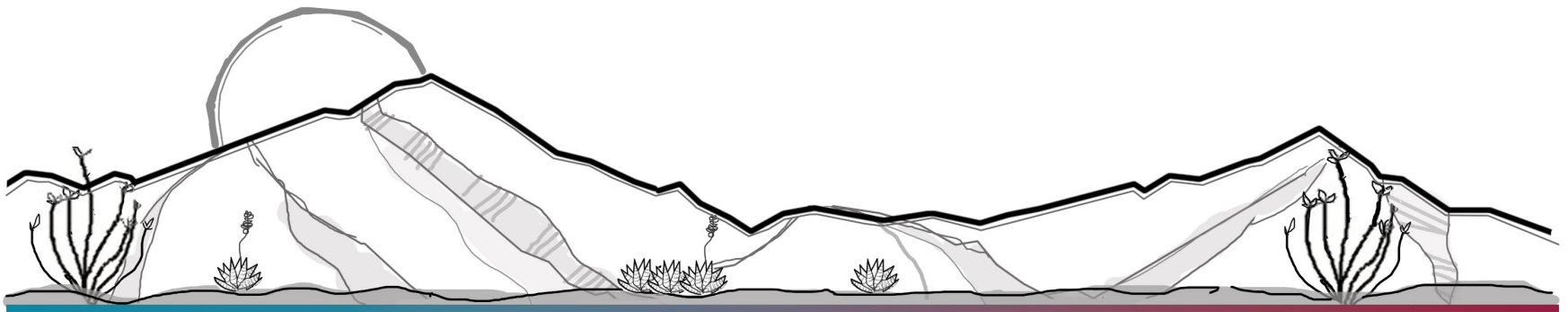


## Dockets CPA25-02 / RZ25-04 RU-4 to LI

Planning and Zoning Commission  
May 14, 2025



# DEVELOPMENT SERVICES

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Applicant: Ardent Arizona LLC

Location: Kings Highway (Douglas)  
(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

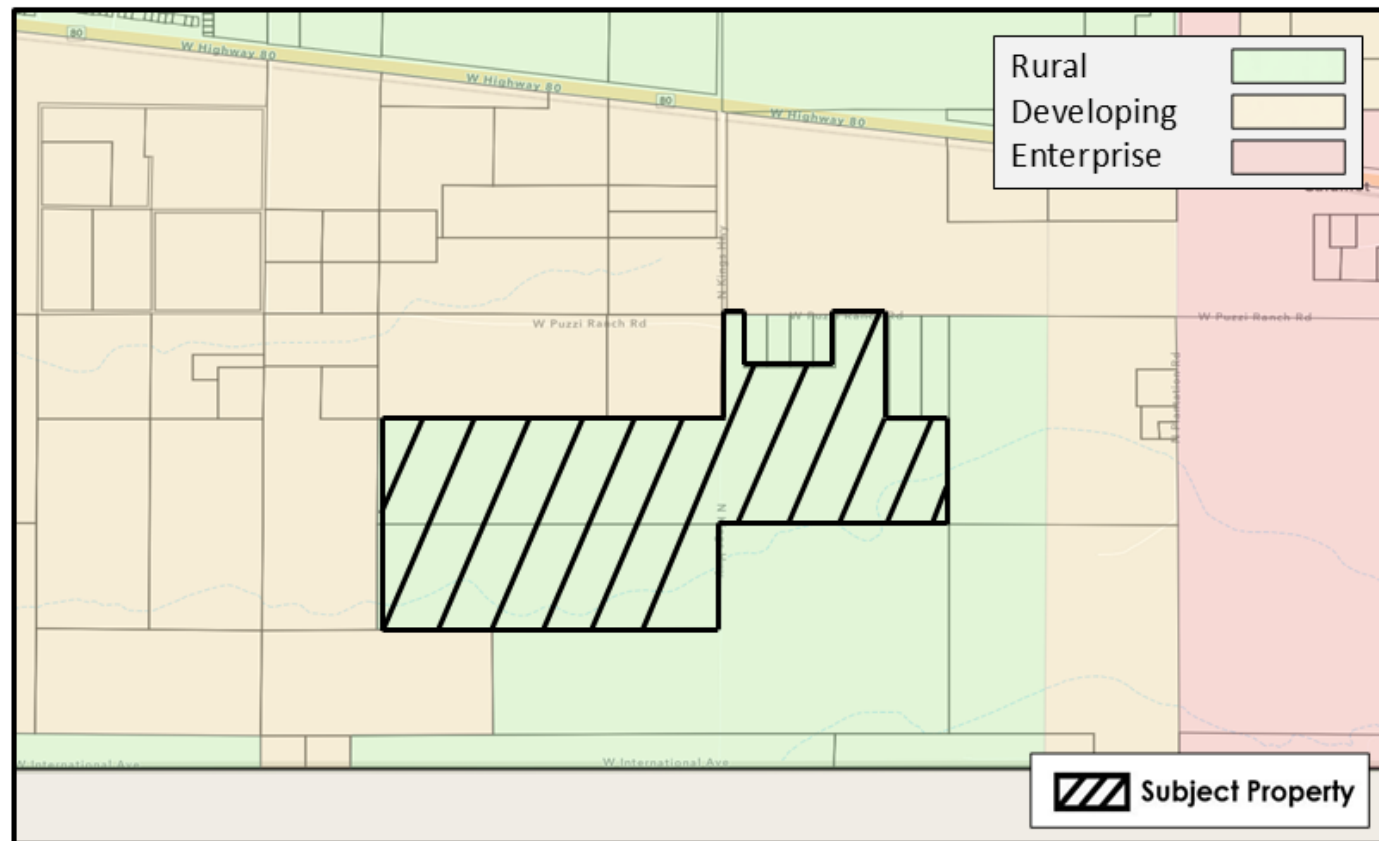


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Land Use Designation



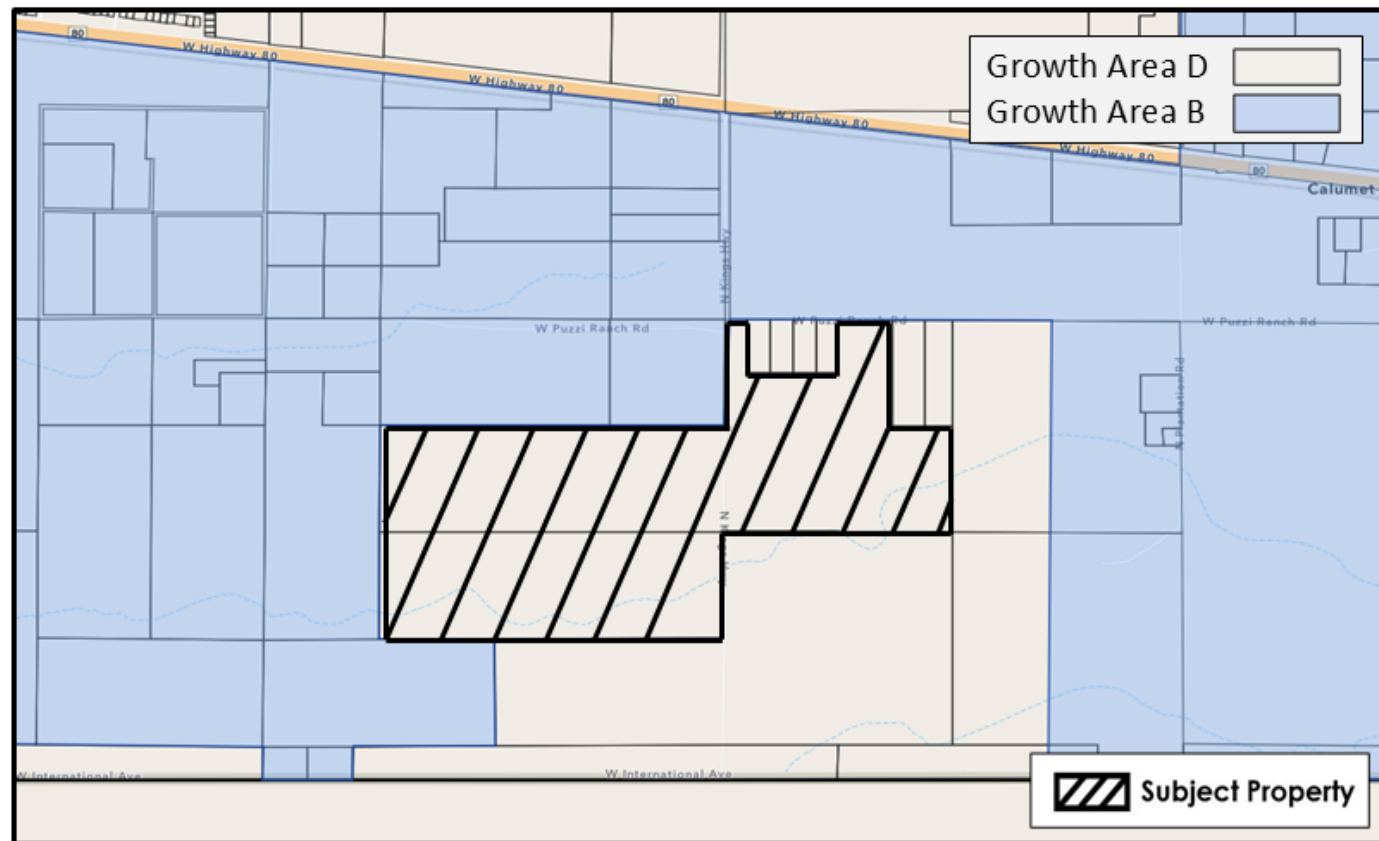
CPA25-02 (Rural to Developing )

Kings Highway (369 acres)

N.T.S



## Growth Area Category



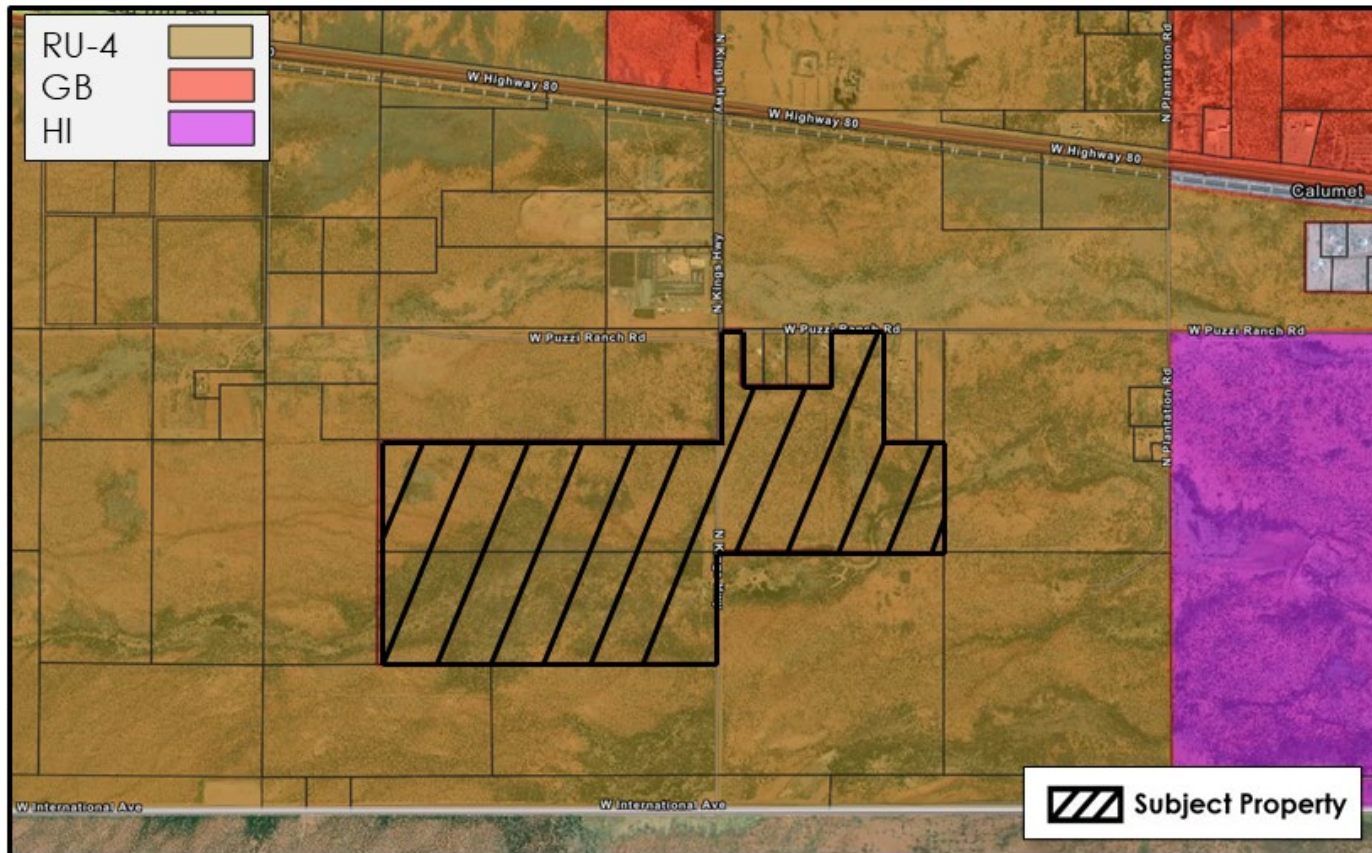
CPA25-02 (Growth Area D to B)

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 commercial/non-commercial 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



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



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## Plan Amendment (Land Use Designations)

- Rural
  - Sparsely populated; larger lot sizes; large expanses of private and public land; agriculture
- Developing
  - Non-rural growth; mixed residential, business, industrial, agricultural uses; transitional development pattern that requires periodic re-evaluation

## Plan Amendment (Growth Area Categories)

- Category D (Rural Areas)
  - Outlying rural areas; low growth rate; unimproved roads; low density residential development on large lots; large tracts of undeveloped private and public lands
- Category B (Developing)
  - Moderate level of residential/non-residential growth; transition between urban and rural areas; adequate infrastructure; potential for further development

## 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 factors 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 support from nearby property owners
- Opposition from nearby property owners

## Rezoning Factors

- |   |                       |
|---|-----------------------|
| 1. Adequate site/concept plan:                | <b>Complies</b>       |
| 2. Comply with site development standards:    | <b>Complies</b>       |
| 3. Adjacent districts capable of development: | <b>Complies</b>       |
| 4. Does not create nonconforming uses:        | <b>Complies</b>       |
| 5. Compatible with existing development:      | <b>Complies</b>       |
| 6. Rezone to more intense zoning district:    | <b>Complies</b>       |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Complies</b>       |
| 10. Infill compatibility:                     | <b>Complies</b>       |
| 11. Unique topographic features:              | <b>Complies</b>       |
| 12. Water conservation:                       | <b>Complies</b>       |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

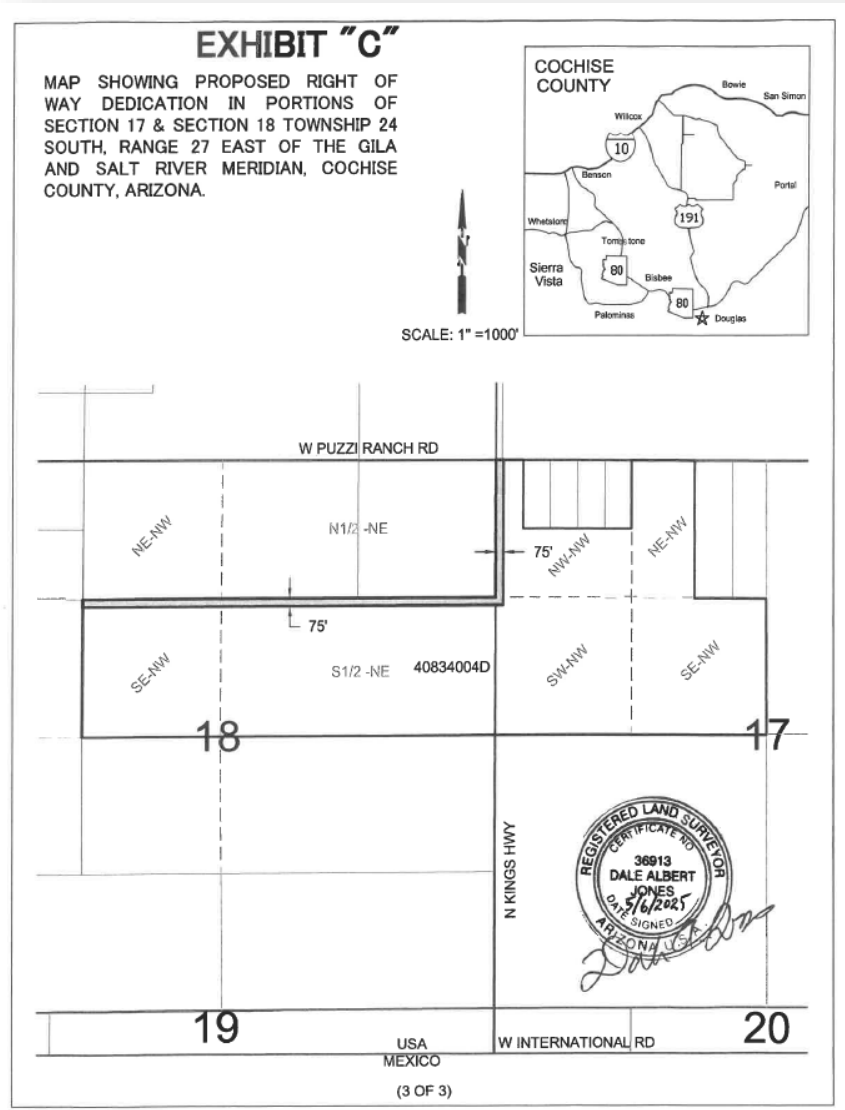
## Rezoning – Factors in Favor

- Complies or partially complies with all applicable factors
- Limited off-site impacts due to little residential development
- Allows land uses that support the new Port of Entry
- Creates a potential new employment center

## Rezoning – Factors Not in Favor

- Opposition from nearby property owners

# DEVELOPMENT SERVICES

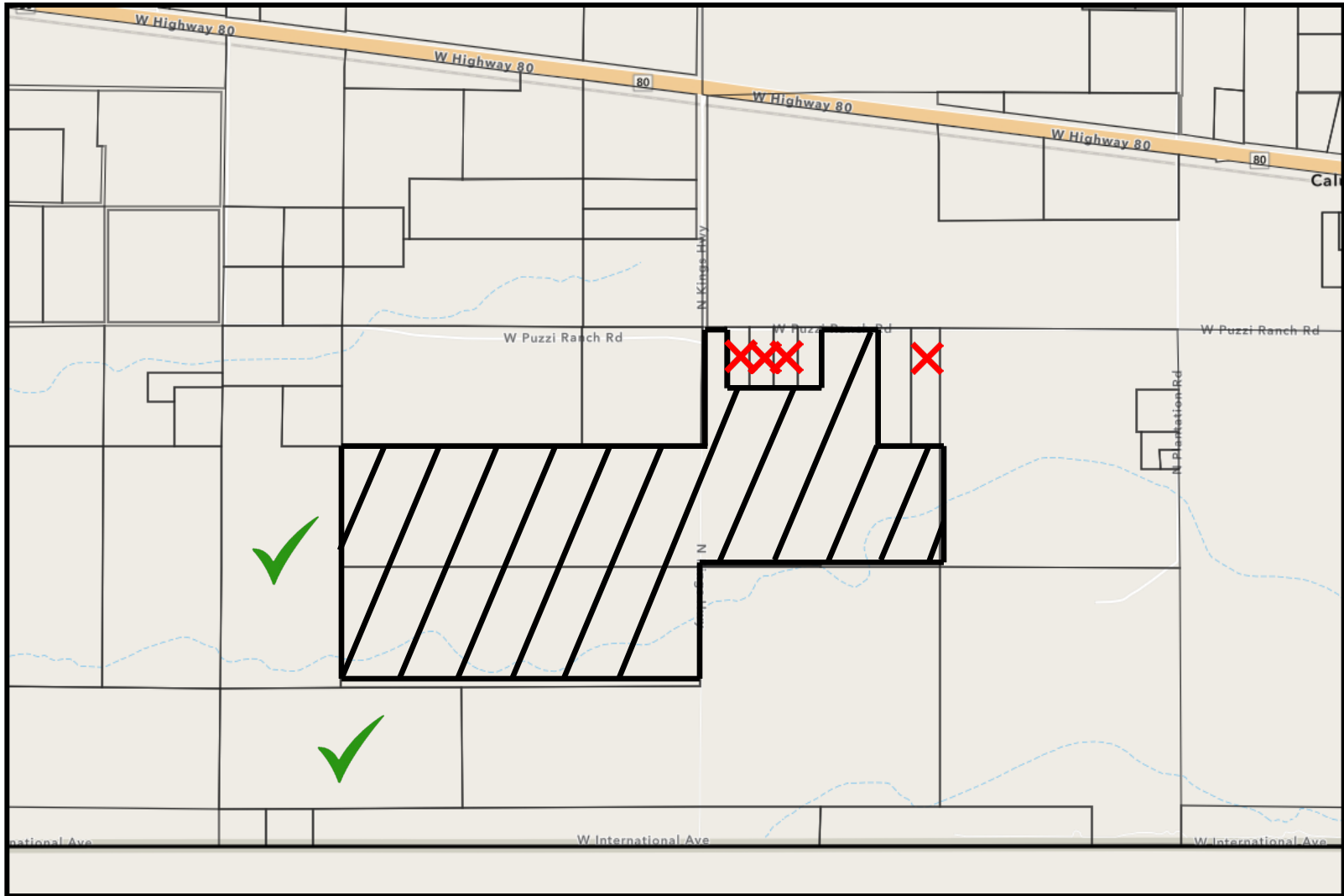


## Public Notice

- 21 March
  - Applicant Letters
- 11-16 April
  - Legal ad
  - Notices
  - Posting



# DEVELOPMENT SERVICES



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Dockets CPA25-02 and RZ25-04 to the Board of Supervisors with a recommendation of approval with the following special conditions:

1. Right-of-way dedications per Exhibits A, B, and C.
2. A 20' landscape buffer is required at the time of development along all property lines shared with established residential uses.

## Staff Recommendation (cont.)

3. Conduct a wildlife survey and consider Arizona Game and Fish Department recommendations during final site design and development:
  - a. Wildlife movement, connectivity, and habitat needs.
  - b. Impacts of outdoor lighting on wildlife.
  - c. Wash and/or decontaminate project equipment to minimize potential introduction or spread of invasive species.
  - d. Conduct property activities outside of breeding seasons.
  - e. 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.

## Sample Motion – Comprehensive Plan Amendment)

Madam Chair, I move to recommend approval of Docket CPA25-02 to the Board of Supervisors, amending Comprehensive Plan designations of 369 acres from *Rural* to *Developing* and from *Growth Area D* to *Growth Area B*, the factors in favor of approval constituting findings of fact.

## Sample Motion - Rezoning

Madam Chair, I move to recommend approval of Docket RZ25-04 to the Board of Supervisors with special conditions recommended by staff, rezoning tax parcels 408-34-004A and 40-8-34-004D from RU-4 to LI, the factors in favor of approval constituting findings of fact.

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

Planning and Zoning Commission  
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