COCHISE COUNTY Arizona

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

Comprehensive Plan Map Amendment

The Cochise County Comprehensive Plan guides long-term development and growth and is updated every ten years. Amendments may be considered between updates to reflect changes in growth patterns, development needs, or public policy. Amendments must be supported by evidence demonstrating that the current land use designation no longer reflects existing or projected conditions. Otherwise, the existing designation is presumed appropriate. Amendments may be initiated by property owners or the County and are processed in accordance with the Comprehensive Plan.

Applicant Info

Name: Pew & Lake, PLC - Sean B. Lake / Sarah Prince

Describe your relationship to this application (select one):

☐ Property owner (skip next question) ☑ Authorized agent

By typing their name below, the undersigned property owner of the property subject to this application hereby authorizes the agent identified above to act on their behalf in all matters related to the processing, review, and approval of this application, including the submission of materials and receipt of correspondence.

Signature: Pew & Lake, PLC - Sean B. Lake / Sarah Prince Date: 1744 S. Val Vista Drive Suite 217

Required Submittals

☑ This application

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

☑ A non-refundable processing fee

Processing Fees

$350: Expansion of existing growth area and/or amendment of plan area designation. $750: Establishment of a new growth area. 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.

Property Info

Property Owner Name(s): SV LAND ALLIANCE LP

Parcel Number(s) (APN): 10701001C

Total property size (acres or square feet): 109 ac

Current Comprehensive Plan Land Use Category and Designation:

D - Rural

Proposed Comprehensive Plan Land Use Category and Designation:

A - Enterprise

Area Plan Designation (if applicable): N/A

Current Zoning Designation: RU-4 Rural District one dwelling unit per 4-acres

Supplemental Questions

1. Is there a concurrent rezoning amendment associated with this request?

☑ Yes — Proposed zoning designation:

☐ No

2. Explain why the current Comprehensive Plan land use designation no longer reflects existing or projected growth patterns.

The current "D-Rural" Comprehensive Plan designation was established to preserve large-lot rural residential development patterns and low-intensity land uses. However, growth patterns in the surrounding area have evolved beyond exclusively rural residential uses and increasingly include employment-generating and service-oriented development opportunities supported by regional transportation access and infrastructure availability.

The subject property is strategically located near existing transportation corridors and within an area that is transitioning from purely rural land use patterns toward a more diversified economic and employment base. As Cochise County continues to experience population growth and regional economic expansion, additional land suitable for employment and industrial uses is needed to support long-term economic sustainability. The existing "D-Rural" designation no longer adequately reflects these changing growth dynamics or the increasing demand for land capable of supporting industrial and commercial investment.

The proposed amendment better aligns with projected growth trends by recognizing the property's

Supplemental Questions Continued

3. Provide specific evidence supporting the need for the amendment (for example: development trends, rezonings, infrastructure improvements, or changes in the surrounding area).

Several factors support the need for the proposed Comprehensive Plan amendment:

Continued regional growth and economic diversification efforts have increased demand for land suitable for industrial, warehousing, manufacturing, and related employment-generating uses.

The subject property's location near established roadway infrastructure makes it suitable for uses requiring regional access and goods movement.

Existing zoning and land use patterns within the broader area have gradually expanded beyond solely

4. Explain why the proposed Comprehensive Plan land use designation is more appropriate than the existing designation.

The proposed "A-Enterprise" designation is more appropriate because it better reflects the subject property's location, size, access characteristics, and long-term development potential. The designation would allow the property to accommodate future employment-generating uses that can contribute to the County's economic base while utilizing the site in a more efficient and strategic manner.

Unlike the existing "D-Rural" designation, which is intended primarily for low-density rural residential development, the proposed designation recognizes the property's ability to support industrial and business-oriented uses that are compatible with regional economic development goals. The large acreage of the site also allows for appropriate site planning, buffering, circulation, and separation from

5. Explain how this request is in the interest of Cochise County. Include discussion of consistency with Comprehensive Plan goals and policies, economic development, efficient use of infrastructure, and orderly growth.

The proposed Comprehensive Plan amendment and associated rezoning are in the interest of Cochise County because they support economic development, encourage orderly growth, and expand opportunities for future employment-generating land uses.

The request is consistent with Comprehensive Plan goals related to economic diversification, responsible land use planning, and long-term fiscal sustainability. By creating opportunities for future industrial and employment-oriented development, the project can help attract private investment, create jobs, and broaden the County's tax base.

The subject property is well-positioned to accommodate future industrial development due to its size and access to regional transportation routes. Directing industrial growth to appropriate large parcels helps promote more efficient land use patterns and reduces the likelihood of incompatible industrial uses occurring in scattered rural areas.

Supplemental Questions Continued

6. Describe changes in the area that support this request. Examples may include new development, rezonings, changes in nearby land uses, or improvements to roads, water, sewer/septic, or other utilities.

The surrounding area has experienced gradual changes that support the proposed amendment, including continued regional growth, increased interest in employment-generating land uses, and ongoing infrastructure and transportation improvements.

Development trends within the broader region reflect increasing demand for industrial, commercial, and service-oriented land uses that can support population growth and economic activity. Additionally, roadway access and regional connectivity have improved the suitability of properties in this area for future employment and industrial uses.

The subject property's proximity to existing transportation corridors makes it well-suited for future light industrial development that relies on regional access and distribution capabilities. The availability of large

7. Does this request include any parcels that currently have the "Developing" designation? (Select one)

☐ Yes ☑ No

8. Describe your citizen review process. Include how and when notice was provided, whether any responses were received (from mailed notice or meetings), and how the application has addressed or incorporated any feedback.

The applicant mailed letters to all property owners within 1000' feet of the subject site. The property owner listed was provided by Cochise County. The letters were mailed on May 26, 2026. The applicants contact information was provided in the letter for those who have questions, comments, or concerns. A summary of communication will be created and provided to the County Staff prior to public hearings.

9. Date notice was mailed by applicant: May 26, 2026

10. Mailing Radius (based on Growth Area designation):

☐ Growth Area A or B: 1,500 feet ☑ Growth Area C or D: 1,000 feet

Acknowledgment

By typing their name below, the applicant certifies that all information contained in this application and any associated submittals is true, accurate, and complete to the best of their knowledge. The applicant understands that any false, misleading, or incomplete information may

Signature: Date: 05/14/26

Acknowledgment Prop 207 Waiver

By typing their name below, the property owner acknowledges that approval of this application may result in a reduction of existing rights to use, divide, sell, or possess the property that is the subject of this application. The property owner further acknowledges that they have voluntarily requested the action sought through this application. With full knowledge of the rights granted under A.R.S. §§ 12-1132 through 12-1138, the property owner hereby waives any and all claims for diminution in value of the property resulting from any action taken by Cochise County in response to this application.

Signature (Property Owner): Mark Reeb Date: 5/28/2026

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Arizona

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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: Pew & Lake, PLC - Sean B. Lake / Sarah Prince

Address: 1744 S. Val Vista Drive Suite 217 Mesa, AZ 85204

Phone:

Email:

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. (See final page if there are multiple property owners)

Signature: 05/14/26 Date: Mark Reeb

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

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

Property Info

Property Owner Name(s): SV LAND ALLIANCE LP

Parcel Number(s) (APN): 10701001C

Total Acreage: 109

Current Zoning Designation: RU - 2

Proposed Zoning Designation: LI - Light Industry

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
- [x] No

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

- [x] Yes, state proposed category/designation 5/28/2026
- [ ] 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
- [x] 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	1 well per lot is proposed.
Sewer/Septic*	1 septic tank per lot is proposed.
Electricity	SSVEC
Fire Protection	FRY
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.

The purpose of this request is to rezone approximately 109 acres from RU-4 (Rural District) to LI (Light Industry District) in order to allow for future employment-generating industrial and commercial development consistent with the proposed Comprehensive Plan amendment to "A-Enterprise."

The request should be supported because the subject property is well-suited for future light industrial development due to its large size, access to regional transportation corridors, and separation from more densely developed residential areas. The proposed rezoning would create opportunities for future economic development, job creation, expanded tax revenue, and

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.

The site is currently vacant with no existing structures.

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.

At this time, no specific end users, building footprints, or final development plans have been established for the subject property. The purpose of the rezoning request is to allow for future light industrial and employment-generating development permitted within the LI (Light Industry) zoning district.

The applicant is aware of building code requirements and sprinkler requirements. The applicant

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

At this time, the subject property may not be directly adjacent to parcels zoned LI; however, the proposed rezoning is supported by the property's location, access characteristics, and long-term suitability for employment-generating land uses.

The subject property consists of a large undeveloped parcel with access to regional roadway

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.

A private well is proposed for each lot, the location will be determined during site planning.

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

N/A

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) The estimated water use for the proposed use is 2,000 -10,000 per day per lot, depending c

Supplemental Questions Continued

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

Future development of the site will incorporate water conservation and low-impact development strategies to minimize water demand and support sustainable site design. Although specific site plans and users have not yet been established, anticipated strategies may include:

Use of drought-tolerant and native landscaping materials.

Minimization of turf and high-water-use landscaping.

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.

Permanent legal access to the subject property is provided from existing roadway frontage and/or recorded access easements serving the parcel. Primary vehicular access is anticipated to be provided from E. Dake Road and/or other existing legal access points associated with the parent parcel.

Traffic entering and exiting the property will utilize existing public roadway infrastructure and any

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

The proposed rezoning is anticipated to increase traffic volumes compared to the existing RU-4 zoning designation because the LI district allows for employment-generating industrial and commercial uses. However, the specific level of traffic impact will depend on the future users, site design, and development intensity of the property.

The subject property is located in an area with access to regional transportation corridors capable of supporting future development and goods movement. Future development proposals will be

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.

At this time, the exact number and final configuration of driveway cuts/access points have not been determined because no specific end users or final site development plans have been established. Conceptually, future development is anticipated to utilize 9 driveway cuts (one per lot).

The proposed development is expected to require additional driveway cuts beyond existing rural access conditions to accommodate future industrial and employment-generating uses permitted

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.

The applicant mailed letters to all property owners within 1000' feet of the subject site. The property owner listed was provided by Cochise County. The letters were mailed on May 26, 2026. The applicants contact information was provided in the letter for those who have questions, comments, or concerns. A summary of communication will be created and provided to the County Staff prior to public hearings.

14. Date of mailing by applicant: May 26, 2026

15. Mailing radius: 1000'

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
- [x] 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
- [x] Not Applicable

Acknowledgments

By typing their name below, the applicant certifies that all information in this application and on the site plan is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature (applicant): Sarah Prince Date: 05/14/26

The following form must be completed where there are multiple property owners, multiple parcels subject to the request, or if there is an authorized agent acting on behalf of the property owners.

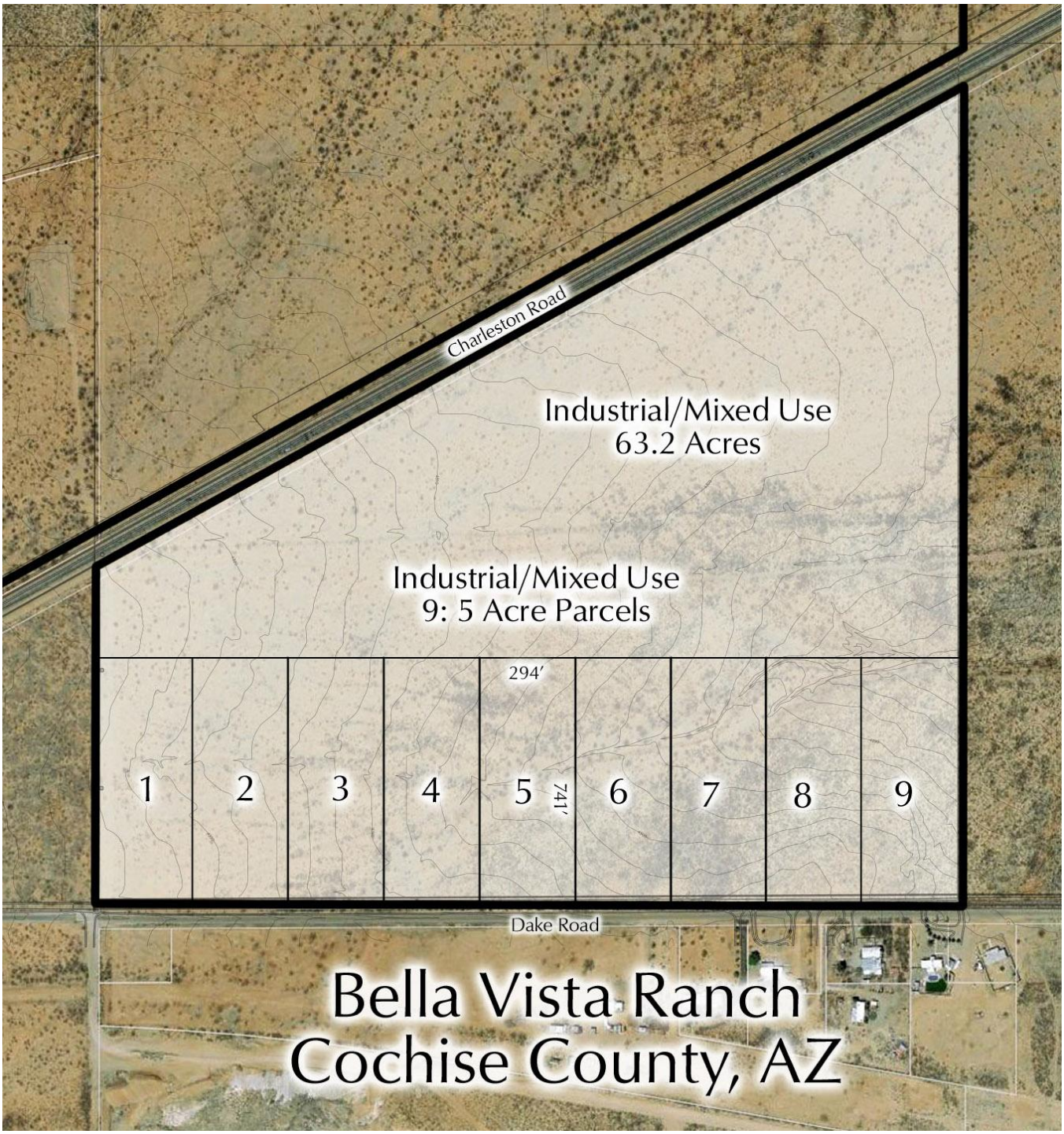
I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property(ies) sought for rezoning. I do hereby certify and declare that I was afforded an opportunity to read the full and complete application prior to affixing by signature hereon. (Attach additional pages if necessary)

Parcel Number (APN)	Property Owner Name	Typed Signature	Date

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): Mark Reeb Date: 5/28/2026


Charleston Road
Industrial/Mixed Use
63.2 Acres
Industrial/Mixed Use
9: 5 Acre Parcels
294′
741′
1
2
3
4
5
6
7
8
9
Dake Road
Bella Vista Ranch
Cochise County, AZ