



## Development Services

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### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Sharon Larsala, Planner I  
**THROUGH:** Matthew Taylor, AICP, Planning Manager  
**FOR:** Christine McLachlan, AICP, Development Services Director  
**SUBJECT:** Docket RZ26-02 (Sunsites Unit #2 – Eagle Wings Road)  
**DATE:** May 13<sup>th</sup>, 2026

### Docket RZ26-02 (Sunsites Unit #2 – Eagle Wings Road)

The applicants request rezoning APNs 115-09-384, 385, 386, 393, and 394 from SR-43 (Single-Household Residential, one dwelling unit per 43,000 square feet) to SR-174 (Single-Household Residential, one dwelling unit per 174,000 square feet). The property is located south of Eagle Wings Road (also known as Quinn Street) and west of Cloud Road in Sunsites #2.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicants: Maureen Quinn and Daniel McCabe  
Location: Arizona Sunsites District  
APN: 115-09-384, 385, 386, 393, and 394  
Parcel Size: 5.75 acres  
Current Zoning: SR-43  
Proposed Zoning: SR-174  
Growth Area: D – Rural Areas  
Plan Designation: Agriculture  
Area Plan: Mid-Sulphur Springs Valley  
Existing Use: Undeveloped  
Proposed Use: Residential

### Surrounding Zoning and Land Uses:

North	SR-43	Undeveloped
South	SR-43	Single-Family Residence
East	SR-43	Undeveloped
West	SR-43	Undeveloped

### II. PARCEL HISTORY

- 1961 – Arizona Sunsites Unit #2 platted in 1961
  - Active code enforcement action for on-site structures
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### **III. NATURE OF REQUEST**

The applicant seeks rezoning from SR-43 to SR-174 to facilitate property development by bringing existing site improvements into compliance, including upgrading a 192-square-foot shed, installing a septic system, and constructing a tiny home, along with establishing a water delivery service and utilizing solar generators. The applicant is currently in the process of pursuing a lot combination to merge the five parcels. The SR-174 zoning designation would allow the applicant to utilize opt-out permits for certain development activities.

### **Mandatory Compliance**

Section 2.63.080 of the zoning regulations require zoning district boundaries be in accordance with Comprehensive Plan designations. In this case, the proposed rezone to SR-174 is consistent with rural Plan designations. The area plan designation is Agriculture/Green Space (Mid-Sulphur Springs Valley).

### **Compliance with Rezoning Criteria**

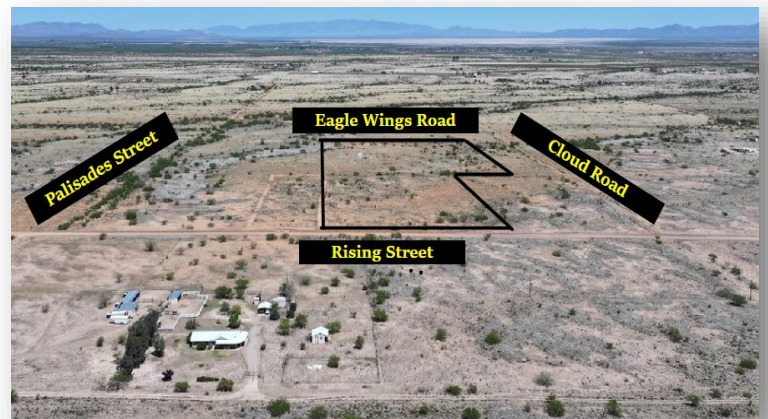
Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

**1. Adequate Land Use/Concept Plan: Complies**

The applicant has provided a concept plan illustrating the existing shed, the existing driveway coming from Eagle Wings Road, and the proposed septic system in relation of the property.

**2. Compliance with Applicable Site Development Standards: Complies**

The property totals approximately 5.75 acres and, if successfully rezoned to SR-174, will be subject to site development standards in Section 2.24 of the zoning regulations, including setbacks, height, distances between structures, outdoor storage screening, and lot coverage. A residential permit is required to construct a tiny house, which may be used as a principal structure or an accessory living quarter, where permitted.



**3. Adjacent Districts Remain Capable of Development: Complies**

The requested downzone does not prevent surrounding properties from being developed in a manner consistent with their SR (Single-Family Residence) and NB (Neighborhood Business) zoning classifications.

**4. Limiting Creation of Nonconforming Uses: Complies**

Rezoning the property maintains the existing SR zoning district and does not create any nonconforming uses. The applicant seeks rezoning to utilize an opt-out permit to bring the existing shed and outdoor storage materials into code compliance. Rezoning from SR-43 to SR-174 will allow the applicant to continue maintaining the shed on site and, in addition, to construct a tiny home by obtaining the necessary building permits.

**5. Compatibility with Existing Development: Complies**

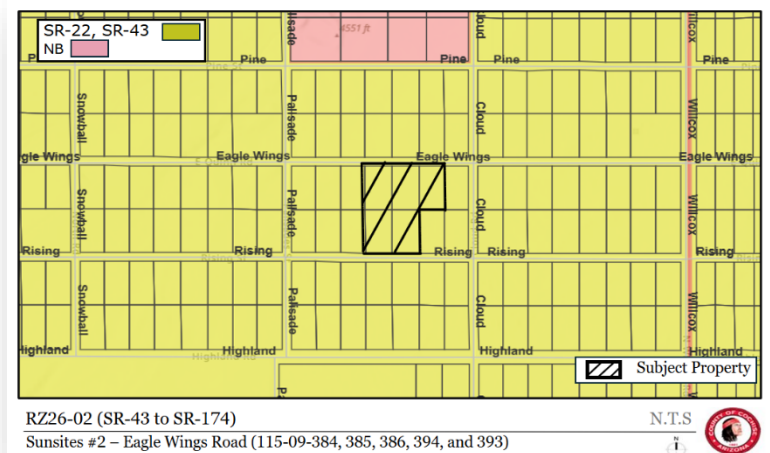
The area is largely undeveloped, featuring scattered single-family residences, local maintained and county-maintained roads, and minimal infrastructure. The county has approved numerous requests to downzone properties of four or more acres to SR-174 in Sunsites and throughout the county, enabling owners to construct residences under the owner-builder program. The applicant proposes rural residential land use, which is compatible with the existing and surrounding development.

**6. Rezoning to More Intense Districts: Not Applicable**

A rezone to a more intense zoning district is not proposed. The applicant requests downzoning the subject property to SR-174, reducing allowed residential density.

**7. Adequate Services and Infrastructure: Complies**

The applicant plans to obtain water from a local water distributor via delivery in the area, estimating an annual water use of 7,300 gallons. A septic tank will be installed to serve the tiny home, which will be constructed after the rezoning is approved and building permits are obtained. The applicant intends to use solar generators for electricity, with fire protection provided by the Sunsites Fire District and waste disposal handled by Scotts’ Backhoe Service.



**8. Traffic Circulation: Complies**

The county classifies Eagle Wings Road also known as Quinn Street as a Minor Access Local Road and the property accesses that road, which lacks an assigned road classification and is not county-maintained. No county right-of-way (ROW) permit is required.

**9. Development Along Major Streets: Not Applicable**

Property access is from Eagle Wings Road, which is unimproved and functions as a local road.

**10. Infill Compatibility: Not Applicable**

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

**11. Unique Topographic Features: Not Applicable**

This factor applies to rezoning requests to more intense business or industrial zoning districts.

**12. Water Conservation: Not Applicable**

County-wide water conservation requirements in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties. This proposed downzone reduces the number of principal dwellings allowed, suggesting an overall decrease in water consumption.

**13. Public Input: Complies**

Applications to downzone property are not subject to Citizen Review requirements identified in the zoning

regulations.

**14. Hazardous Materials: Not Applicable**

The use of hazardous materials is not proposed.

**15. Planning Policies: Complies**

A rezone to SR-174 is consistent with Comprehensive Plan designations. The county typically supports downzones to less intense zoning districts that reduce impacts on limited infrastructure or services or reduce residential densities.

**IV. SUMMARY AND CONCLUSION**

The applicant requests a downzone from SR-43 to SR-174 to develop the 5.75-acre site for residential land uses, utilizing the owner-builder program and any other required permits to address and eliminate the current code violation. The county continues to receive requests to downzone properties to SR-174 and RU-4, and staff generally supports such requests in areas that lack adequate infrastructure. The county adopted the owner-builder amendment to encourage creativity and ingenuity by individual homeowners based on their personal preferences, allowing the use of alternative building materials and methods where appropriate.



**Factors in Favor of Approval**

1. Comply with nine of the applicable factors used to evaluate rezoning requests.
2. Proposed use is compatible with developing rural residential growth pattern.
3. Downzone reduces the number of principal dwellings allowed.

**Factors Against Approval**

None Identified.

**V. RECOMMENDATION**

Based on the factors supporting approval, Staff recommends forwarding the rezoning request for tax parcel 115-09-384, 385, 386, 393, and 394 from SR-43 (Single-Household Residential, one dwelling unit per 43,000-square feet) to SR-174 (Single-Household Residential, one dwelling unit per 174,000-square feet) with a recommendation of approval without special conditions.

**Sample Motion**

I move to recommend approval of Docket RZ26-02 to the Board of Supervisors without any special conditions, rezoning tax parcel 115-09-384, 385, 386, 393, and 394, the factors in favor constituting the findings of fact.