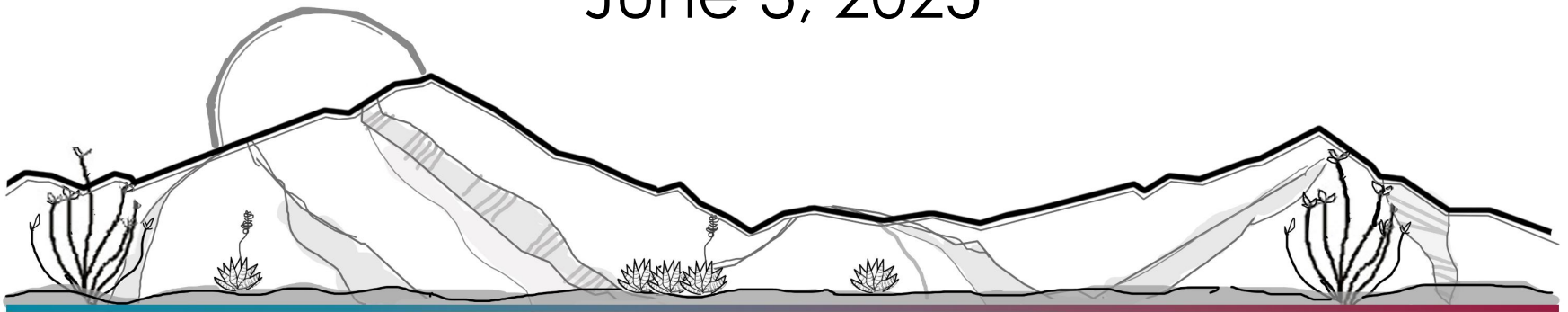


Dockets CPA25-02 / RZ25-04 RU-4 to LI

Board of Supervisors
June 3, 2025



DEVELOPMENT SERVICES



Applicant: Ardent Arizona LLC

Location: Kings Highway
(APNs 408-34-004A, 004D)

Plan Amendment: Rural to Developing
Growth Area D to Growth Area B

Zoning Amendment: RU-4 to LI

Existing Use: Undeveloped

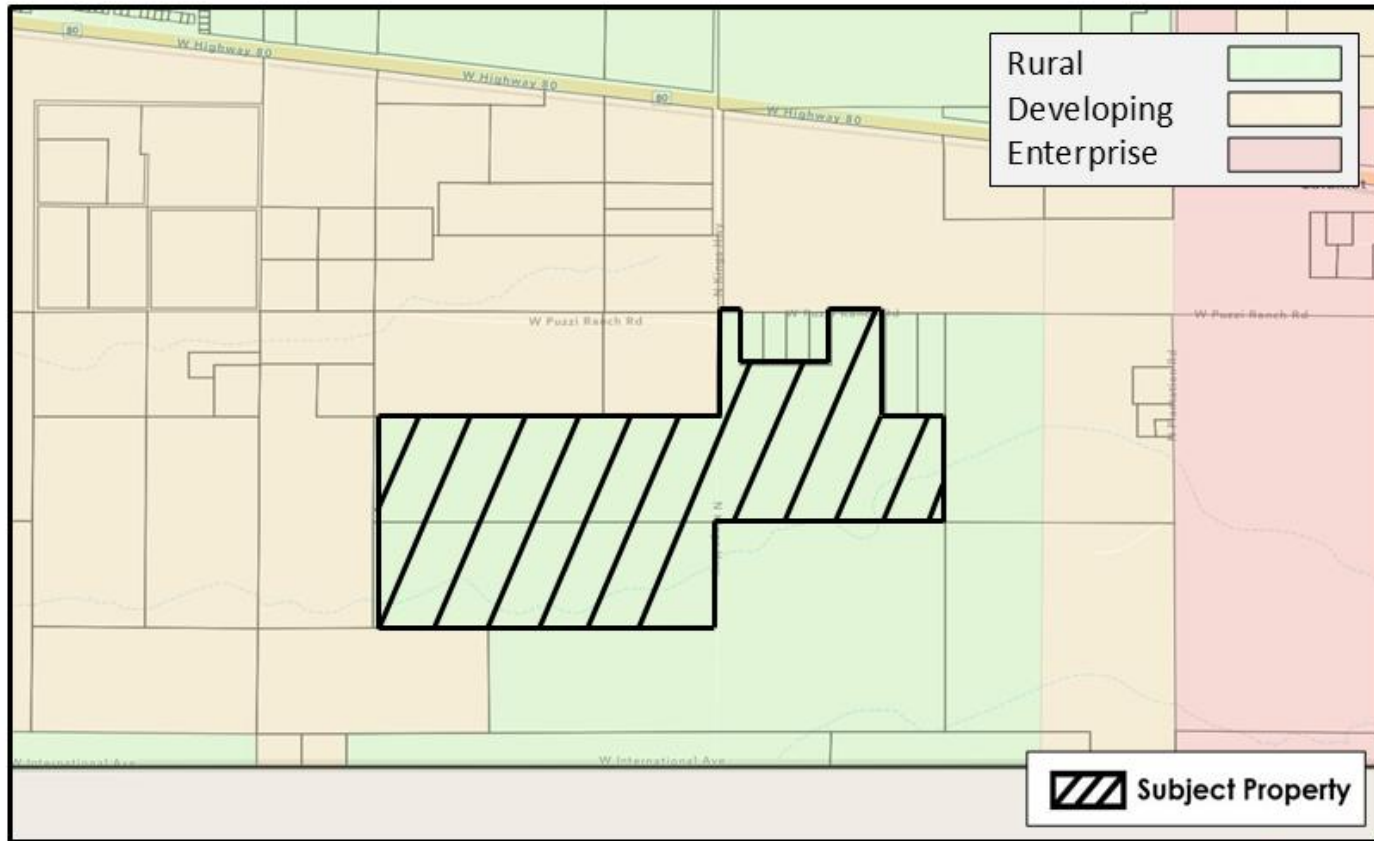
Proposed Use: Warehousing/Storage



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Land Use Designation



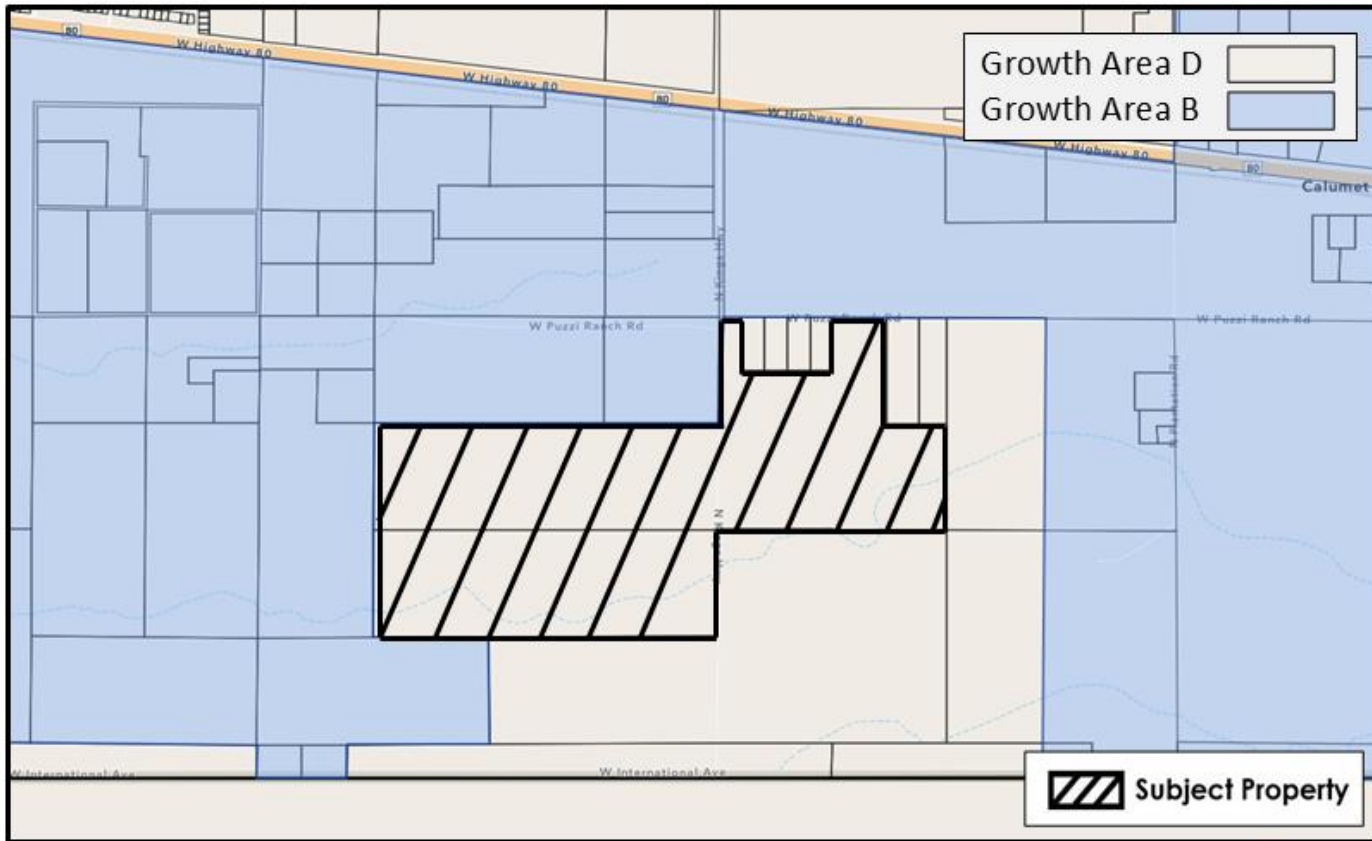
CPA25-02 (Rural to Developing)

Kings Highway (369 acres)

N.T.S



Growth Area Category



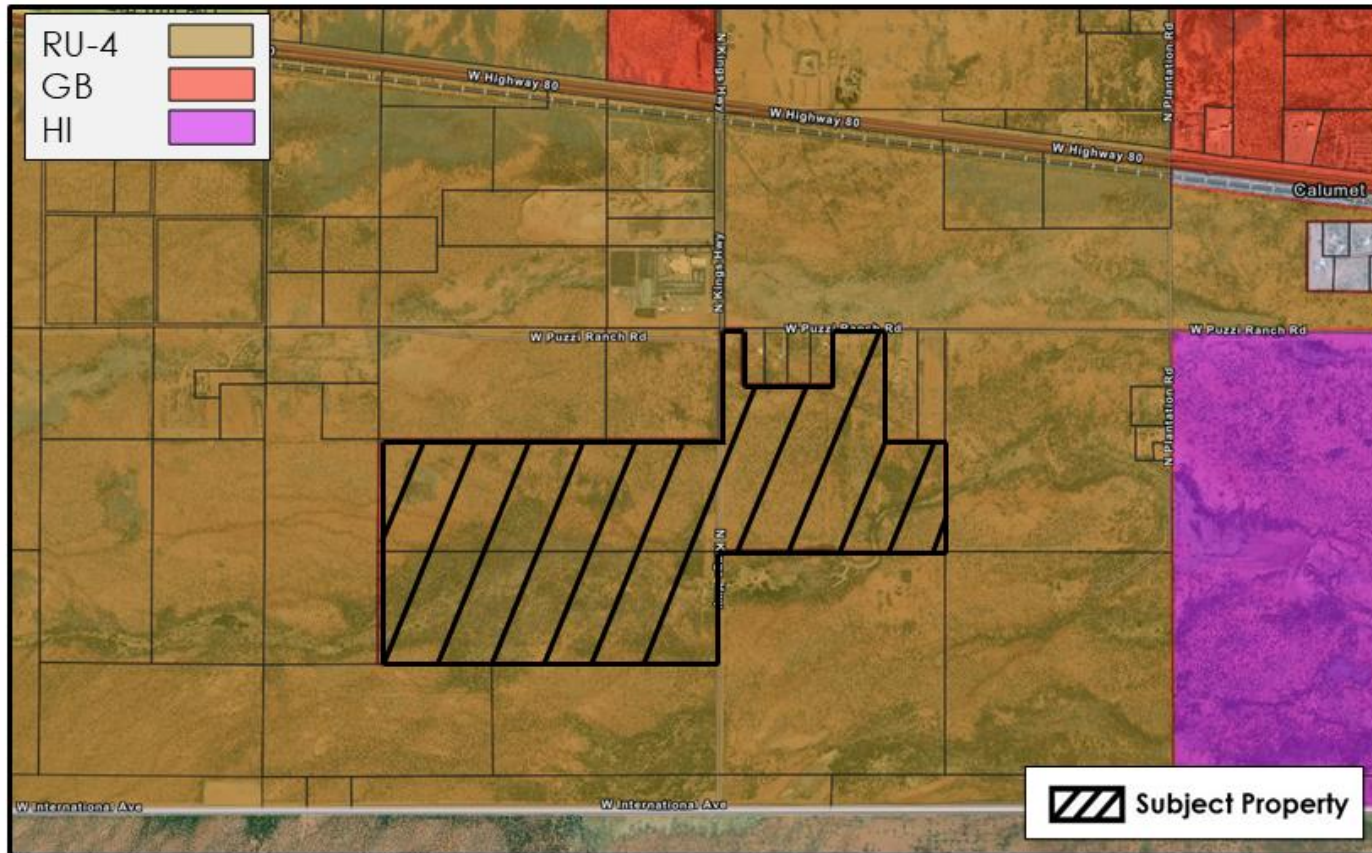
CPA25-02 (Growth Area D to B)

Kings Highway (369 acres)

N.T.S



Zoning and Location Map



RZ25-04 (RU-4 to LI)

Kings Hwy and Puzzi Ranch (APNs 408-34-004A, 004D)



New Port of Entry

80.5-acre project area

4.5 miles west of existing Raul Hector Castro Port of Entry

James Ranch Road alignment to Highway 80

Create regional warehousing, storage, and other Port-related business uses

Construction starts Fall 2025, substantial completion by Fall 2028

<https://cochise.az.gov/841/Douglas-Commercial-Port-of-Entry>

<https://www.douglasaz.gov/590/Port-of-Entry-Project>

Concept Plan



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Puzzi Ranch Rd

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Plan Amendment

- Rural / Growth Area D
 - Rural residential development pattern
 - Large expanses of private and public land
 - Limited infrastructure
 - Agriculture
- Developing / Growth Area B
 - Transitional area requiring periodic re-evaluation
 - Mixed uses
 - Adequate infrastructure
 - Development potential

Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Not Applicable**
- New designations should provide a harmonious transition between existing designations: **Complies**

Plan Amendment – Factors in Favor

- Adjacent to multiple parcels with existing *Developing* and *Growth Area B* Comprehensive Plan designations
- Complies with two criteria, three do not apply
- Facilitates rezoning to allow commerce-related uses associated with the new Port of Entry

Plan Amendment – Factors Against

- Does not have substantial property owner support
- Opposition from nearby property owners

Rezoning Factors

- Adequate site/concept plan: **Complies**
- Comply with site development standards: **Complies**
- Adjacent districts capable of development: **Complies**
- Does not create nonconforming uses: **Complies**
- Compatible with existing development: **Complies**
- Rezone to more intense zoning district: **Complies**
- Adequate services and infrastructure: **Complies**
- Traffic circulation: **Complies**
- Development along major streets: **Complies**
- Infill compatibility: **Complies**
- Unique topographic features: **Complies**
- Water conservation: **Complies**
- Public input: **Complies**
- Hazardous materials: **Not Applicable**
- Consistent with planning policies: **Complies**

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Rezoning – Factors in Favor

Complies or partially complies with applicable factors

Limited off-site impacts

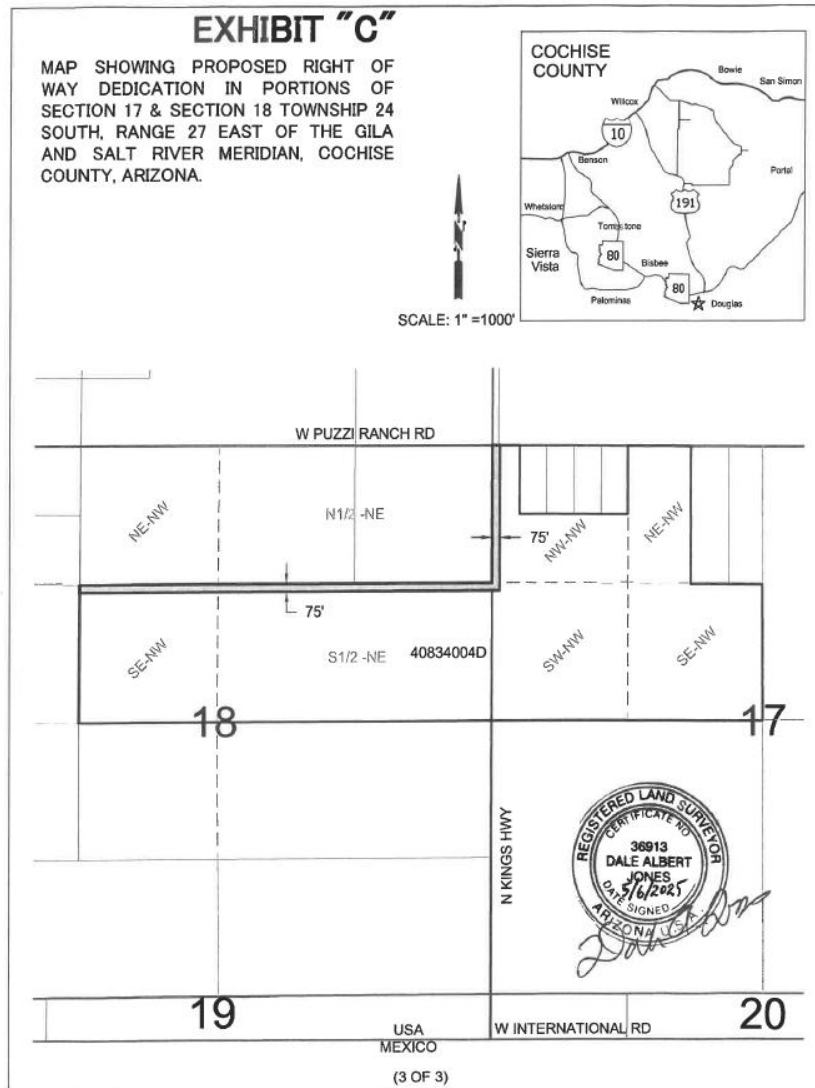
Allows land uses supporting the new Port of Entry

Creates a potential new employment center

Rezoning – Factors Not in Favor

Opposition from nearby property owners

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Public Notice

21 March

Applicant Letters

11-16 April

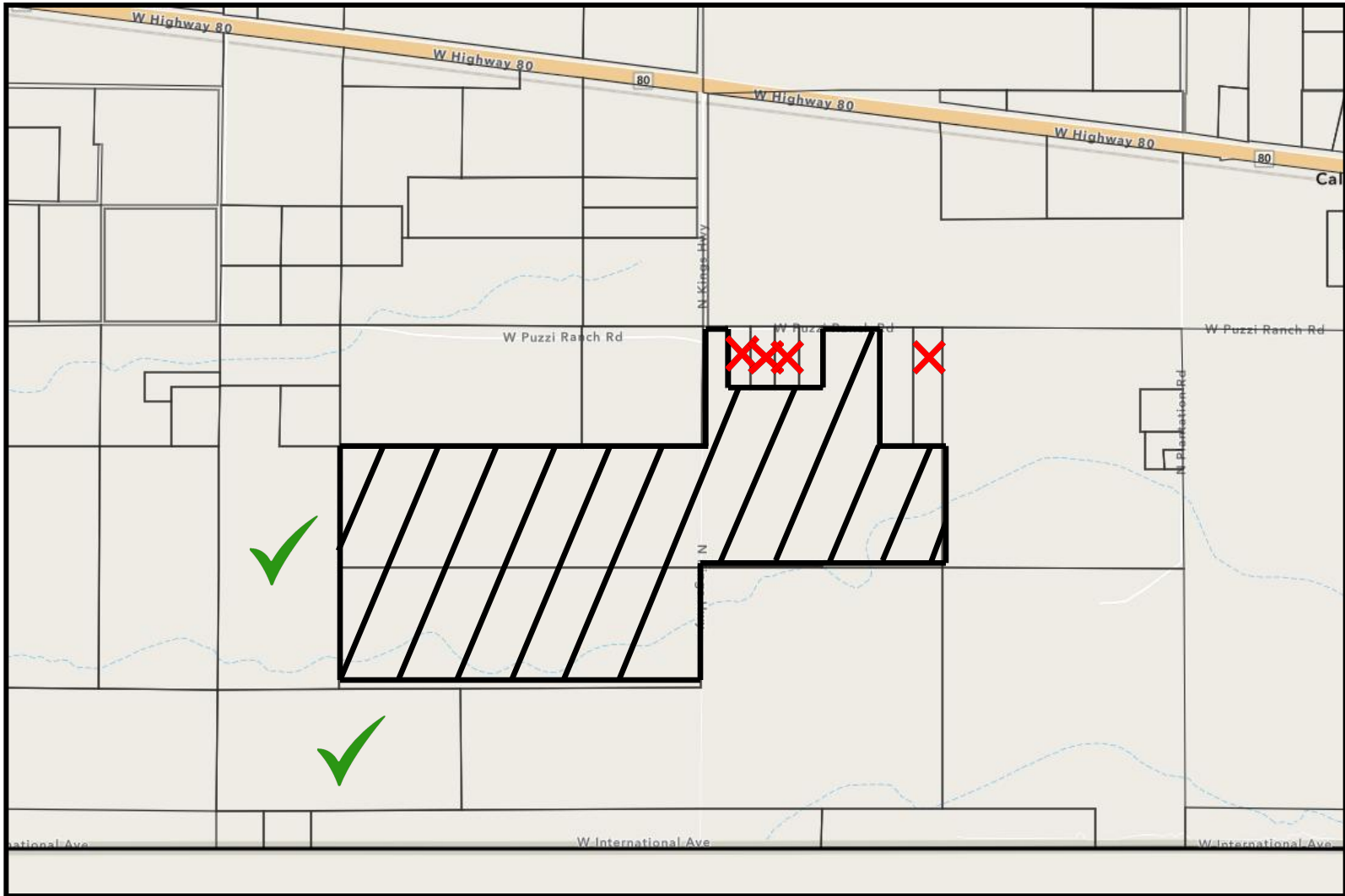
Legal ad

Notices

Posting



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Recommendations

The Planning and Zoning Commission recommended conditional approval of Dockets CPA25-02 and RZ25-04 (8-0) during its meeting on May 14, 2025.

Staff also recommends approval of Dockets CPA25-02 and RZ25-04 with the following special conditions:

1. Right-of-way dedications per Exhibits A, B, and C.
2. A 100' landscape buffer is required at the time of development along all property lines shared with established residential uses.

Recommendations (cont.)

3. Conduct a wildlife survey and consider Arizona Game and Fish Department recommendations during final site design and development:
 - Wildlife movement, connectivity, and habitat needs.
 - Impacts of outdoor lighting on wildlife.
 - Wash and/or decontaminate project equipment to minimize potential introduction or spread of invasive species.
 - Conduct property activities outside of breeding seasons.
 - Cover or back-fill trenches as soon as possible or incorporate escape ramps and install perimeter fencing to deter small mammals and herpetofauna from entering ditches.

Dockets CPA25-02 / RZ25-04 RU-4 to LI

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