



## Development Services

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### MEMORANDUM

**TO:** Cochise County Board of Supervisors  
**FROM:** Matthew Taylor, AICP, Planning Manager  
**FOR:** Sharon Gilman, County Administrator  
**THROUGH:** Christine McLachlan, AICP, Director  
**SUBJECT:** Docket RZ25-07 (James Ranch Road Industrial)  
**DATE:** July 22, 2025

### Docket RZ25-07 (James Ranch Rd Industrial)

The applicant requests rezoning a 92-acre parcel from RU-4 (Rural District, one dwelling per 4 acres) to LI (Light Industry). The parcel is located along the east side of James Ranch Road about ¾ mile south of Highway 80.

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

Applicant: Tactical Holdings LLC c/o Hardeep Cheira  
Location: James Ranch Road  
APN: 408-34-005C  
Parcel Size: 92 acres  
Current Zoning: RU-4  
Proposed Zoning: LI  
Growth Area: B – Community Growth Areas  
Plan Designation: Developing  
Area Plan: None  
Existing Use: Undeveloped  
Proposed Use: Warehousing and Storage

### Surrounding Zoning and Land Uses:

North	RU-4	Undeveloped
South	RU-4	Undeveloped
East	LI (RZ25-02)	Undeveloped
West	RU-4	Undeveloped, Single Family Residential

### II. PARCEL HISTORY

- No active code compliance actions

### IV. COMPLIANCE WITH REZONING CRITERIA

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with Comprehensive Plan land use and growth area designations, and the requested LI zoning is consistent with the Plan (*Developing, Growth Area B*). Based on the application submittal, 14 of 15 factors apply to this rezone with all factors complying:

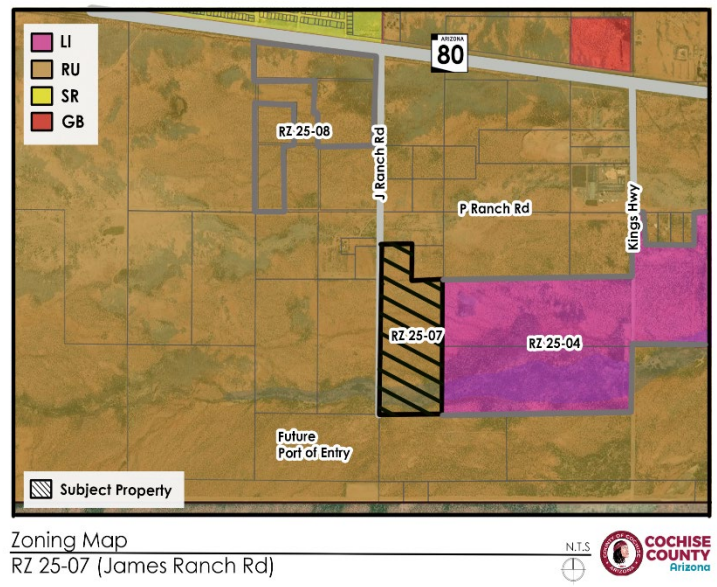
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**1. Adequate Land Use/Concept Plan: Complies**

The applicant provided a concept plan demonstrating future development of the site is for warehousing and storage uses, which are allowed by right in industrial zoning districts.

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

If the 92 acre site is successfully rezoned to LI, future development must comply with applicable standards identified in the zoning regulations, notably Section 2.36 (*Light Industry Zoning District*) and Section 2.51 (*Site Development Standards*). Applicable standards include allowed uses and bulk standards such as setbacks, height, distances between structures, maximum lot coverages, parking, screening, and landscaping. Other requirements such as building codes, floodplain regulations, and potentially land division/subdivision regulations will also apply, transitioning to City of Douglas requirements should the properties be annexed in the future. It is reasonable to assume the parcel is developable and will comply with applicable zoning regulation requirements based on its land area and location along James Ranch Road.



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

All adjacent parcels are zoned RU-4 and also designated *Developing* and *Growth Area B* by the Comprehensive Plan. These properties are also candidates for future rezonings to non-residential zoning districts since all business and industry zoning districts are consistent with current Plan designations. More restrictive use and development standard provisions apply to intense business or industry zoning districts and not on neighboring parcels with less intense rural zoning regardless of development status.

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

Rezoning the parcels to LI will not result in the creation of nonconforming uses since the parcel is without an established use and permanent structures.

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

The parcel is located along the east side of James Ranch Road about ¾ mile south of Highway 80. There are established residential properties directly west. Two addressed parcels along the east side of James Ranch Road (1585 and 2227 Jame Ranch) appear abandoned. Other than grazing, there are few established land uses along the future James Ranch Road commercial corridor. Development north of the new Port is likely to be non-residential with warehousing and storage uses, potentially including other similar uses such as manufacturing, wholesaling, and distribution. Existing residential properties will be

impacted by activities associated with the Port in both land use and commercial truck traffic. Otherwise, the area does not have a defined neighborhood character beyond those residences west of James Ranch Road.

#### 6. Rezoning to More Intense Districts: Complies

Rezoning 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).
  - *The parcel is adjacent to undeveloped rural land, much of which is also designated Developing by the Comprehensive Plan, allowing upzones to more intense business and industry zoning districts. The Developing land use classification and LI zoning function as a buffer along the south side of Highway 80 between the Enterprise designation and existing HI zoning to the east of Plantation Road and the Rural designation beginning about 1 mile west of James Ranch Road. It is expected the roughly 4.85 square miles of area near the new Port will be developed with non-residential commerce-related uses with few new residential uses.*
- The proposed District is a reasonable extension of a similar density District within the area.
  - *Heavy industrial zoning west of Douglas ends at Plantation Road with Phelps Dodge property, but the adjacent 369 acres to the east were recently rezoned to LI to allow uses that can support the new commercial Port of Entry. The subject property is zoned RU-4 and the applicant requests a similar upzone to develop similar commerce-related uses. The county anticipates a continuation of rezoning applications to rezone the area bound by Plantation and James Ranch Roads to the east and west and Highway 80 and the international boundary to the north and south as a result of the new Port.*
- 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 request LI district will serve as a transitional zoning district between HI zoning to the east of Plantation Road, adjacent properties to the east recently rezone LI, and properties zoned RU-4 zoning to the west of James Ranch Road. James Ranch, Kings Highway, and other intermediary alignments will receive substantial improvements to handle commercial truck traffic associated with development of the new Port. There are two established single family residences west of the property on the other side of the James Ranch Road alignment.*

#### **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 near the new Port of Entry and probable jurisdictional shift to the City of Douglas, the properties will have access to water, sewer, and improved roads. Additionally, power to the site is available from Arizona Public Service (APS).



#### **8. Traffic Circulation: Complies**

The parcel has direct access to James Ranch Road, an unimproved road not maintained by the county. James Ranch will eventually be the major north-south connector for commercial traffic traveling to and from Highway 80 with limited access. James Ranch Road, along with Kings Highway, will be improved to support the transition from rural residential land uses to commerce-driven uses associated with the new Port of Entry and will be supplemented with smaller interior roads for connectivity, including through this property. Roadway improvements will be funded by private developers and a variety of public sources, including Cochise County and will require right-of-way dedications.

#### **9. Development Along Major Streets: Complies**

James Ranch Road is an unimproved road not in county-maintenance. This parcel will have direct access to James Ranch Road, and significant road improvement projects are planned to accommodate large amounts of commercial traffic (road widening and paving, dedications of right-of-way, and traffic control appurtenances).

#### **10. Infill Compatibility: Complies**

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 area with established similar uses to reduce sprawl and potentially negative impacts on less intense, especially residential, land uses. Proposed industrial uses are intended to support commercial truck traffic associated with the new Port of Entry. There are one or two single family residences to the west under common ownership (1590, 1594, and 1596 James Ranch Road) which could result in potential land use conflicts caused primarily by commercial truck traffic along James Ranch; however, the subject property is not adjacent to these properties. Site development standards of the LI district contained in the zoning regulations, including setbacks, screening, and

landscaping will apply to future development and these standards are more restrictive when adjacent to parcels zoned rural or residential.

#### 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, including a wash on the south half of this property. Subsequently, this property is located within Flood Zone A which could potentially constrain development on the parcel's southerly 20 acres. Future development will comply with county zoning, building, engineering, and floodplain regulations.



#### 12. Water Conservation: Complies

The property is located within the Douglas Active Management Area (AMA). Water is anticipated to be provided by the City of Douglas, and county-wide water conservation requirements identified in the Zoning Regulations apply to non-residential uses and properties, including this project, and will be identified at permitting.

#### 13. Public Input: Complies

The applicant mailed notices to property owners on April 22, 2025. Staff mailed notices, published legal notice, and posted the properties June 8-13, 2025.

#### 14. Hazardous Materials: Not Applicable

Proposed future land uses include warehousing and storage. The use of hazardous materials is not proposed with those uses.

#### 15. Planning Policies: Partially Complies

The requested industrial zoning is consistent with existing Comprehensive Plan designations (*Developing, Growth Area B*). The new commercial Port will create opportunities for supporting uses, generating new employment opportunities within Cochise County in an area otherwise undeveloped with few established residences. The Comprehensive Plan applies the *Developing* designation to areas presumed in transition with scattered residential, business, industrial, or agricultural uses intended and capable of accommodating future growth – the new Port of Entry will facilitate transition of the area from rural agriculture to international commerce.

**V. SUMMARY AND CONCLUSION**

The applicant proposes developing approximately 92 acres to develop warehousing and storage uses to support the new commercial Port of Entry west of Douglas. The majority of land area in the vicinity of the new Port is undeveloped, presenting an opportunity to develop new non-residential uses absent potential land use conflicts common when mixing new with existing uses. The county anticipates additional use-related applications in this area, specifically rezones to business or industrial districts and commercial permitting submittals as this area evolves in response to Port activities.

**Factors in Favor**

- Complies with all applicable factors.
- Few established residences nearby.
- Allows land uses that support the new commercial Port of Entry.
- Contributes to a potential new employment center.
- No opposition received.

**Factors Not in Favor**

- None identified.

**VI. RECOMMENDATION**

Based on the factors in favor, the Planning and Zoning Commission recommended approval with special conditions (7-0) during their July 9, 2025, regular meeting:

1. Dedications per attached exhibit.

Based on the factors in favor, staff also recommends approval with special conditions.

**SAMPLE MOTION**

I move to approve Docket RZ25-07 with right-of-way and easement dedications per the attached exhibit, rezoning tax parcel 408-34-005C from RU-4 to LI, the factors in favor of approval constituting findings of fact.

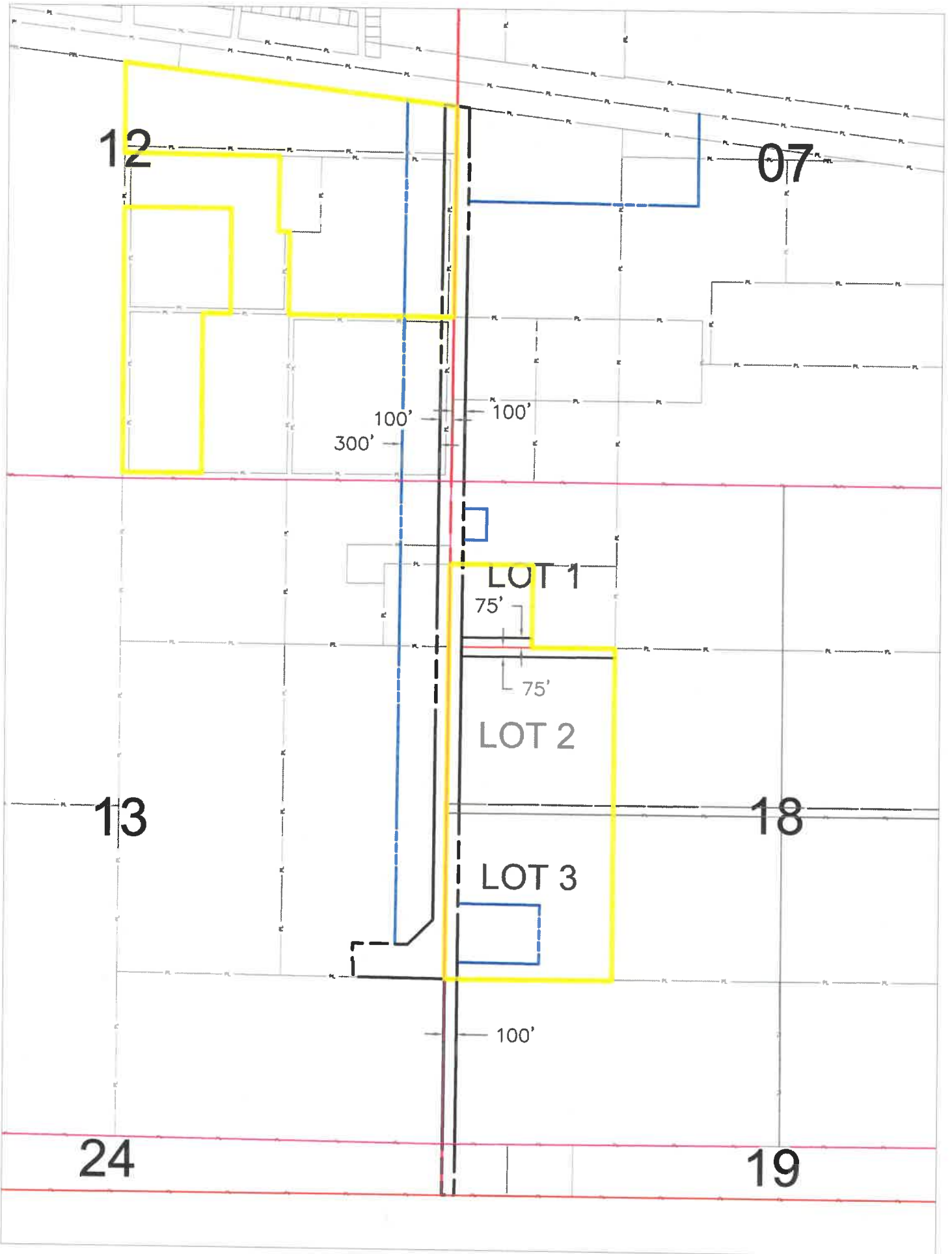
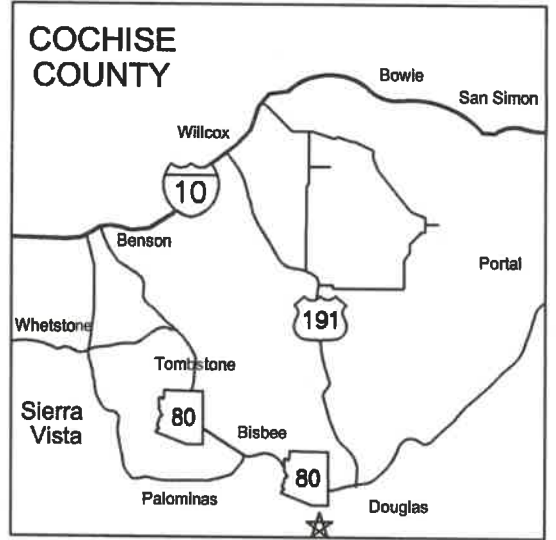
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# EXHIBIT DRAWING

SHOWING AFFECTED PARCELS, RIGHT OF WAY AND DRAINAGE EASEMENTS.



SCALE: 1" = 1000'



**“EXHIBIT A”**

**RIGHT OF WAY DESCRIPTION**

**PARCEL I:**

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 75.00 FEET, OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED “EXHIBIT B”

**PARCEL II:**

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 75.00 FEET, OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED “EXHIBIT B”

**PARCEL III:**

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED "EXHIBIT B"



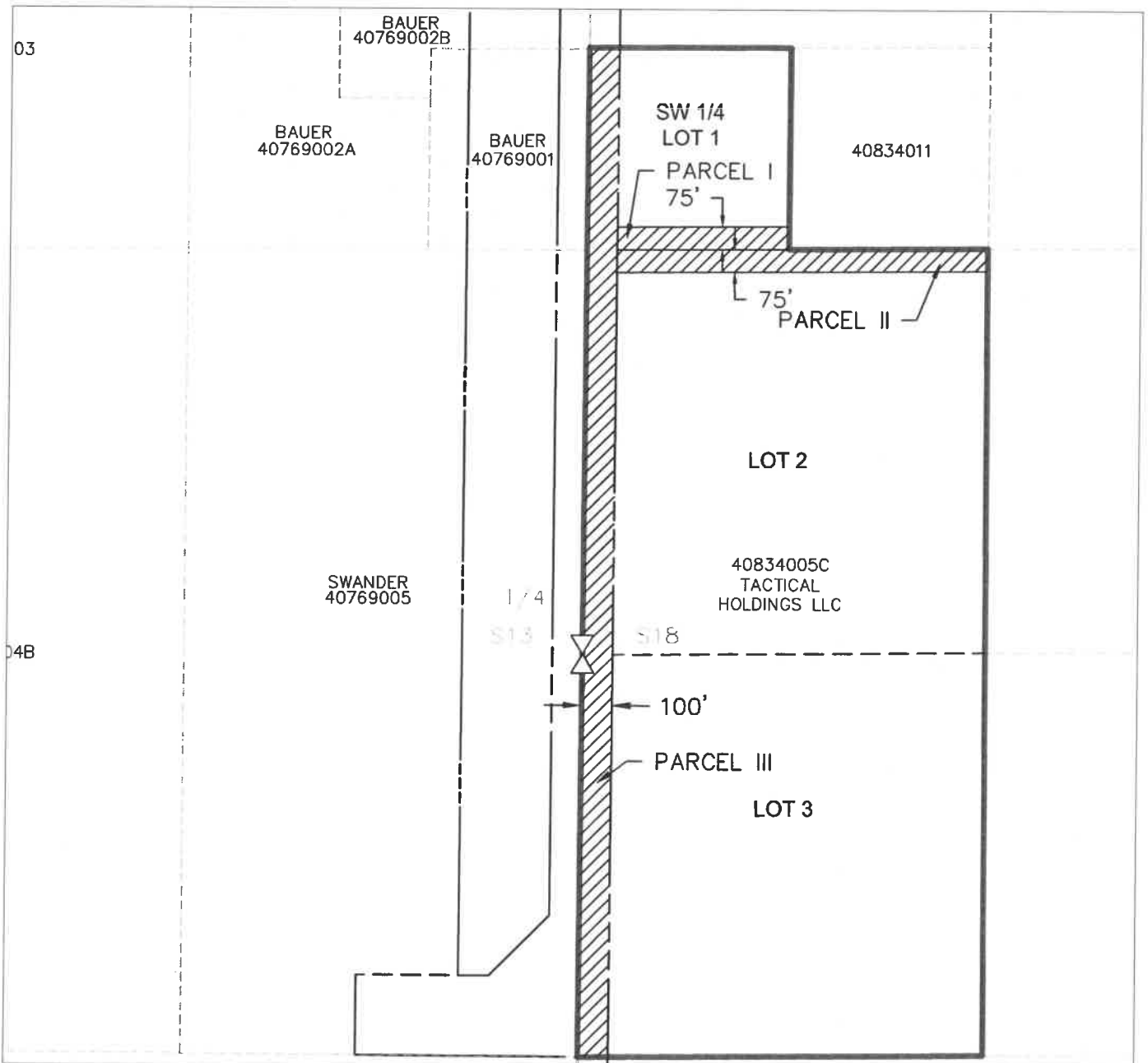
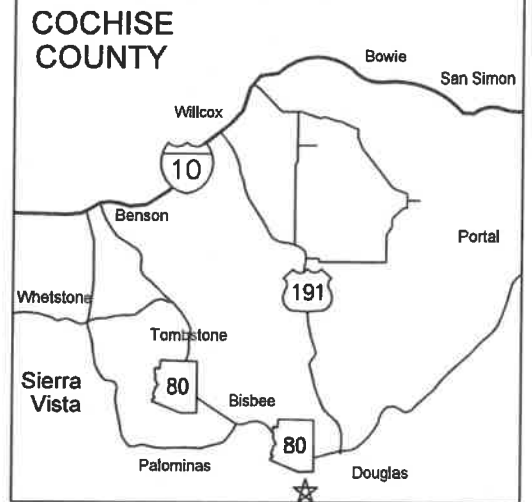
# "EXHIBIT B"

RIGHT OF WAY DESCRIPTION PORTION OF  
GOV'T LOTS 1, 2 & 3, SECTION 18, TOWNSHIP  
24 SOUTH, RANGE 27 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, COCHISE COUNTY,  
ARIZONA



SCALE: 1" = 500'

408-34-005C (ROW)



**"EXHIBIT A"**

**DRAINAGE EASEMENT**  
**DESCRIPTION**

**PARCEL I:**

THAT PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST AND SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BOTH, GILA AND SALT RIVER MERIDIAN, SAID POINT MONUMENTED WITH A 1/2" REBER AND ALUMINUM CAP, LS 14181;

THENCE S 00°09'08"W COINCIDENT WITH THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 18, A DISTANCE OF 731.46 FEET:

THENCE S 89°50'52"E, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING:**

THENCE CONTINUING S 89°50'52"E, A DISTANCE OF 655.00 FEET:

THENCE S 00°09'08"W, A DISTANCE OF 470.00 FEET:

THENCE N 89°50'52"W, A DISTANCE OF 655.00 FEET:

THENCE N 00°09'08"E, A DISTANCE OF 470.00 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED "EXHIBIT B"



# "EXHIBIT B"

DRAINAGE EASEMENT DESCRIPTION PORTION  
 OF LOT 3, SECTION 18, TOWNSHIP SOUTH,  
 RANGE 27 EAST, GILA AND SALT RIVER  
 MERIDIAN, COCHISE COUNTY, ARIZONA



SCALE: 1" = 500'

408-34-005C (EASEMENT)

