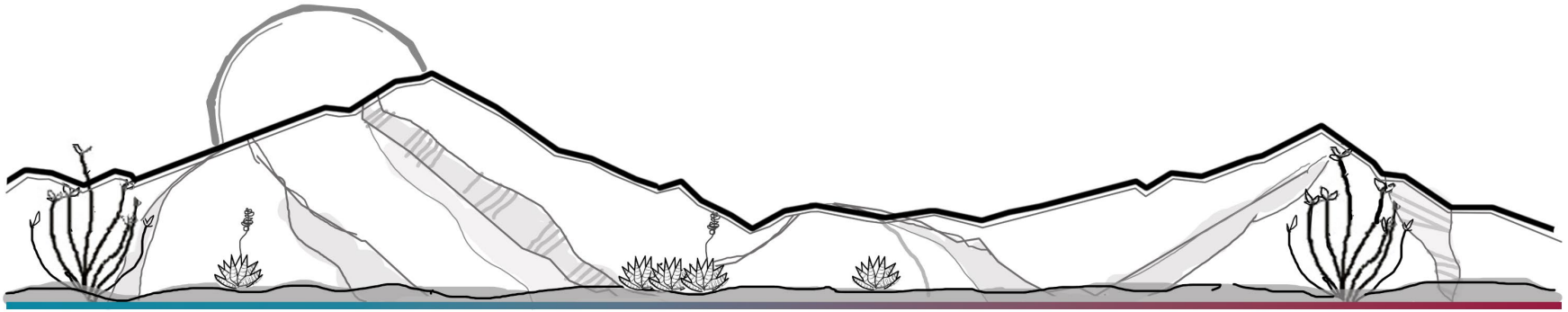
Dockets CPA26-01 / RZ26-03

RU-2 to LI

Planning and Zoning Commission
November 18, 2026



Sample Motions

Plan Amendment

I move to recommend approval of Docket CPA26-01 to the Board of Supervisors, amending Comprehensive Plan growth area and land use designations of 109 acres from D – Rural to A – Enterprise, the factors in favor of approval constituting findings of fact.

Rezone

I move to recommend approval of Docket RZ26-03 to the Board of Supervisors with special conditions, rezoning 109 acres out of tax parcel 107-01-001C from RU-2 to LI, the factors in favor of approval constituting findings of fact.

DEVELOPMENT SERVICES

COCHISE COUNTY Arizona

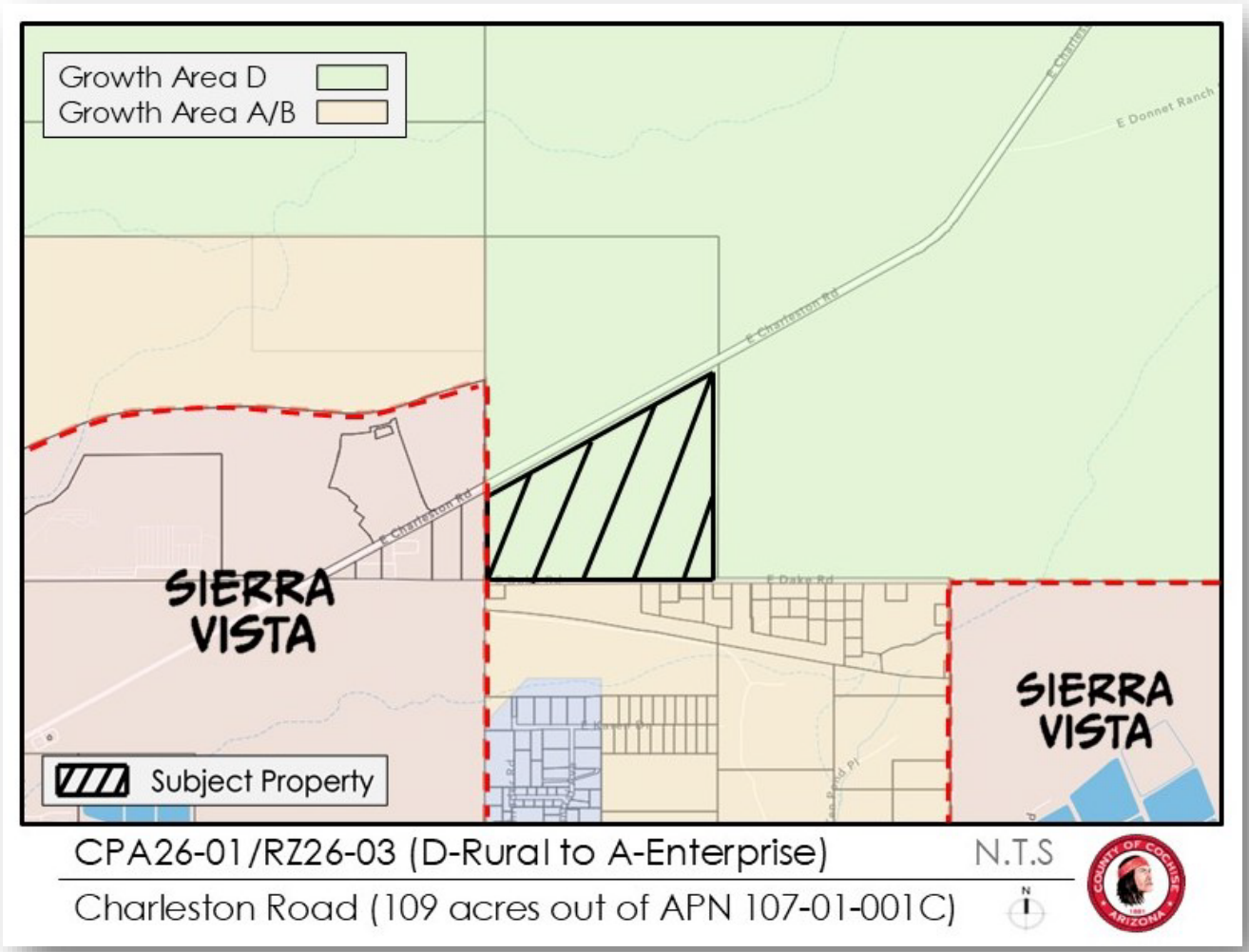
Applicant:	Pew & Lake LLC
Location:	Charleston Road APN 107-01-001C (109 acres)
Plan Amendment:	D – Rural to A – Enterprise
Zoning Amendment:	RU-2 to LI
Existing Use:	Undeveloped
Proposed Use:	Mixed Industrial



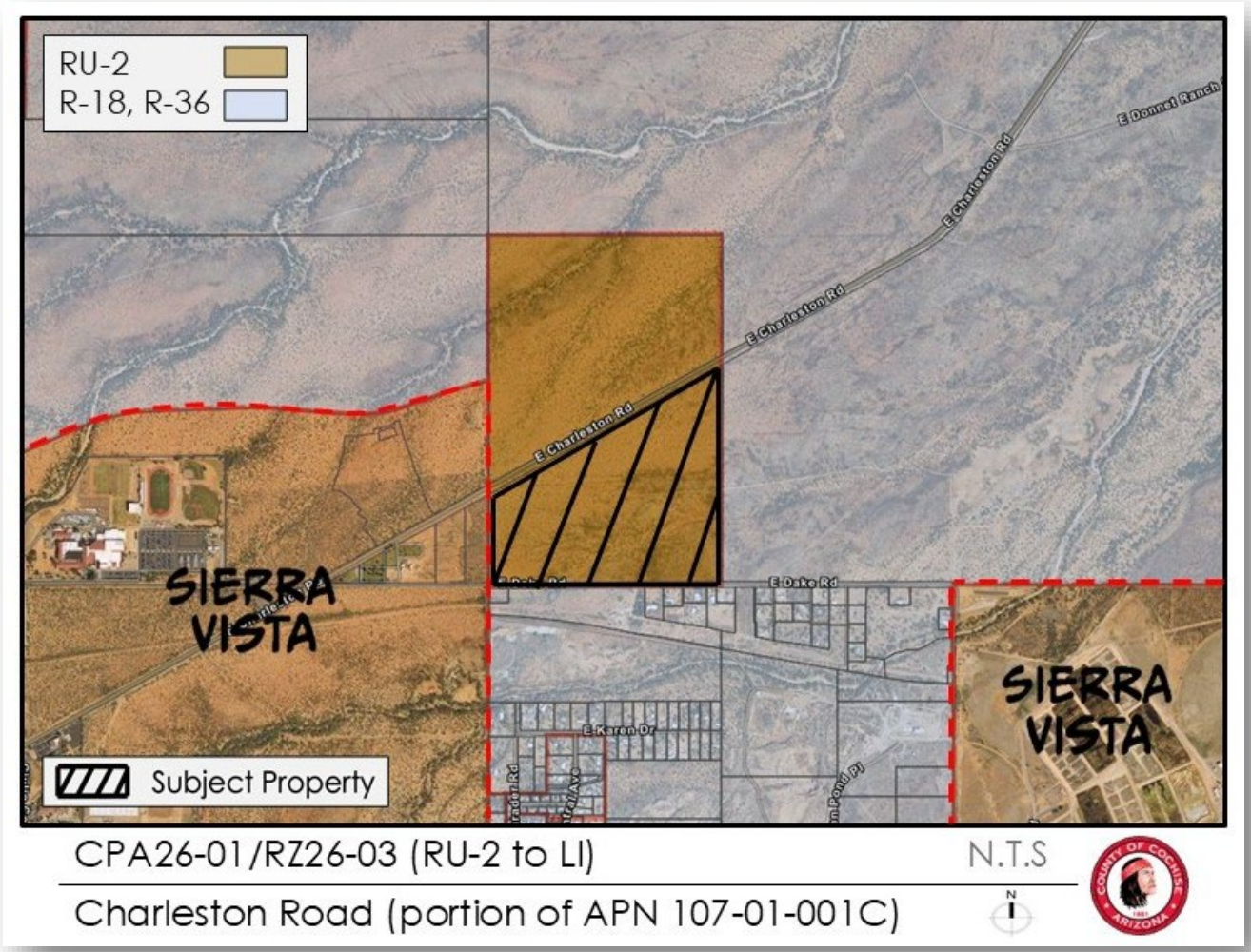
DEVELOPMENT SERVICES



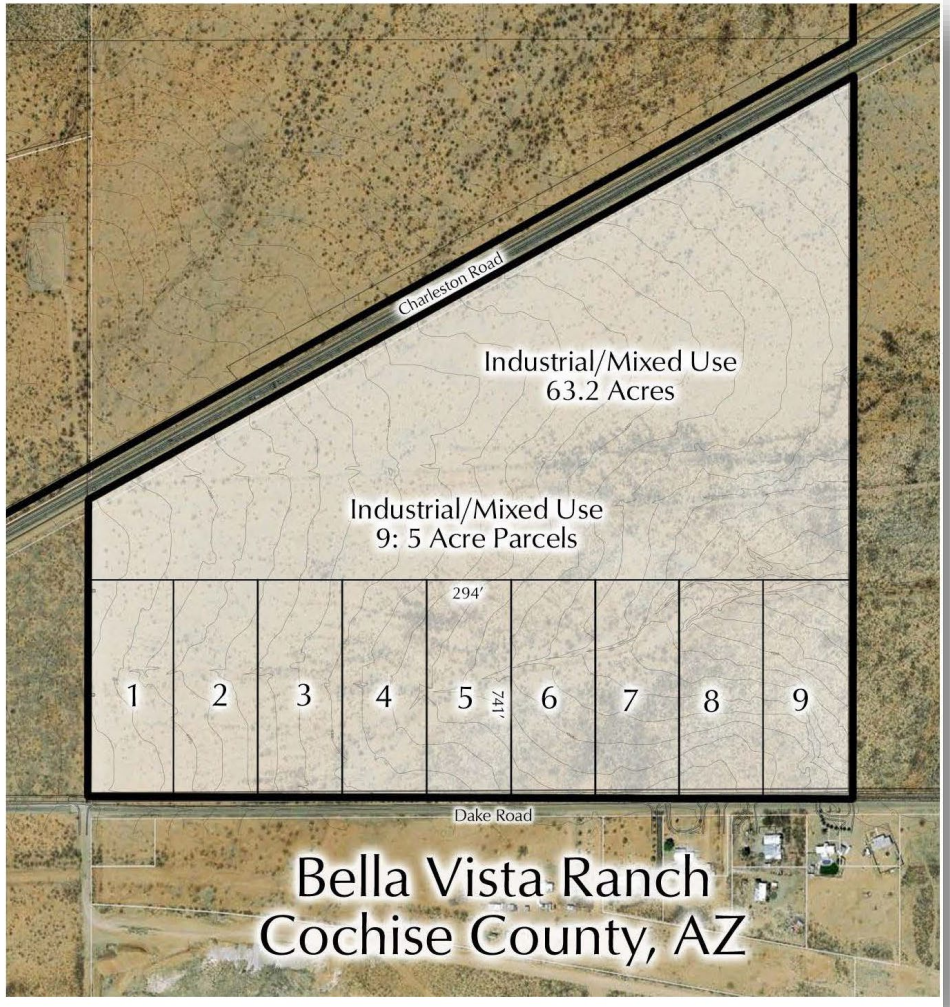
Comprehensive Plan Land Use



Location and Zoning



Concept Plan



DEVELOPMENT SERVICES

COCHISE COUNTY Arizona



DEVELOPMENT SERVICES

COCHISE COUNTY Arizona



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COCHISE COUNTY Arizona



DEVELOPMENT SERVICES



Land Use Designations and Growth Areas

- D – Rural
  - Sparse population; low density residential development on large lots; minimal infrastructure, unimproved roads; rural land uses dominate; recreational resources; agriculture/grazing; non-residential uses geared towards local services, tourism, or intensive uses unsuitable in urban areas (power plants, feed lots); may accommodate industrial uses inappropriate in other growth areas.
- A – Enterprise
  - Areas adjacent to or surrounding cities with available services; development meets urban standards; annexation potential; suitable for high-density development; residential lot sizes <one acre; supports countywide commercial, non-residential services; established commercial or industrial uses.

DEVELOPMENT SERVICES

COCHISE COUNTY Arizona

Plan Amendment

1. Infrastructure and Services (Consistent)
   - Availability to serve proposed development
2. Land Use Patterns (Partially Consistent)
   - Zoning, land use, density consistency
3. Compatibility with Surrounding Areas (Partially Consistent)
   - How proposed use fits with established uses
4. Development Plans (Not Consistent)
   - Completeness and adequacy of submitted plans
5. Tribal Coordination (Not Applicable)
   - Coordination with potentially affected Tribes, if applicable
6. Community Input (Partially Consistent)
   - Written comments and endorsements

Plan Amendment – Factors in Favor

- Consistent with four factors
- Proposed industrial development along an arterial roadway
- Support from a nearby property owner

Plan Amendment – Factors Against

- Not consistent with one factor
- Proposed industrial use near established residential uses
- Opposition from nearby property owners

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:	**Partially Complies**
6. Rezone to more intense zoning district:	**Partially Complies**
7. Adequate services and infrastructure:	**Complies**
8. Traffic circulation:	**Partially Complies**
9. Development along major streets:	**Complies**
10. Infill compatibility:	**Partially Complies**
11. Unique topographic features:	**Complies**
12. Water conservation:	**Complies**
13. Public input:	**Does Not Comply**
14. Hazardous materials:	**Complies**
15. Consistent with planning policies:	**Partially Complies**

Rezoning – Factors in Favor

- Complies with most applicable factors
- Property is located along an arterial road
- Commercial zoning to west
- Support from a nearby property owner

Rezoning – Factors Not in Favor

- Established residential land uses nearby
- Near residentially zoned properties with existing single-family dwellings
- Opposition from nearby property owners

COCHISE COUNTY Arizona

Public Notice

- 26 May
  - Applicant Letters
- 16-17 June
  - County Notice
- 22 July
  - Neighborhood Meeting
- 13-22 October
  - County Notice



Applicant Presentation/Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets CPA26-01 and RZ26-03 to the Board of Supervisors with a recommendation of approval with the following special conditions:

1. Special Use Authorization SU20-17 is revoked.
2. A 75' no disturb vegetative buffer is required along the south and east property lines.
3. Primary access shall be from Charleston Road. Secondary access from Dake Road is limited to one driveway near the west property line.
4. If the property is divided into multiple parcels, recorded cross-access agreements shall be established as necessary to provide access to the parcels while maintaining the limitation on Dake Road access.

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