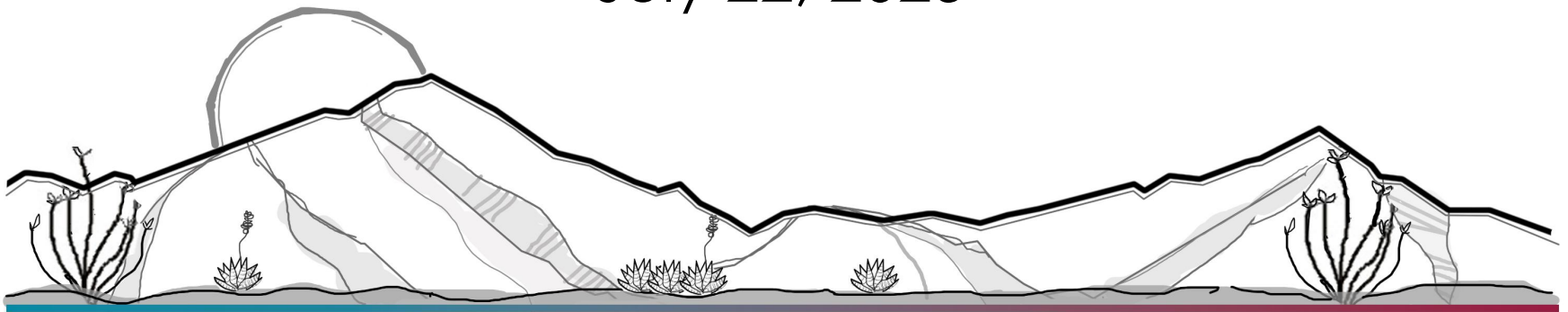


Docket RZ25-08

RU-4 to LI

Board of Supervisors

July 22, 2025



DEVELOPMENT SERVICES



Applicant: Tactical Holdings LLC
c/o Hardeep Cheira

Location: Approximate southwest corner
of Highway 80 and James Ranch
Road, Douglas
(APNs 407-68-007A, 008B, 010, 013E)

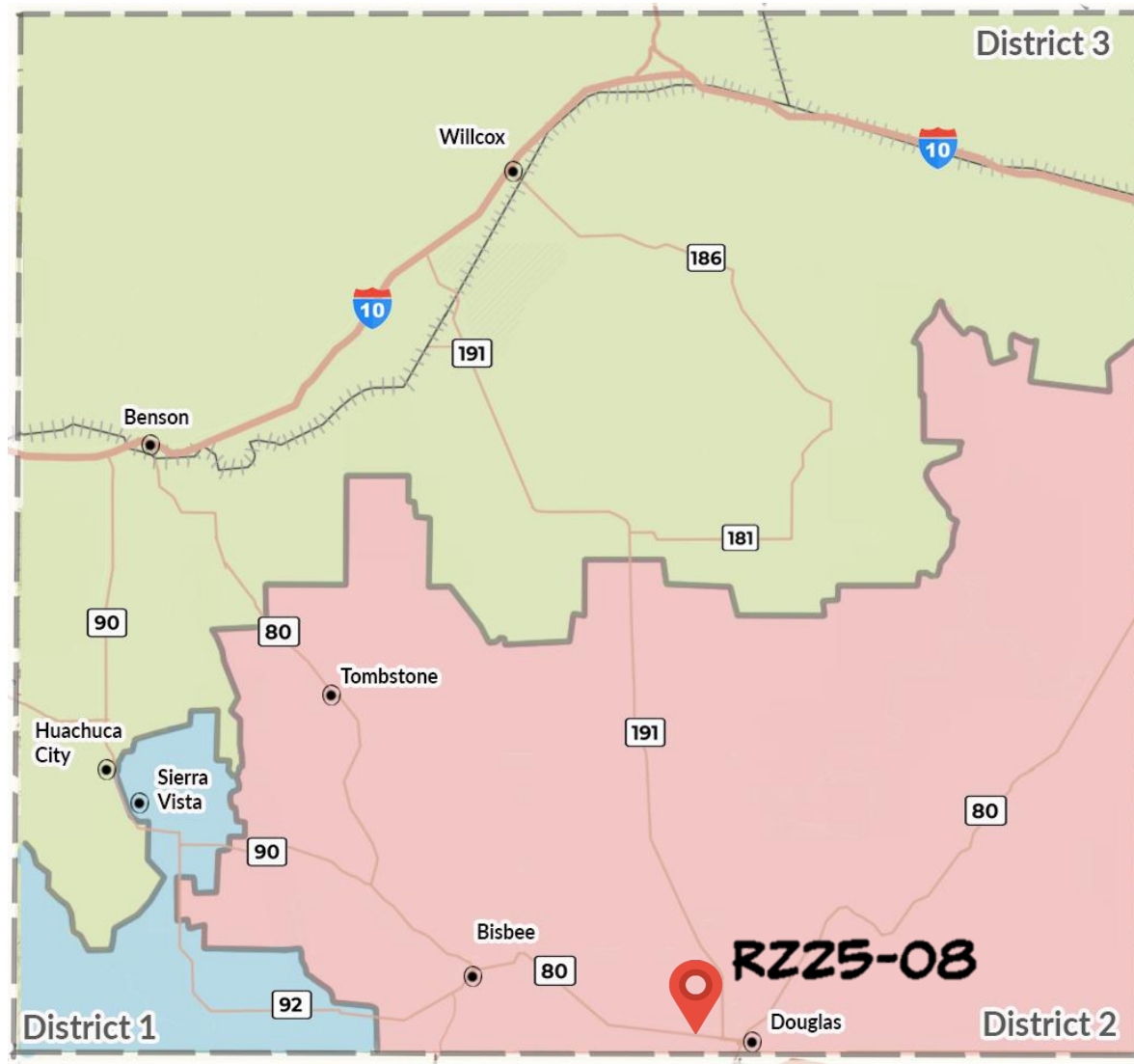
Zoning Amendment: RU-4 to LI

Existing Use: Undeveloped

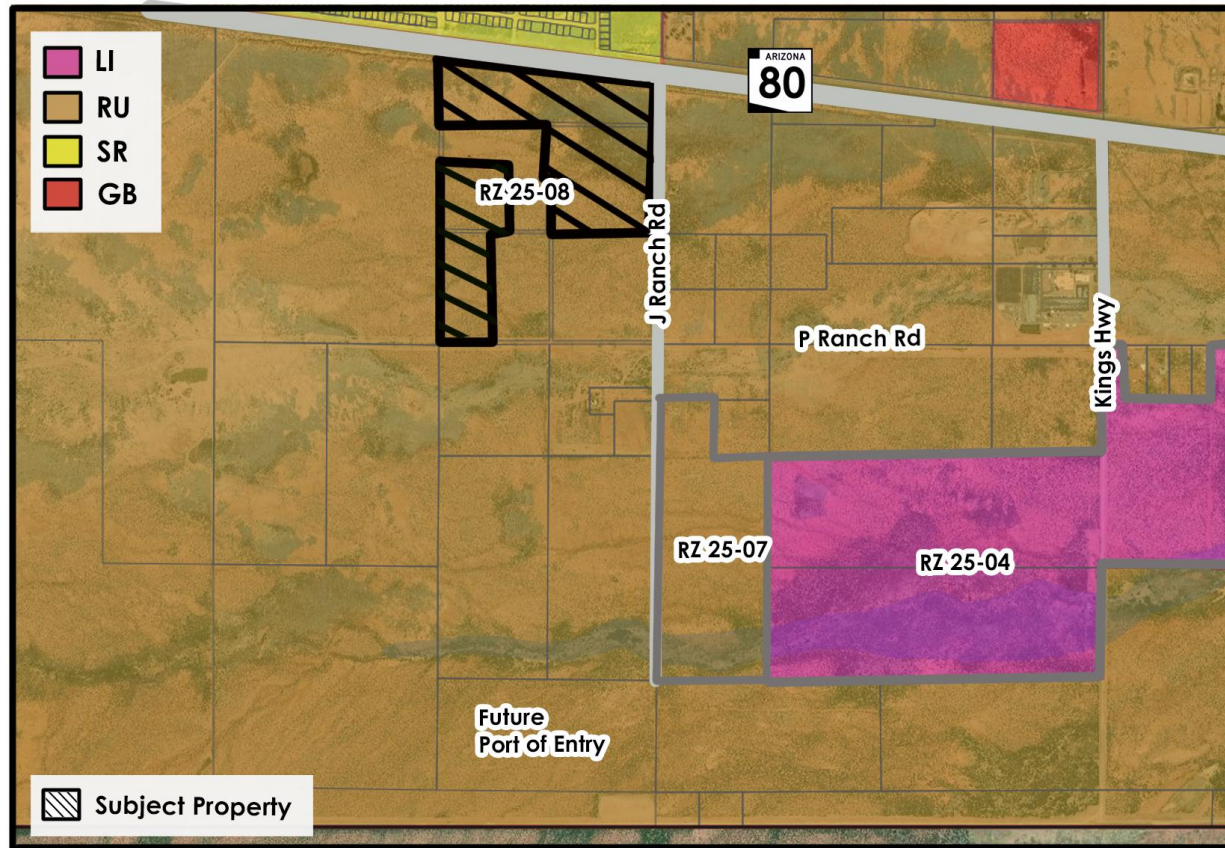
Proposed Use: Warehousing/Storage, Truck Stop



DEVELOPMENT SERVICES

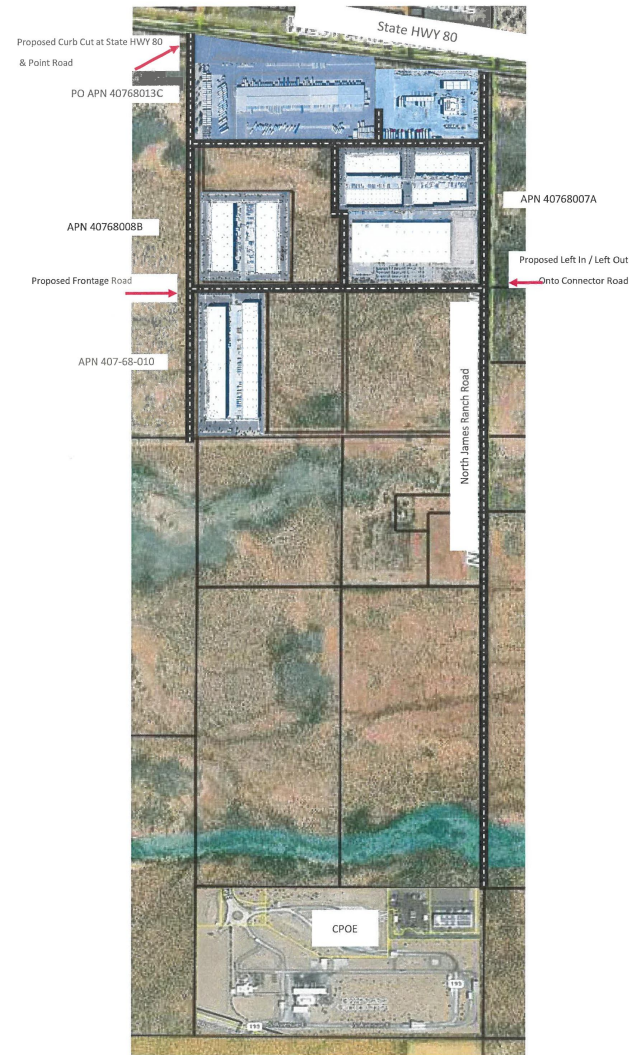
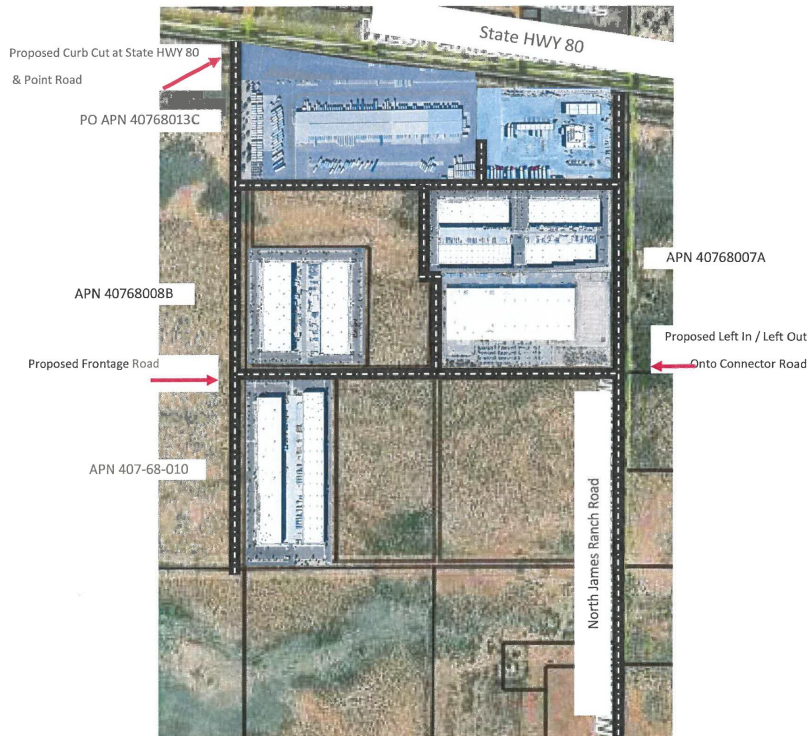


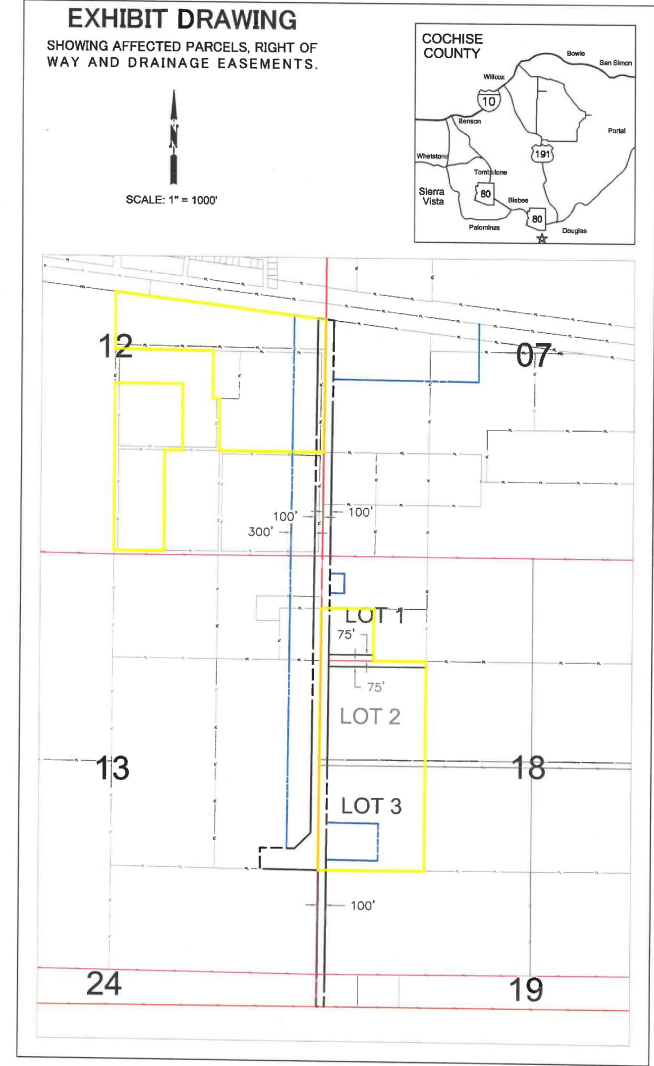
Zoning and Location Map



Zoning Map
RZ 25-08 (James Ranch Rd/Hwy 80)

Concept Plan





DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Factors in Favor

Complies with all applicable factors

No adjacent residential uses

Allows land uses that support the new Port of Entry

Contributes to a potential new employment center

Commercial uses are appropriate along highways and at major intersections

No opposition received

Factors Not in Favor

None

Staff 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:

- Dedications per attached exhibit.

Docket RZ25-08

RU-4 to LI

Board of Supervisors

July 22, 2025

