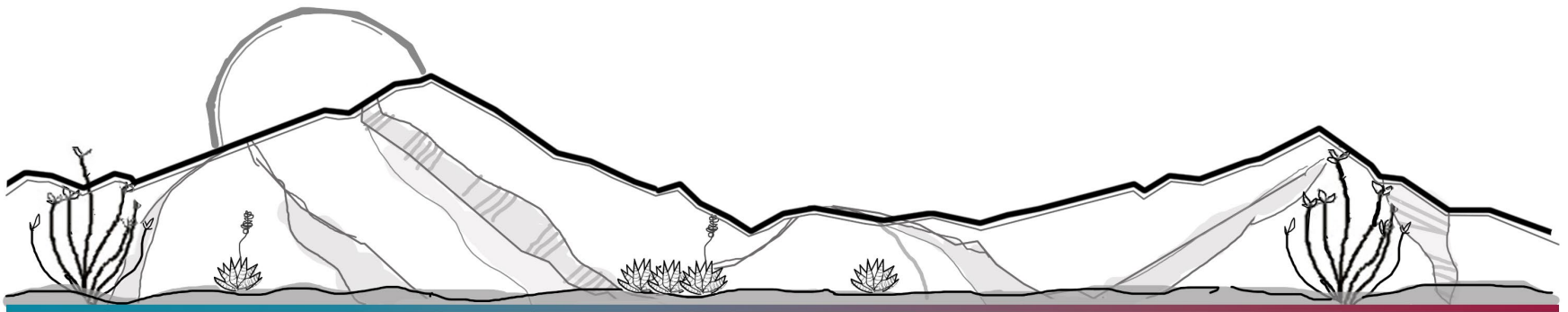
Sample Motion

I move to recommend approval of Docket RZ25-19 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-05-001 from R-36 to RU-4, the factors in favor constituting the findings of fact.

Docket RZ25-19

R-36 to RU-4

Planning and Zoning Commission
January 14, 2026



Sample Motion

I move to recommend approval of Docket RZ25-19 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-05-001 from R-36 to RU-4, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Mario Hernandez

Location: 6305 N. Fort Grant Rd
(5 acres out of APN 202-05-001)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Residential/Agriculture

Proposed Use: Agriculture-Related Sales

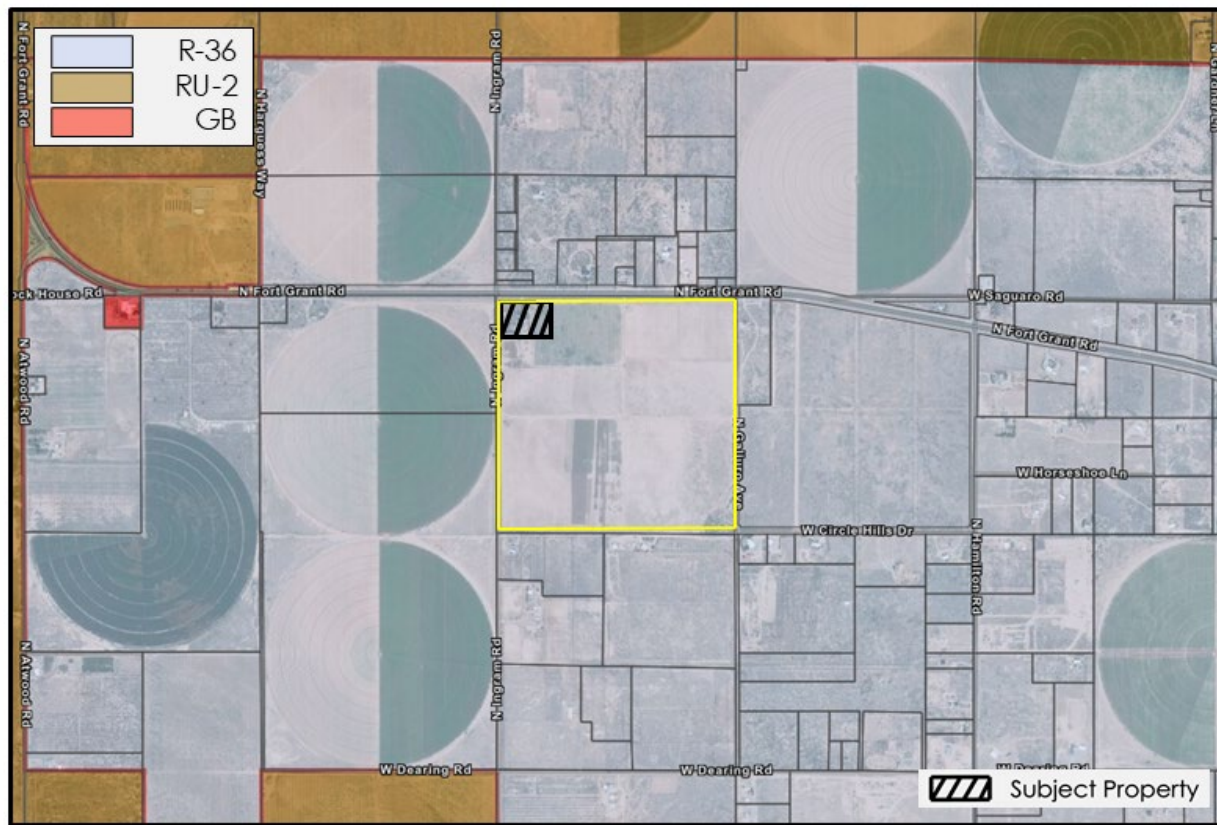


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ25-19 (R-36 to RU-4)

Fort Grant/Ingram Roads (202-05-001)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Site Plan



RU-4 Zoning District

- Section 2.15 (Zoning District)
 - Setbacks: 20' from residential properties, 20' from streets
 - Height: 30'
 - Screening: 6' solid screen (solid wall, fence, landscaping)
 - Site Coverage: 25%
- Section 2.51 (Growth Area D)
 - Parking/Driveways: 2" gravel or equivalent
 - Screening: not applicable
 - Landscaping: not applicable
 - Water Conservation: not applicable
- Other applicable County and State requirements
 - County ROW permit (hard surface access apron along Fort Grant Road)

Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Complies |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Complies |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Factors in Favor of Approval

1. Proposed zoning consistent with Comprehensive Plan future land use designations
2. Complies with applicable factors
3. Located at intersection of two County-maintained roads
4. Received no opposition from nearby property owners

Factors Not in Favor

1. Land use/concept plan not provided

Public Notice

- 17 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



DEVELOPMENT SERVICES



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-19 to the Board of Supervisors without special conditions.

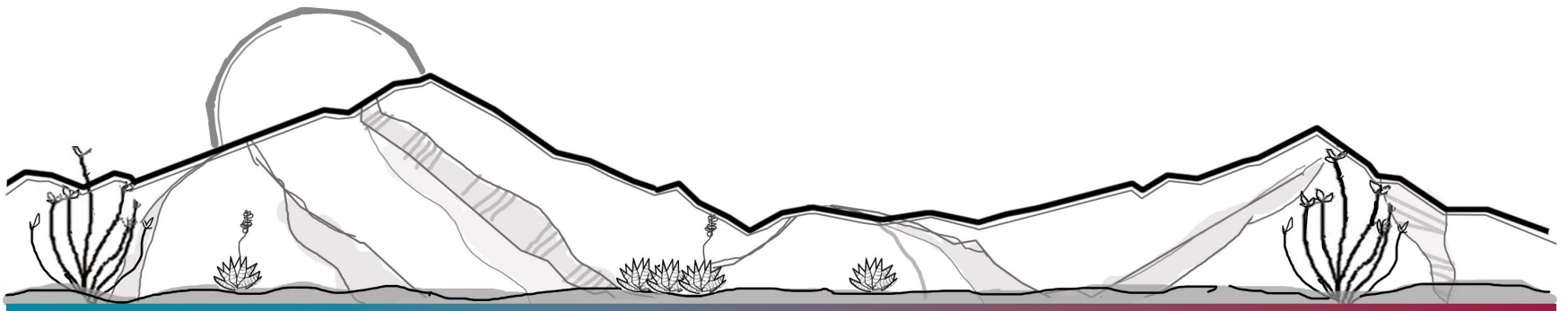
Sample Motion

I move to recommend approval of Docket RZ25-19 to the Board of Supervisors without special conditions, rezoning 5-acres out of tax parcel 202-05-001 from R-36 to RU-4, the factors in favor constituting the findings of fact.

Docket RZ25-19

R-36 to RU-4

Planning and Zoning Commission
January 14, 2026





Development Services

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

Rezoning Application

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

Applicant Info	
Name: x	Mario V Hernandez
Address: x	6305 N Fort Grant Rd Willcox AZ
Phone: x	619 536 4947
Email: x	hernandezfarm68@yahoo.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)	
Signature:	Date:
Processing Fees	
\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	

Required Submittals

This application



A concept plan



A copy of the neighborhood notification letter and any information provided to the public



A non-refundable processing fee

Property InfoProperty Owner Name(s): x *Mario V Hernandez*

Parcel Number(s) (APN): 20205001

Total Acreage: 160 acres

Current Zoning Designation: R-36

Proposed Zoning Designation: RU-4 (5 acres)

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.



Yes



No

Is there a concurrent comprehensive plan amendment associated with this request?



Yes, state proposed category/designation



No

Project Info

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.



Yes



N/A, no deed restrictions

Project Info Continued

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	private wells
Sewer/Septic*	private septic
Electricity	SSVEC
Fire Protection	Willcox
Waste Disposal	n/a

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Supplemental Questions

1. State the reason for this request and why it should be supported.

to allow a small agricultural store (hay, tools, clothing, supplies) *New and used*

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

house, shop, garage, shade structure

Supplemental Questions Continued

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

store with office

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

no but other properties along N. fort grant road have been rezoned to Rural since this zoning is consistent with the county Plan.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:



Not applicable, this is a request to a LESS intense zoning district.



The proposed zoning is an extension of a similar density zoning within the area.



The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.



The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

Private wells (2) 1 Domestic
1 Pivot irrigation field

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

Domestic 500 gallon a Day
Pivot irrigation field 750 gph minute

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

10 gallon a Day from Domestic wells

Supplemental Questions Continued

9. List any strategies you will use, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

low flow fixtures

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Fort Grant road access

11. What impact will this request have on the traffic volume of roads that serve the subject property?

Small store, no traffic impact

12. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

No new driveways

Supplemental Questions Continued

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

We do not need to mail letters per the county.

14. Date of mailing by applicant: n/a

15. Mailing radius: n/a

16. Indicate whether the subject property occurs within the following (select at least one):

Within the Sierra Vista Sub-Watershed Overlay Zone

Within two miles of the San Pedro Riparian National Conservation Area

Within one mile of the Babocomari River

None of the above

I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes

No

Not Applicable

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): x *M. D. Smith*Date: x *11/26/25*

N

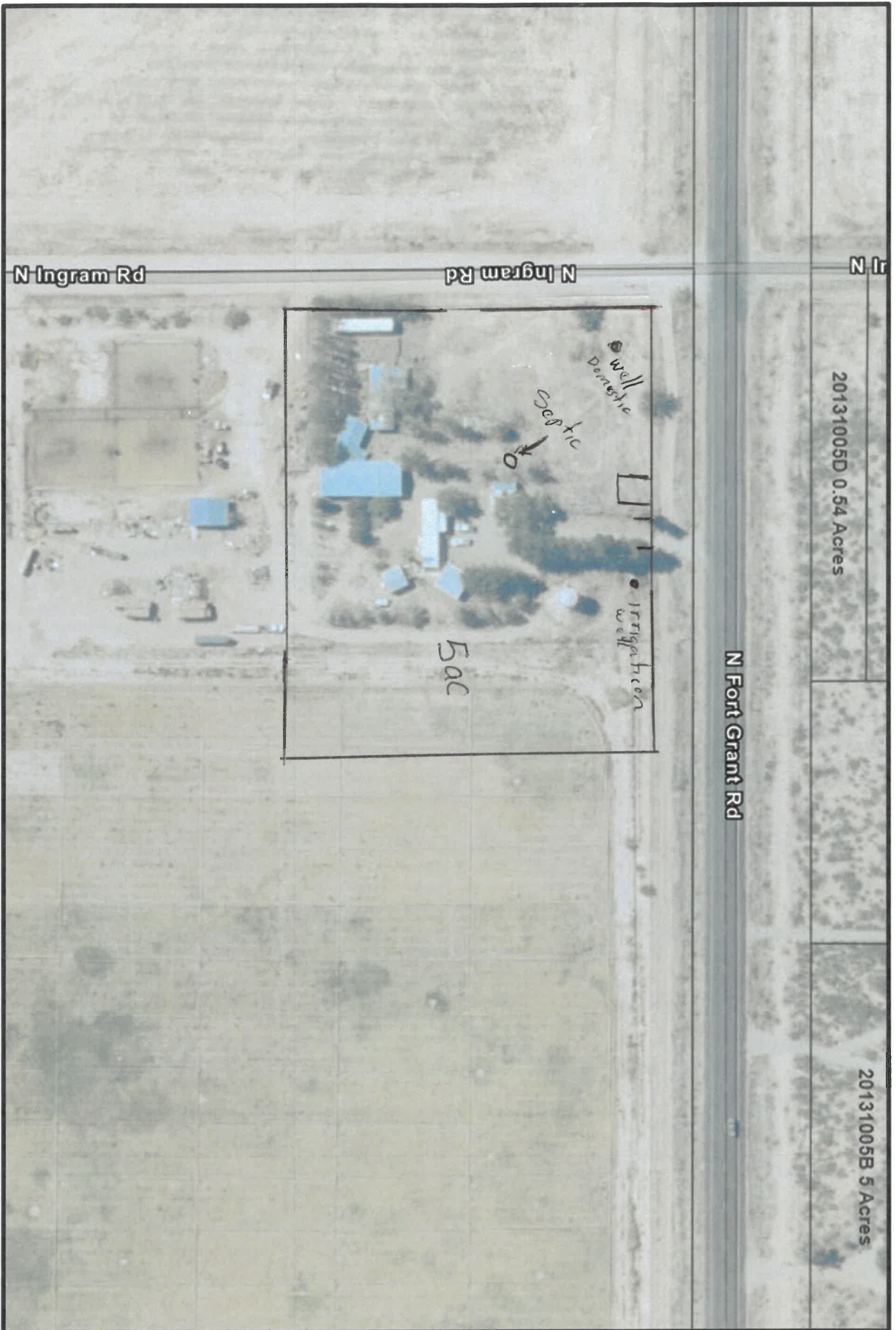
20131005D 0.54 Acres

20131005B 5 Acres

N Fort Grant Rd

N Ingram Rd

N Ingram Rd



**Planning and Zoning Commission Meeting
(January 2026)**

3.

Meeting Date: 01/14/2026

SU25-31 (Apache Trail Self-Storage)

Submitted By: Matthew Taylor, Development Services

Department: Development Services

Presentation: PowerPoint

NAME Matthew Taylor
of PRESENTER:

TITLE Planning Manager
of PRESENTER:

Agenda Item Text:

Docket SU25-31: An applicant-initiated Special Use Authorization request to allow a self-storage facility within an existing mobile home/recreational vehicle park at 79 N. Apache Trail in St. David (APN 120-18-009A). The property totals about 22 acres and is zoned R-18 (Residential District, one dwelling per 18,000 square feet).

Background:

The county received a Special Use Authorization request from Kirschmann Planning Services (applicant) to allow a self-storage facility within Apache Mobile Park in St. David. The proposed project area totals about 2.5 acres with 14,000 square feet of storage units accessed from Sibyl Road.

Attachments

Staff Memo

Staff Presentation

Application

Public Input



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: SU25-31 (Apache Trail Self-Storage)
DATE: January 14, 2026

Docket SU25-31 (Apache Trail Self-Storage)

A Special Use Authorization request to allow a self-storage facility within an existing MH/RV park.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Kirschmann Planning Services
Location: 79 N. Apache Trail (St. David)
APN: 120-18-009A
Property Size: 22.4 acres (2.5 acre project site)
Zoning: RU-18
Plan Designation: Neighborhood Conservation
Growth Area: C – Rural Community Areas
Area Plan: St. David
Existing Use: RV Park
Proposed Use: RV Park, Self-Storage Facility

Surrounding Zoning and Uses

North	R-18	Residential, Agriculture
South	R-18, GB	Residential, Undeveloped
East	R-18	Residential
West	R-36	Residential

II. SITE HISTORY

- Legal nonconforming mobile home park established prior to adoption of Zoning Regulations (1975); lawful expansion with Board of Adjustment approval (BA-86-09); conversion of spaces in 1993; numerous MH installation, building, and trade permits since 1976; no active code compliance actions.

III. SPECIAL USE AUTHORIZATION REQUEST

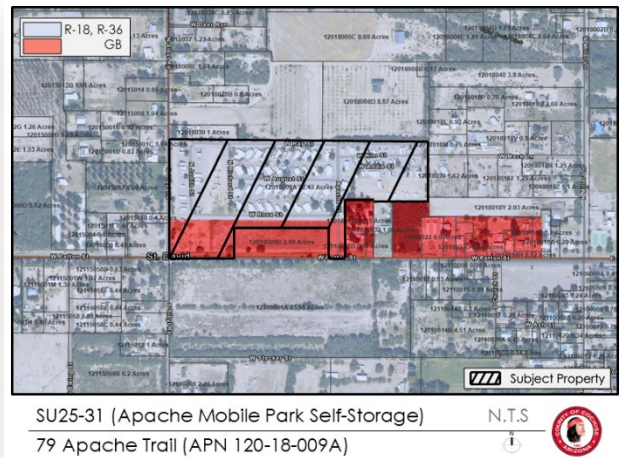
A Special Use Authorization request to allow a self-storage facility within an existing mobile home/recreational vehicle park. Proposed project site is 2.5 acres and has historically used for open RV storage.

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, seven (7) factors apply to this special use request with all applicable factors complying with conditions:

1. Compliance with Duly Adopted Plans: Partially Complies

The subject property is designated *Neighborhood Conservation* by the Comprehensive Plan and falls within *Growth Area C (Rural Community Areas)*. The property's R-18 zoning is consistent with Plan designations, and the existing use of the property (MH/RV Park) is allowed by right by the zoning district. Apache Mobile Park was established prior to County zoning regulations and the Comprehensive Plan and has been expanded and re-configured since its creation with County approval, having distinctive mobile home and recreational vehicle areas within the park. An area of about 2.5 acres used for open storage in the western half of the park near Sibyl Road is the intended site for new storage units.



Establishment criteria for *Neighborhood Conservation* is as follows:

- *The area to be designated is a developed residential neighborhood that warrants protection from non-residential uses; or,*
- *The area is an approved subdivision for which all the improvements are in place and constructed to minimum County standards.*

The Plan's *Neighborhood Conservation* designation identifies an area as having an established, primarily residential character that needs special rezoning protections to maintain land use character that generally occurs on parcels one acre or less. Parcels in this area generally range from about one to five acres with established residential uses, being created over the course of several years by a series of minor land divisions by multiple land owners. *Growth Area C* is applied to less populated rural communities like St. David, characterized by slow rates of growth with clusters of residential and non-residential development where non-residential uses are intended to serve the local community.

The *St. David Area Plan*, adopted in 2005, serves to maintain St. David's "small scale, quiet, and rural lifestyle while sustaining a safe and stable community characterized by country lifestyles and neighborliness." The area plan specifically references rezoning and special use requests for commercial uses, limited neighborhood business uses in neighborhood conservation areas to "small scale, locally owned and operated neighborhood-serving businesses."

2. Compliance with the Zoning District Purpose: Complies

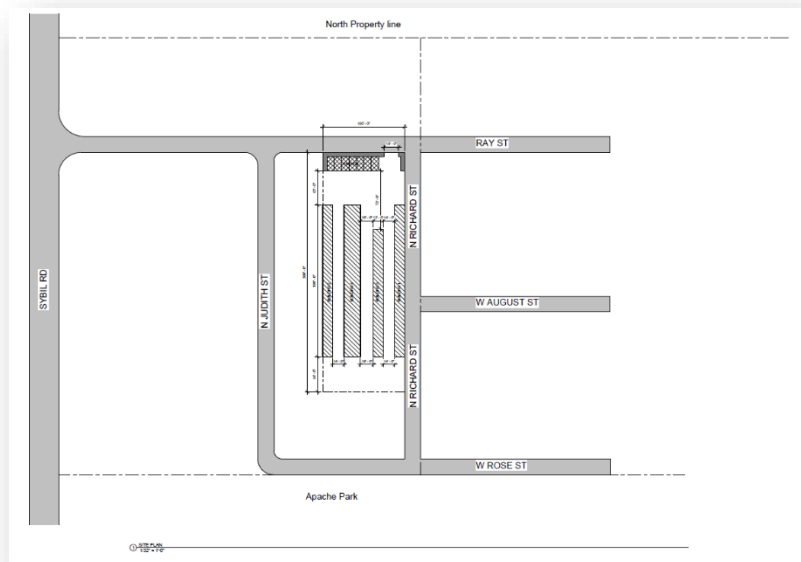
Residential zoning districts are established for the following purposes:

- *To provide an area for families living at a variety of low to medium densities*
- *To provide an area where single-household dwellings, rehabilitated mobile homes, and manufactured homes can co-exist.*

All R districts facilitate residential development and, like all other rural and residential districts, have multiple districts based on minimum site area: R-9, R-18, and R-36 (in square feet). These districts also allow non-residential uses provided they comply with applicable site development standards of the district and include:

- *Churches or places of religious worship*
- *Civic, social, fraternal, or business associations (approved by the subdivision process for residents/guests)*
- *Community gardens*
- *Emergency vehicle stations*
- *Mobile, manufactured, and recreational vehicle parks*
- *Residential care homes (maximum 6 residents)*
- *Commercial riding stables (approved by the subdivision process for residents/guests)*
- *Utility installations (excluding electric generation, sewage treatment, landfills, incinerators)*

Numerous non-residential land uses are allowed in Residential districts with special use approval either as a standalone use or in conjunction with an established principal use, including personal and professional services, day care facilities, farmers markets, grocery stores, health clinics, *mini-warehouses*, recreational facilities, and veterinary clinics/animal hospitals. While the zoning regulations allow self-storage facilities in residential districts, including R-18, the location of the property itself adjacent to an established residential area creates challenges and typically requires conditions to limit impacts affecting the quality of life of nearby residents.



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. The subject property has primary access along Highway 80, a Rural Arterial under Arizona Department of Transportation (ADOT) jurisdiction. The applicant proposes separate access to the storage

facility from Sibyl Road, a Rural Minor Collector, which requires a County right-of-way (ROW) permit and compliance with commercial standards.

4. Traffic Circulation: Partially 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 takes access from Highway 80 which is under the jurisdiction of (ADOT). A separate access for the self-storage facility is proposed from Sibyl Road, an improved and County-maintained Rural Minor Collector. The County requires a hard surface apron along Sibyl Road at the alignment of Ray Street that serves as a perimeter road within Apache Mobile Park. Traffic associated with the proposed self-storage facility is unlikely to generate enough traffic to require any off-site improvements but the project will be further evaluated at permitting. The proposed use does not jeopardize existing street classifications though proposed access to the storage facility is from Sibyl Road, a minor collector that sees mostly residential traffic; however, proposed access along Sibyl Road meets distance criteria from Highway 80 and, provided the new entry complies with applicable standards, a ROW permit will be issued to construct the new driveway.



5. Adequate Services and Infrastructure: Complies

The site is developed with existing services and enough land area to support the proposed special use. The property is located within St. David's Fire District service area.

6. Significant Site Development Standards: Complies

Applicable development standards contained in Sections 2.18 (*Residential Districts*) apply to this project. The applicant has not requested waivers from applicable development standards.

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 300' on November 12, 2025.

8. Hazardous Materials: Not Applicable

Hazardous materials are not associated with the proposed 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:

- Noise: The proposed storage use may generate additional noise beyond that created by the existing MH/RV park. The applicant proposes 24 hour customer access seven days per week. Staff recommends a condition limiting storage unit access to 6am to 10pm seven days per week.
- Lighting: New outdoor lighting associated with the proposed use is subject to Section 2.45 of the Zoning Regulations relative to brightness and shielding.
- Odors and Smoke: Storage uses typically do not generate off-site impacts specific to odors and smoke.
- Parking: The Zoning Regulations require a minimum of one parking space per 350 square feet of storage facility area. The property is in Growth Area C which does not require improved parking areas but does require improved driveways 24' in width.
- Landscaping: Landscaping is not required in Growth Area C (*Rural Community Areas*); however, landscaping is required along the west property per a previous Variance request to allow additional park spaces. Staff recommends vegetative screening along the west property line and along all other property lines where needed.
- Traffic: The applicant proposes access from Sibyl Road which requires a County ROW permit. Off-site improvements are unlikely to be required but will be evaluated at permitting.

10. Water Conservation: Not Applicable

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The property as an existing water supply but the proposed storage buildings will not require water.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 300', published legal notice, and posted the property December 5-17, 2025, with one written response in favor received to date.

VI. WAIVERS

None.

VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a self-storage facility within an existing MH/RV park. The project site totals about 2.5 area and 14,000 square feet of storage units are proposed in an area historically use for open RV storage. Storage units will be available to the public. The park itself is legally nonconforming, having been established prior to 1975 with subsequent County-approved expansion, re-configuration, and issuance of numerous placement, building, and trade permits.

Factors in Favor of Approval

1. Complies with applicable factors.
2. Support from a nearby property owner.

3. Proposed special use will be incorporated into an existing non-residential land use.

Factors Against Approval

1. Potential off-site impacts on residential properties to the north and west.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-31 to allow a self-storage facility within an existing mobile home/recreational vehicle park with the following conditions:

1. A County right-of-way permit is required at Sibyl Road and Ray Street for a hard surface apron.
2. A 6' vegetative screen shall be re-established along the west property line as required by BA3-86-09 and vegetation is required along the north and east property lines where natural vegetation is absent.
3. Storage unit access is limited to 6am to 10pm seven days per week.
4. 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.
5. 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.
6. 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 SU25-31 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU25-31

Special Use Authorization for a
Self-Storage Facility

Planning and Zoning Commission
January 14, 2026



Sample Motion

I move to approve Docket SU25-31 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Kirschmann Planning Services

Location: 79 Apache Trail (St. David)
APN 120-18-009A (22.4 acres)

Zoning: R-18

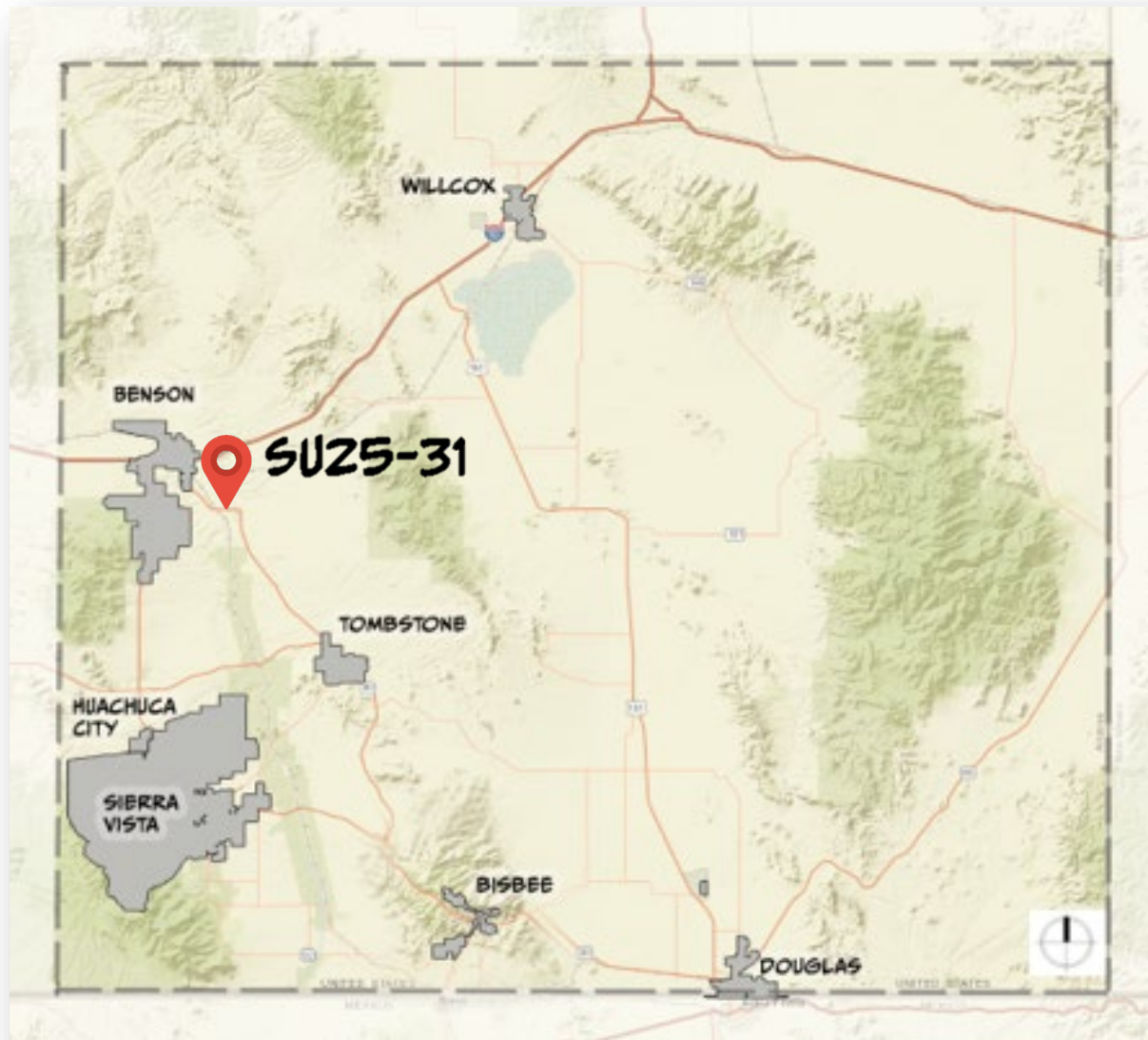
Plan Designation: Neighborhood Conservation

Growth Area: C – Rural Community Areas

Current Use: RV Park

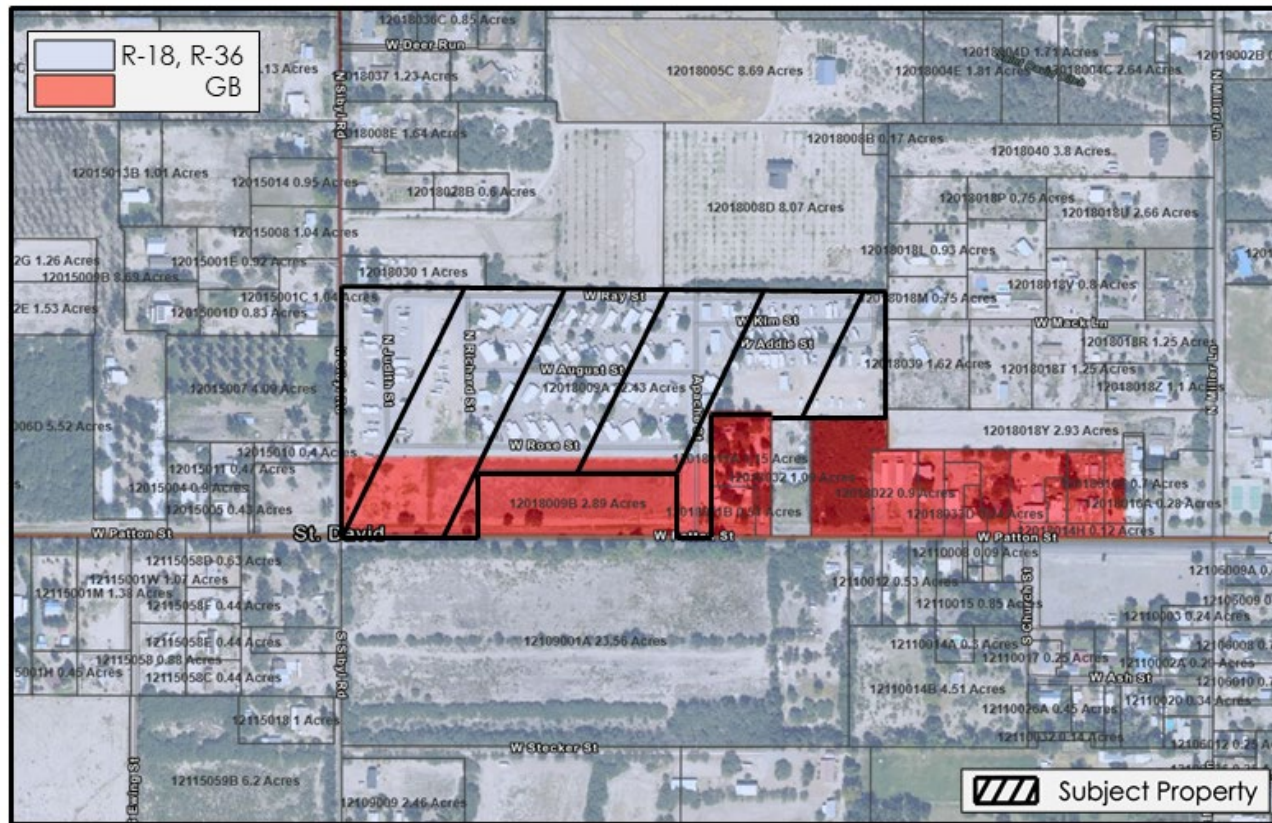
Proposed Uses: RV Park, Self-Storage Facility

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



SU25-31 (Apache Mobile Park Self-Storage)

79 Apache Trail (APN 120-18-009A)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Special Use Authorization Factors

- | | |
|--|---------------------------|
| 1. Compliance with adopted plans | Partially Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 4. Traffic circulation | Partially 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 |
| 10. Water conservation | Not Applicable |

DEVELOPMENT SERVICES

Factors in Favor of Approval

- Complies with applicable factors
- Support from nearby property owner
- Proposed special use will be incorporated into an existing non-residential land use

Factors Not in Favor

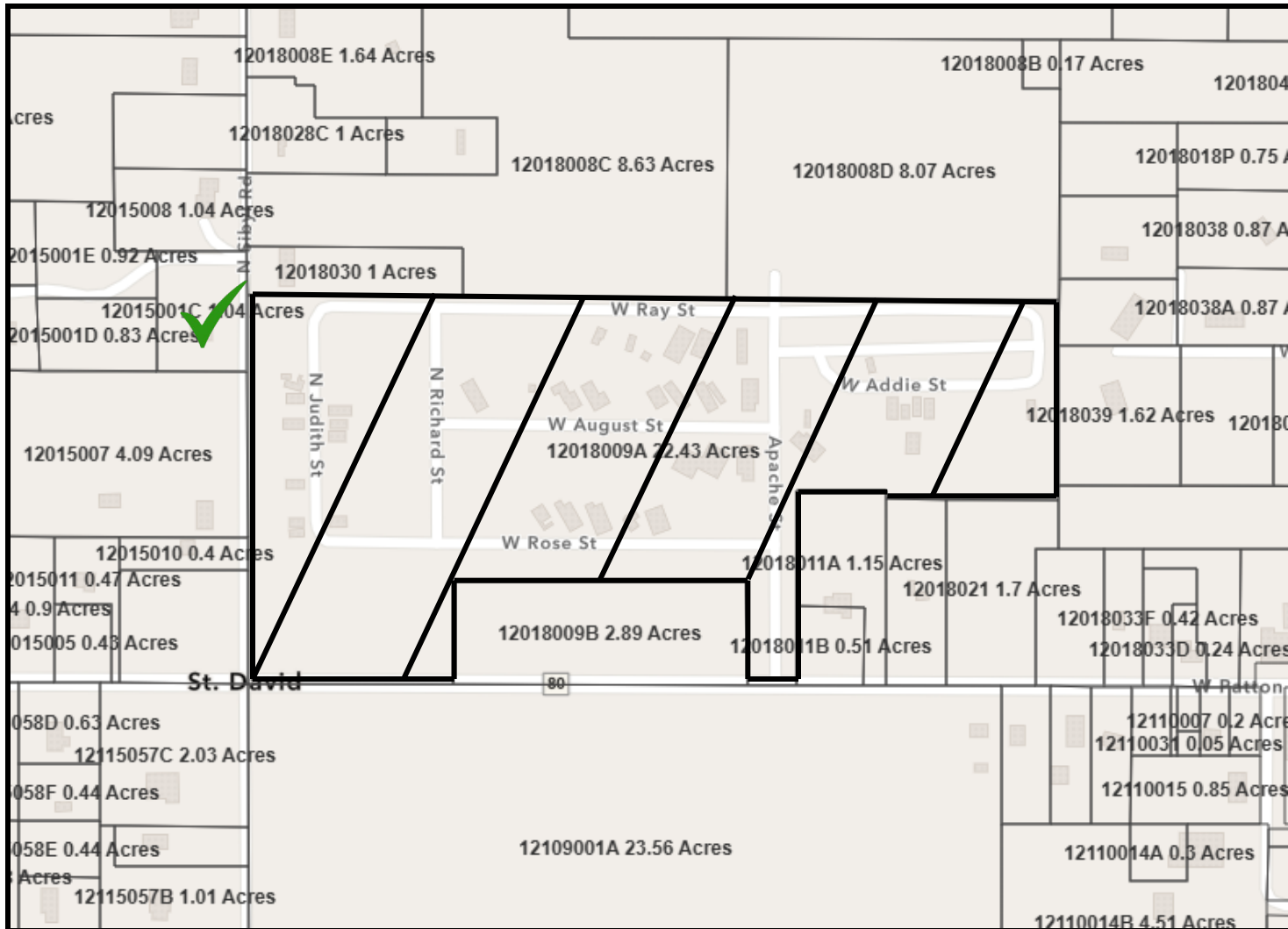
- Potential off-site impacts on residential properties to the north and west

Citizen Review / Public Notice

- 12 November
 - Applicant letters
- 5-17 December
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU25-31 to allow a self-storage facility within an existing MH/RV park with the following conditions:

1. A County right-of-way permit is required at Sibyl Road and Ray Street for a hard surface apron.
2. A 6' vegetative screen shall be re-established along the west property line as required by BA3-86-09 and vegetation is required along the north and east property lines where natural vegetation is absent.
3. Storage unit access is limited to 6am to 10pm seven days per week.

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

Sample Motion

I move to approve Docket SU25-31 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

Docket SU25-31

Special Use Authorization for a
Self-Storage Facility

Planning and Zoning Commission
January 14, 2026





COCHISE COUNTY
Arizona

Development Services

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

Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info

Name: Kirschmann Planning Services ATTN Robert Kirschmann

Address: 440 N Busby Pl Saint David AZ 85630

Phone: 520.999.9286

Email: Robert@KirschmannPlanningServices.com

Describe your relationship to this application (select one):

Property owner (skip next question)

Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.

Signature: See attached letter

Date:

Property Info

Property Owner Name(s): GOODMAN RICK R TRUST

Parcel Number (APN): 120-18-009A

Property Size (in acreage or square feet): 22.4 acres total, Special Use area ~2.5acres

Property Zoning Designation: R-18

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Project Info

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	Saint David Domestic Water Improvement District
Sewer/Septic*	N/A
Electricity	SSVEC
Fire Protection	Saint David Fire
Waste Disposal	San Pedro Valley Sanitation

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes

No

N/A, no deed restrictions

Supplemental Questions

1. Please state the reason for this request and why it should be supported.

There is a current need for quality self-storage facilities in the Saint David and Benson areas. This location was chosen as it is internal to the existing park and will not have impacts on the surrounding neighbors. The facility will be secured with access through a gated entry on Sybil Road.

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

The area where the mini storage facility will be located is vacant. It is situated between the existing mobile home park designated area and the recreational vehicle designated area that faces Sybil Road.

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

The project includes approximately 14,000 square feet of typical metal mini storage buildings. Please see attached photos for example. There is no office proposed. The existing park office and employees will be utilized. There will be seven (7) onsite parking spaces. The entire site will be surrounded by a chain link fence. A new access driveway will be constructed to Sybil Road. Only patrons of the mini storage will use this access.

4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

The buildings will be constructed of metal. Please see sample photos attached.

5. Will the project be constructed/completed within one year or phased?



One year



Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

No phasing proposed

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

This will be self-serve mini storage. No other products will be offered or sold.

7. What are the days of the week and hours of operation (if applicable)?

The units will be accessible 24 hours a day, seven (7) days a week by patrons only.

8. What are the number of employees expected to work onsite?

Initially: 1

Future: 1

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

The parcel has existing access from State Highway 80. The applicant is proposing a new driveway to Sybil Road that will only serve the mini-storage.

10. What impact will this have on the traffic volume of roads that serve the subject property?

The ITE Land Use 151 (Mini-Warehouse / Self-Storage) = 17.96 daily trips per 100 storage units. This is extremely high, especially in a rural setting such as Saint David. We estimate the average daily trips to be closer to 6 citing a BYU study in Provo, which was a larger facility in an urban +

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

6 Per Day

10.b. Number of large trucks entering and leaving the site (per day/week)?

0

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Weekdays 9AM-2PM and Friday and Saturdays are expected to be the busiest days. Due to leases expiring often around the first of the month, traffic could be elevated during that time.

11. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

We are requesting one new driveway on Sybil Road. No changes are proposed to the existing access on SR80.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Saint David Domestic Water Improvement District provides water service to the park.

13. Total gallons of water needed for the proposed use, either daily or annually: 0

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

No water is proposed at this time for the project. Due to the central location of the project, no landscaping is proposed.

15. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.

A copy of the neighborhood letter was provided to Mr. Mathew Taylor on November 10, 2025, and we sent the letter to the neighborhood on November 12, 2025.

At this time no feedback has been received, but we will forward any communication on to the Planner assigned to the Docket.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 11/12/25

15.b. Mailing radius: 300ft

16. Describe any outdoor activity associated with your special use proposal, if applicable.

There will be customers loading and unloading the storage units, trucks and moving vans. However, as mentioned before, the project is located interior to the existing park.

17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

None planned

18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

No, once the project is completed only noises typical to a mini storage would be expected and no vibrations.

19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No odors will be created as a result of this project.

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

There would not be any pests expected as a result of this activity. Should any be noticed, a pest control company would be contracted as the Applicant wishes to keep the customers materials safe.

21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No dust is expected to be created. Driveways, parking and unloading areas will be chipseal or better preventing dust.

22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

The site is already cleared. During construction, dust will be controlled via watering as needed. Post-construction the site will contain all improved surfaces or gravel.

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: /S/ Robert Kirschmann

Date: 11/10/25

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Please see authorization letter

Date: 11/10/25

KIRSCHMANN PLANNING SERVICES

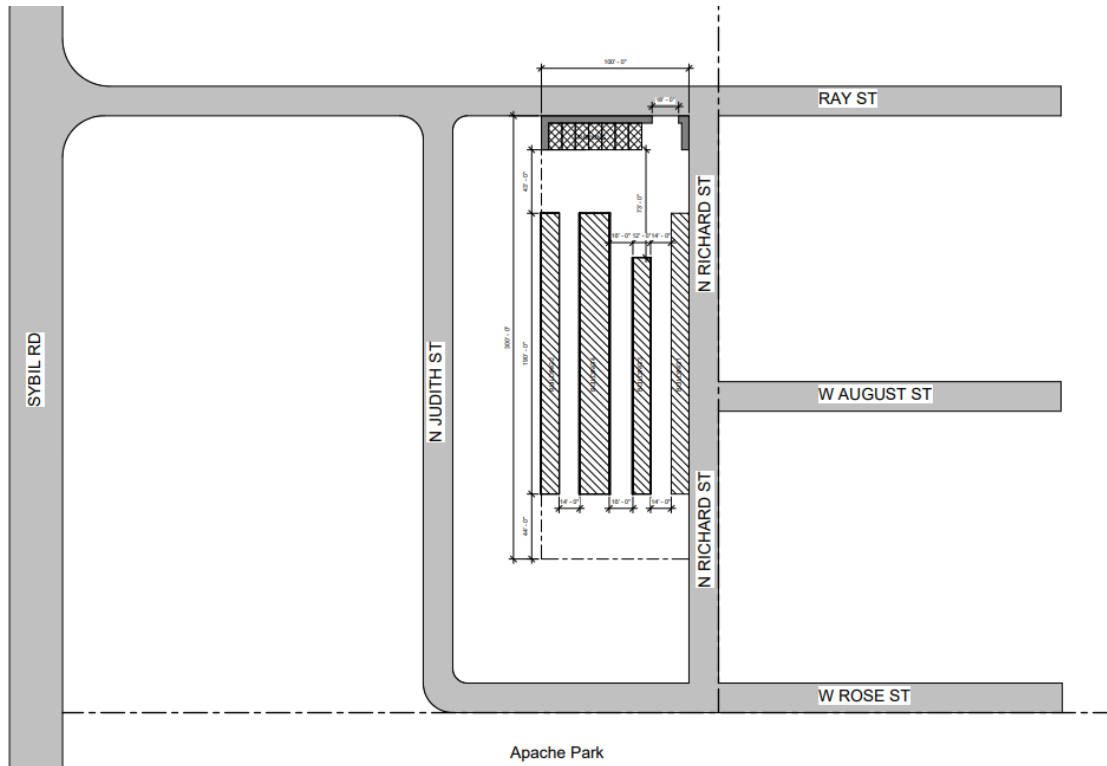
Saint David Arizona

520.999.9286

Robert@KirschmannPlanningServices.com

Hello Neighbors,

My name is Robert Kirschmann, and I'm reaching out on behalf of the owner of Apache Mobile Park. We are preparing to request a Special Use Permit from Cochise County to allow the construction of a mini-storage facility within the existing park. Please see the concept plan below:



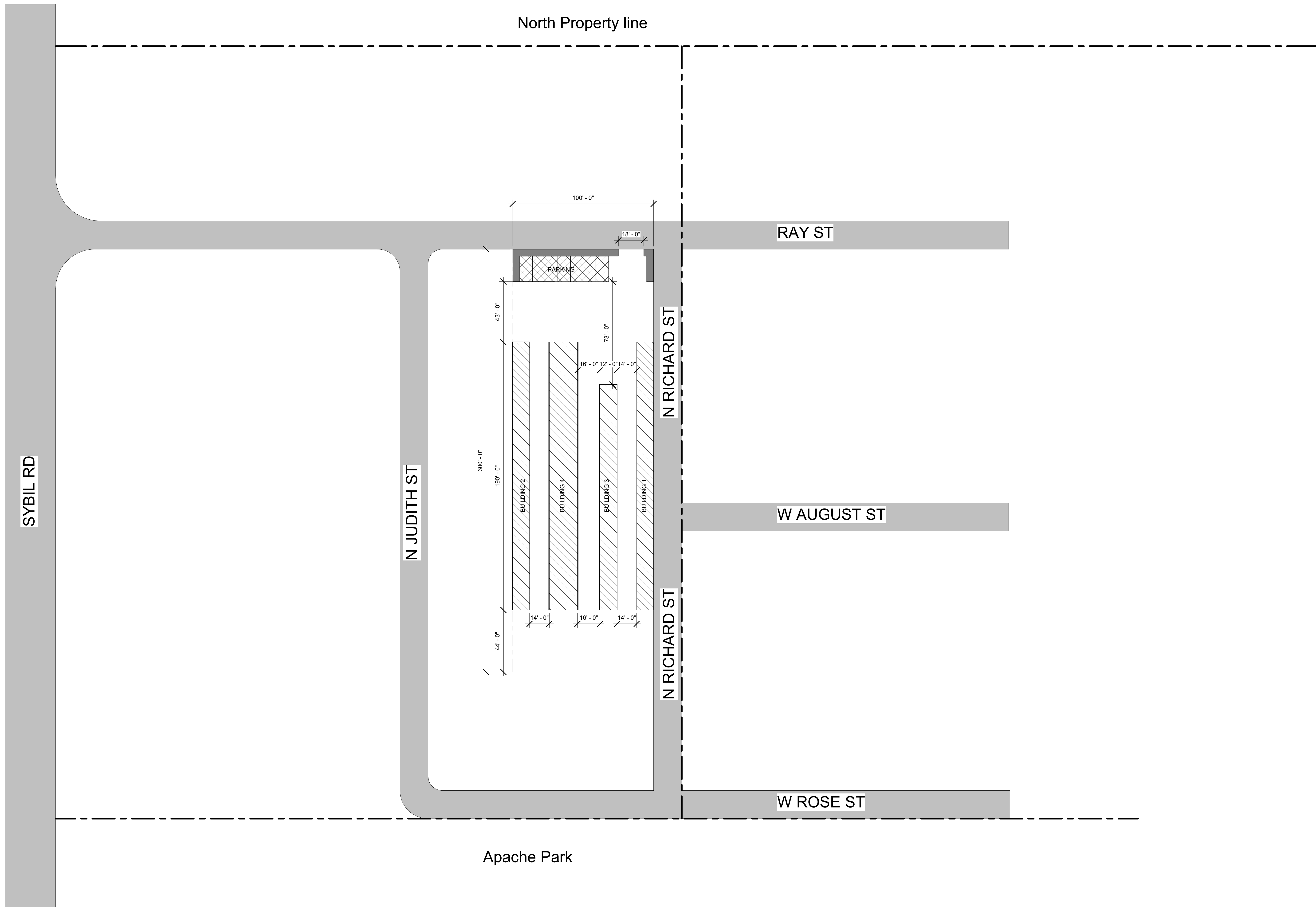
As part of the process, we want to inform you, our neighboring homes and businesses of this concept. If you have any questions or concerns about the proposed development, please contact me. The best form of communication is email at Robert@KirschmannPlanningServices.com, but I can also be reached through phone or text at (520) 999.9286.

In the coming weeks, you will also receive a public notice from the County. Please take a few moments and complete the form so that your comments can be known to County Staff and the Planning Commission.

Thank you for your time and consideration.

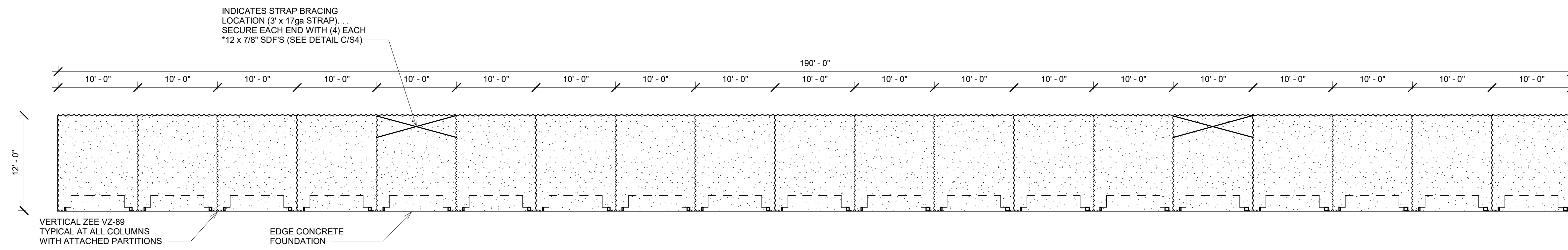
Warm regards,

Robert Kirschmann

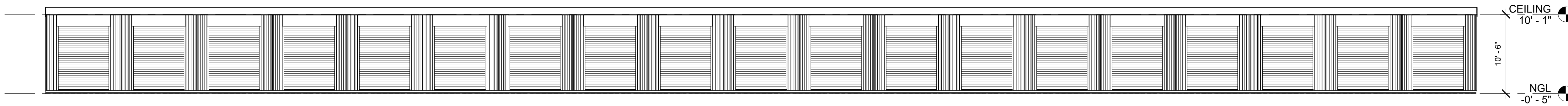


① SITE PLAN
1/32" = 1'-0"

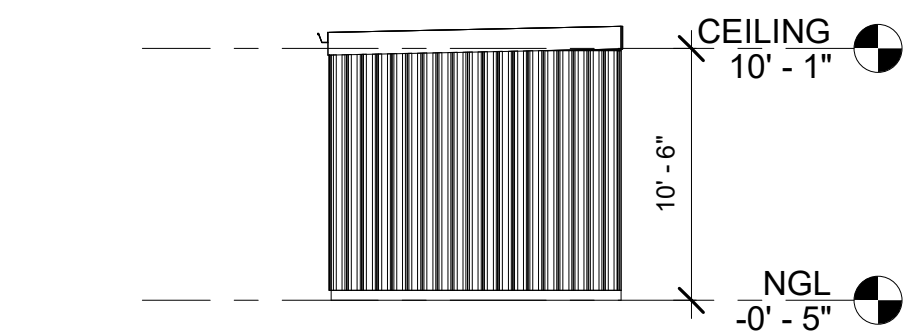
NO.		DESCRIPTION		BY	DATE
PROJECT DESCRIPTION: STORAGE FACILITY					
SHEET TITLE: SITE PLAN					
Owner					
DATE:					
Issue Date					
SCALE:					
1/32" = 1'-0"					
SHEET:					
A100					



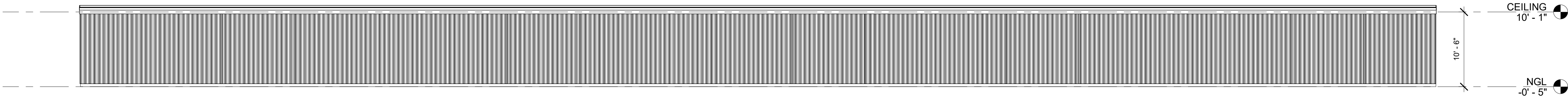
① TYPICAL FLOORPLAN OF BUILDING 1 & 2
1/8" = 1'-0"



② Front Elevation
1/8" = 1'-0"

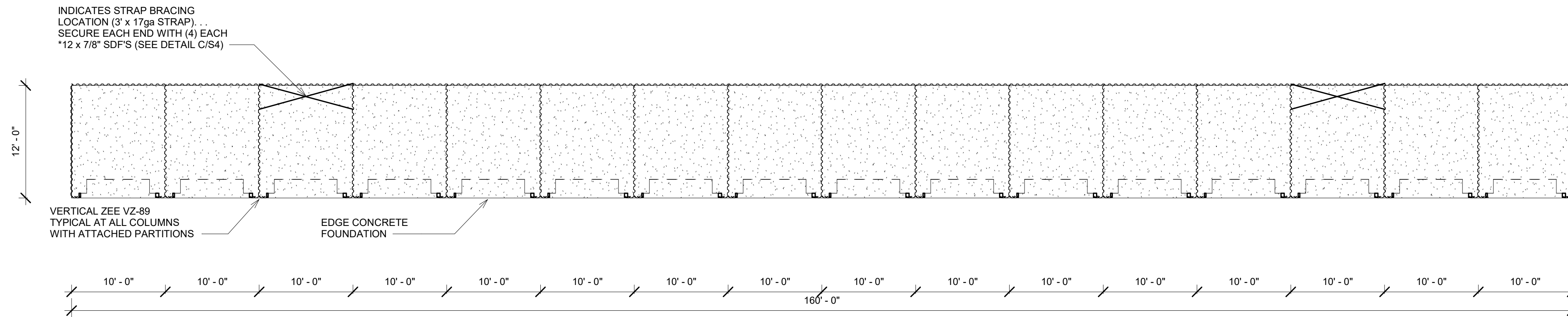


③ Side Elevation
1/8" = 1'-0"

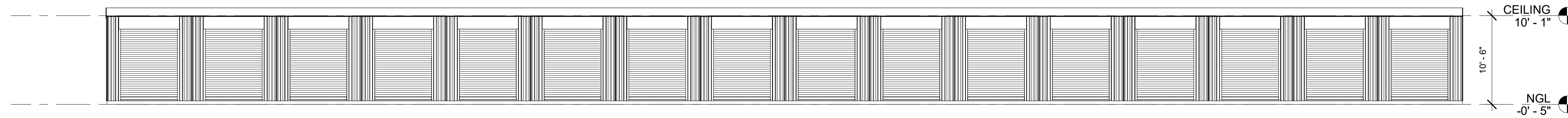


④ Rear Elevation
1/8" = 1'-0"

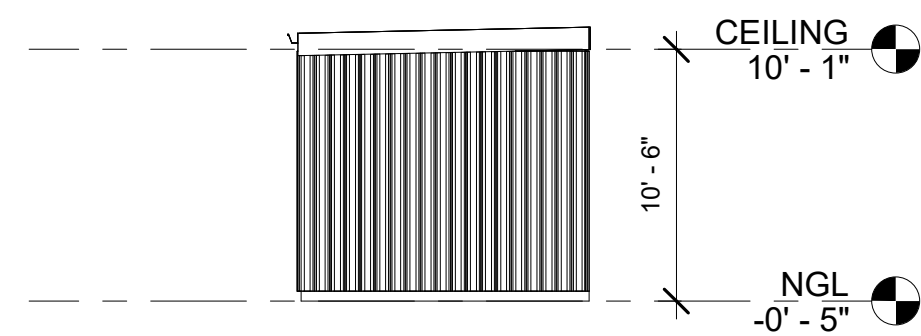
DATE			
BY			
DESCRIPTION			
NO.			
SHEET TITLE: FLOOR PLAN			
PROJECT DESCRIPTION: STORAGE FACILITY			
Owner			
DATE:			
Issue Date			
SCALE:			
1/8" = 1'-0"			
SHEET:			
A101			



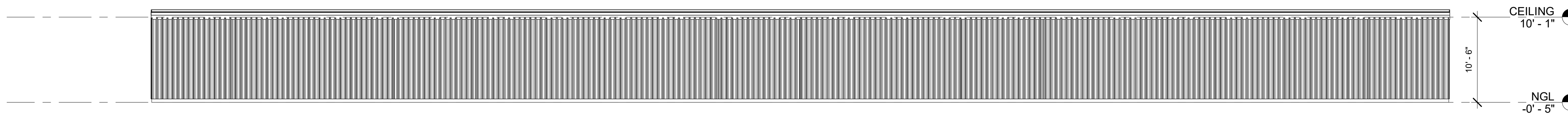
① TYPICAL FLOORPLAN OF BUILDING 3
1/8" = 1'-0"



② FRONT ELEVATION
1/8" = 1'-0"



③ SIDE ELEVATION
1/8" = 1'-0"



④ REAR ELEVATION
1/8" = 1'-0"

DATE

BY

DESCRIPTION

NO.

SHEET TITLE:
FLOOR PLAN

PROJECT DESCRIPTION:
STORAGE FACILITY

Owner

DATE:

Issue Date

SCALE:

1/8" = 1'-0"

SHEET:

A102

DOCKET SU25-31
(APACHE TRAIL SELF-STORAGE)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons:

PRINT NAME(S):

DAVID DAUGHERTY STELLA DAUGHERTY

SIGNATURE(S):

David Daugherty
Stella Daugherty

YOUR TAX PARCEL NUMBER: 12015001C (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than January 2, 2026, at 5 p.m.

RETURN COMMENTS TO: Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

**Planning and Zoning Commission Meeting
(January 2026)**

1.

Meeting Date: 01/14/2026

Work Session: Data Centers

Submitted By: Christine McLachlan, Development Services

Department: Development Services

Presentation: PowerPoint

NAME Christine McLachlan
of PRESENTER:

TITLE Development Services Director
of PRESENTER:

Agenda Item Text:

Work Session: Data Centers

Background:

Cochise County is evaluating updates to its zoning regulations in response to the rapid growth of large-scale data centers across Arizona. As cloud computing and artificial intelligence drive demand, these data center projects are expanding into new regions and often present major impacts on power supply, water use, and fire safety—along with community concerns about noise, visual character, and environmental effects.

The county is considering regulatory changes now because current zoning rules do not clearly address data centers as a defined land use, and oversight at the state level is limited—meaning local zoning is the primary way to manage where and how these facilities can develop. By updating regulations before specific proposals arrive, we can create clear standards that protect infrastructure capacity and public resources, provide predictable expectations for applicants, and ensure local decision-making remains strong. During the January 14, 2026 Planning and Zoning Commission meeting, staff will present background information, zoning comparisons, and potential amendment options to gather feedback and direction prior to drafting formal changes.

Attachments

presentation

Data Centers

Planning & Zoning Commission
Work Session: January 14, 2026





Why Now



Rapid Growth

Driven by cloud computing and artificial intelligence data centers are rapidly expanding across Arizona.



Major Infrastructure Impact

Significant demands on power grids, water resources, and fire safety.



Balancing Act

The County must weigh substantial economic benefits against community concerns and environmental impacts.


Recent Examples



- **EdgeCore – Mesa**
450 MW+, ~3.1 million sq ft
Hyperscale/AI expansion, 2025
- **Novva – Mesa**
300 MW campus, ~1.3 million sq ft
Phased buildout starting 2026
- **NTT – Mesa**
173 acres, ~1.7 million sq ft across 7 buildings
First availability 2028
- **Aligned Data Centers – Glendale**
72 MW, part of PHX13 facility
Groundbreaking 2025
- **Edged – Mesa**
36 MW sustainable data center
Topped out 2025
- **Project Blue – Tucson / Pima County**
290 acres, ~2.25 million sq ft
Phase 1 opening 2027, full build 2029
- **Beale Infrastructure – Marana**
600 acre proposed campus
Planning 2025
- **Beale Infrastructure – Pima County (multiple sites)**
Air-cooled, multiple campuses
Planning 2025
- **Involta / Ark – Tucson**
~38,000 sq ft expansion
Completed 2023–2024

The Good

Property Tax Revenue

- Generates millions annually from high assessed value per acre
- Supports schools, infrastructure, and public services 
- Provides stable, long-term local government funding

Employment

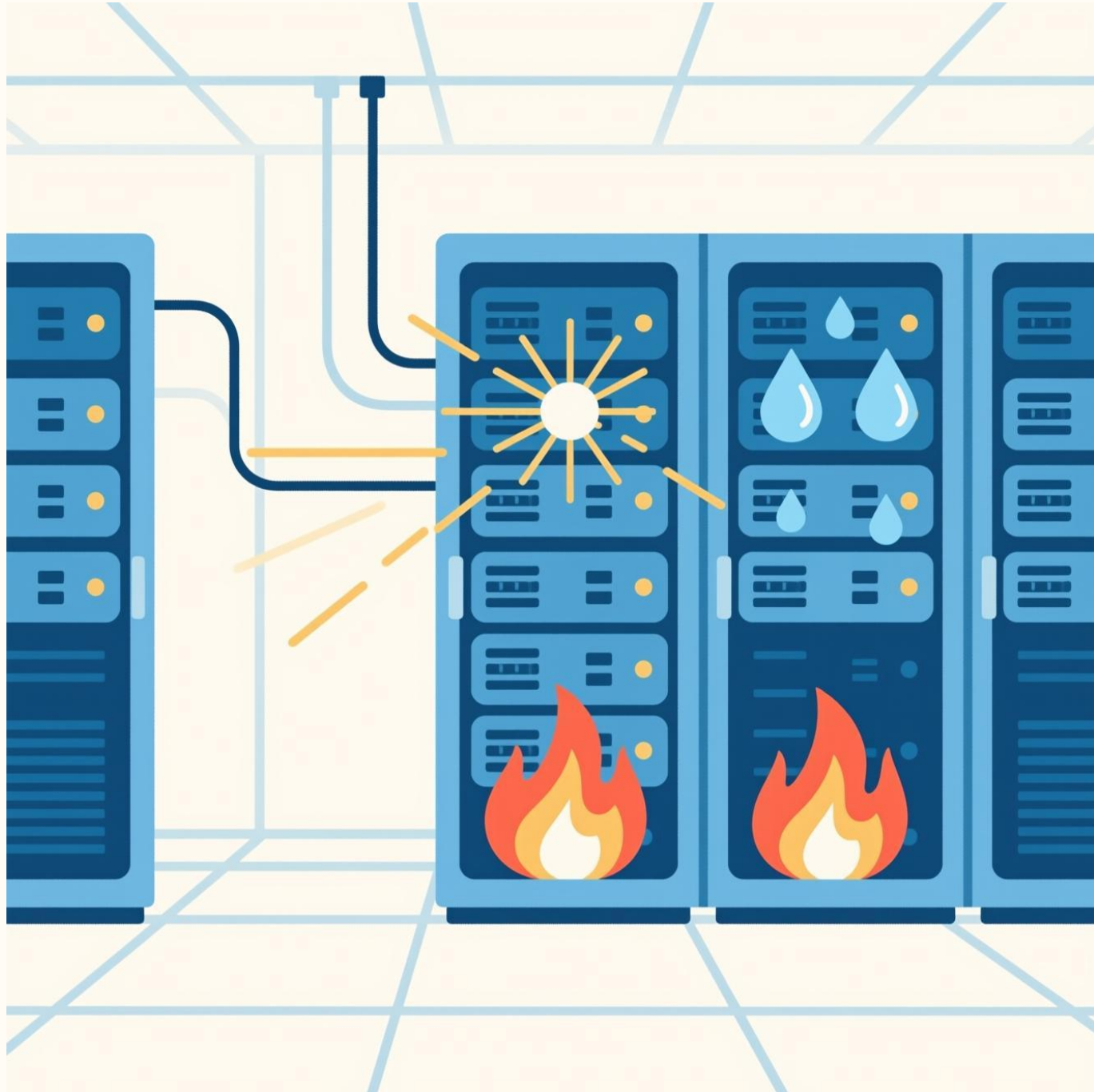
- Construction: hundreds of temporary high-paying jobs
- Operations: 20-50 skilled, high pay permanent positions per facility, on average
- Indirect jobs in local services, maintenance, and utilities

Economic Growth & Investment

- Attracts technology and cloud-related companies to the region
- Encourages utility and infrastructure upgrades that benefit other businesses



The Bad



Power Demand

- High electricity use: 100–400 MW per facility
- Equivalent to the annual electricity use of ~75,000–300,000 homes
- Can strain local grids and require new transmission infrastructure

Water Demand

- Water-based cooling can use 100–200 million gallons/year
- Equivalent to the annual water use of ~1,000–2,000 households
- Mitigation: air-cooled systems, recycled water, conservation measures

Fire Safety

- Dense electrical and backup power equipment increases fire risk
- Potential hazards: electrical fires, generators, battery storage
- Requires robust suppression systems and coordinated emergency planning

Arizona's Regulatory Framework for Data Centers



01

County Authority

Counties authorized under Arizona's Zoning Enabling Act (§11-817) to establish zoning standards.

02

Industrial Classification

Data centers are typically classified as industrial uses – not explicitly included in Cochise County Zoning Regulations.

03

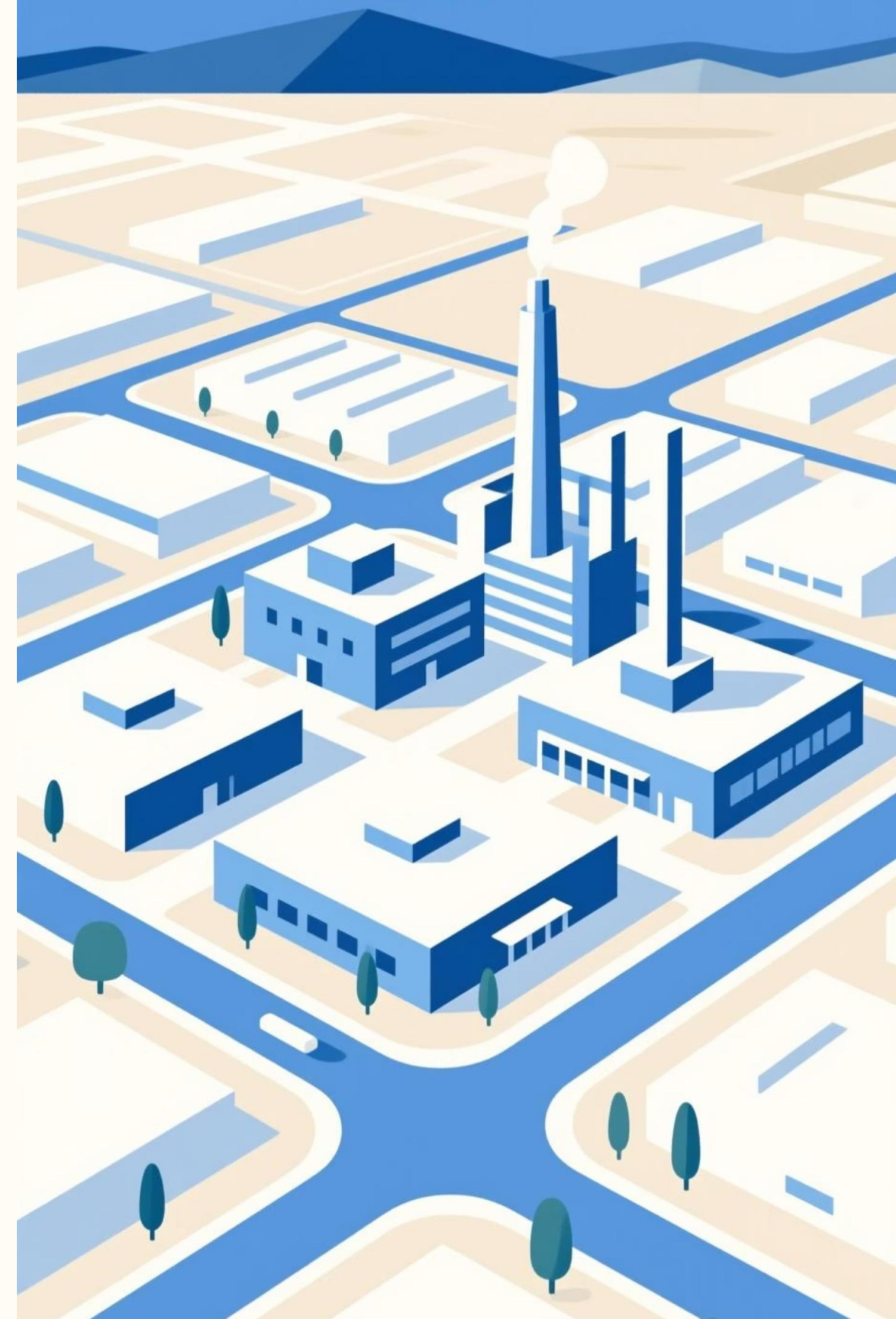
Minimal State Oversight

State policies remain minimal, making local zoning ordinances the primary regulatory mechanism.

Case Study: Maricopa County

- 1 — December 2025
Major ordinance update approved
- 2 — New Standards
Data centers now allowed in IND-2 (general industrial) zoning districts
- 3 — Streamlined Process
Focus on efficient approvals while addressing infrastructure impacts
- 4 — Hub Status
Reflects Maricopa County's emergence as major Arizona data center hub

Maricopa County's approach balances economic development with environmental considerations, establishing clear standards for power consumption, water usage, and emergency services coordination.





Case Study: City of Phoenix

November 2025 Adoption



City Council formally adopted general-plan policy amendments and comprehensive zoning text changes

Strategic Siting Framework



New framework guides appropriate locations considering critical factors: electrical capacity, water availability, and fire risk mitigation

Case Study Value



Provides predictable rules for developers, protects public resources, and balances economic growth with community and environmental concerns.



Phoenix's proactive approach provides a model for how larger cities can create predictable, transparent processes while protecting community interests.

Case Study: City of Mesa

Prohibition in Standard Districts

Data centers prohibited in all conventional zoning districts, requiring alternative pathways for approval

PAD Requirement

Only permitted within Planned Area Developments (PADs) with comprehensive specific plan approval

Case-by-Case Evaluation

Emphasizes controlled, individualized assessment of each proposal's impacts and compatibility

Mesa's cautious stance demonstrates how communities can maintain tight control over data center development while still allowing opportunities under specific conditions.



Case Study: Town of Marana



Strict Land Use Control

Data centers not permitted as principal uses in any zoning district unless explicitly approved via specific plan or zoning amendment

Marana's approach reflects how smaller municipalities often prefer maximum control over large-scale development, requiring formal amendment processes rather than by-right permissions.

- Protects small-town character and existing land use patterns
- Ensures thorough public review of each proposal
- Requires commission review and council approval

Regulation Comparison

	Admin Approval	Council or BOS Approval	Development Standards	How Restrictive
Maricopa County	X	✓	Basic site standards; infrastructure review	
Phoenix	X	✓	Detailed: power, water, fire, noise, visuals	
Mesa	X	✓	Design, screening, setbacks; operational standards	
Marana	X	✓	Design, noise, utility, screening, water, fire standards	

Controversies and Local Control Dynamics, Chandler

December 2025 Rezoning Battle

[Officials in Chandler, Arizona rejected a proposed artificial intelligence data center despite pressure from a former U.S. senator and the tech industry](#)

Economic Pressure vs. Community Voice

Case highlights growing tensions between powerful economic development pressures from tech industry and community desires for local control over land use decisions

Emerging Pattern

Arizona communities increasingly facing outside influence on local zoning matters, raising questions about balancing growth with local autonomy

Establishing clear, defensible zoning standards before development pressure intensifies is important



Key Considerations



Zoning Compatibility

Determine which existing zoning districts can appropriately accommodate data centers and what standards ensure compatibility with surrounding land uses



Environmental & Community Impacts

Noise, heat island effects, visual character, light pollution, community character disruption, vegetation and wildlife habitat impacts.



Infrastructure Capacity

Evaluate power grid capacity, water supply adequacy, and fire protection capabilities to support high-demand facilities



Clear Regulatory Language

Need clear, unambiguous zoning text that provides certainty for applicants while protecting community interests

Next Steps

1 — February 11, 2026

Public Hearing, Planning & Zoning Commission (Recommendation)

2 — March 10, 2026

Public Hearing, Board of Supervisors (Approval)