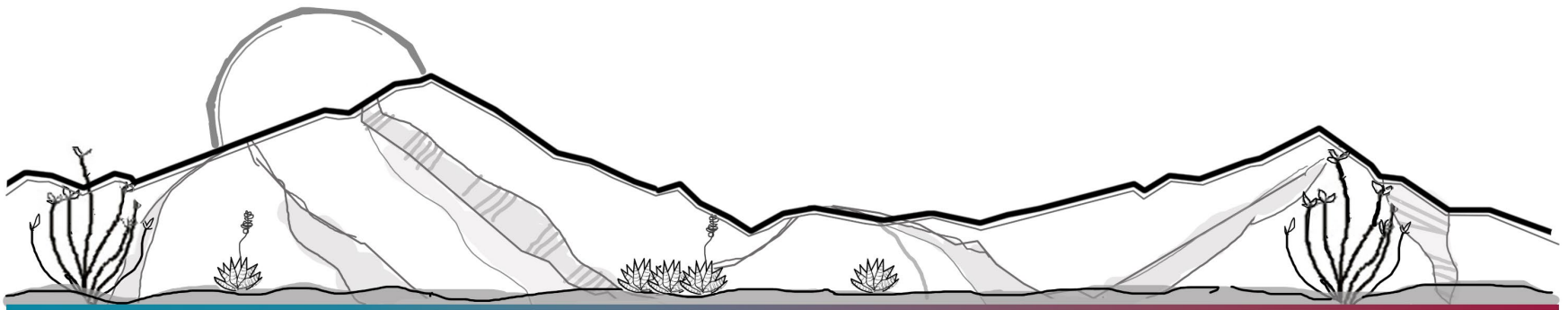


## Docket RZ25-07

RU-4 to LI

Planning and Zoning Commission  
July 9, 2025



# DEVELOPMENT SERVICES

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Applicant: Tactical Holdings LLC  
c/o Hardeep Cheira

Location: East side of James Ranch Road  
approximately  $\frac{3}{4}$  mile south of  
Highway 80, Douglas  
(APN 408-34-005C)

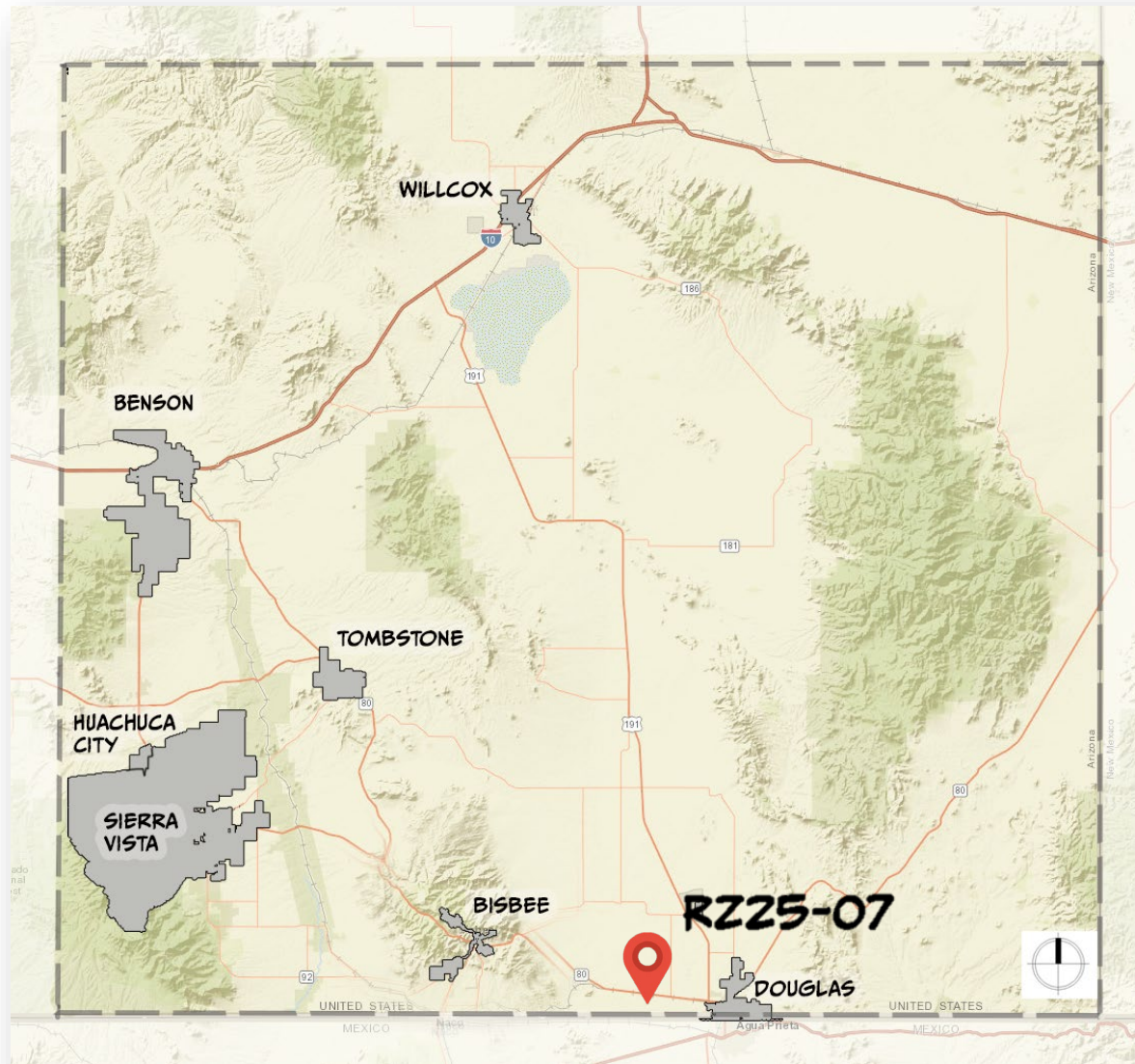
Zoning Amendment: RU-4 to LI

Existing Use: Undeveloped

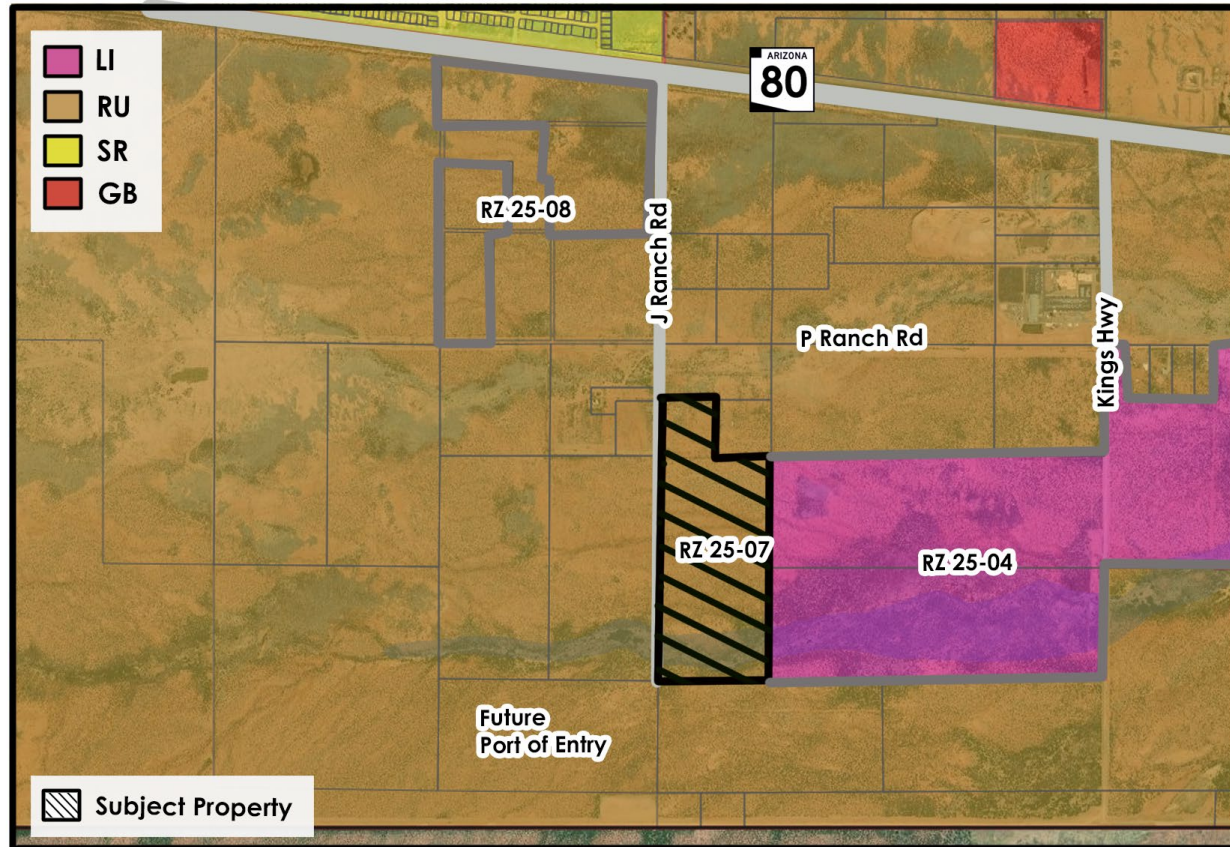
Proposed Use: Warehousing/Storage



# DEVELOPMENT SERVICES



## Zoning and Location Map



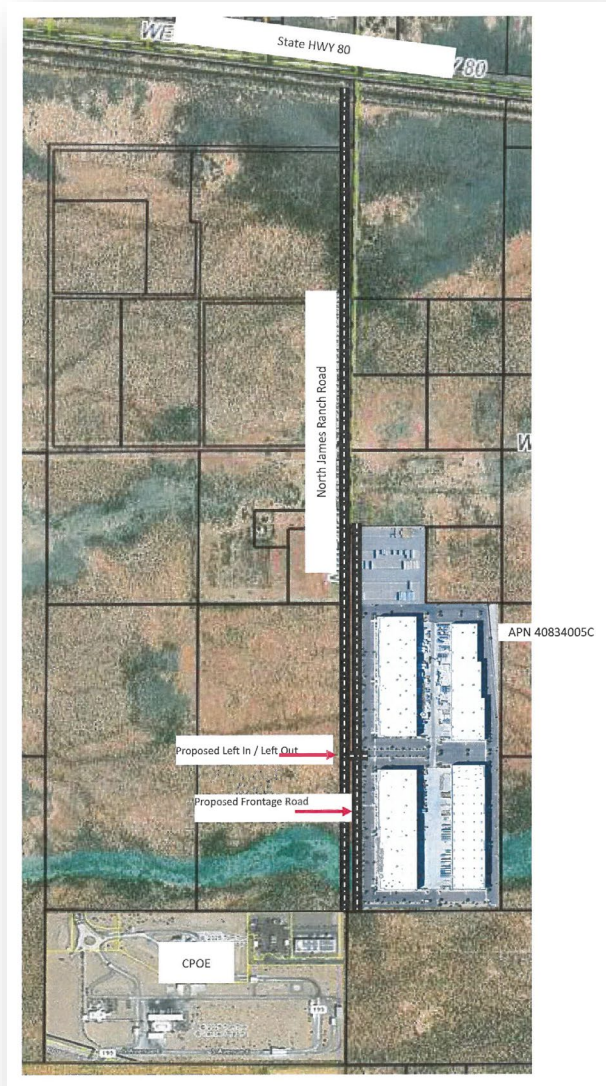
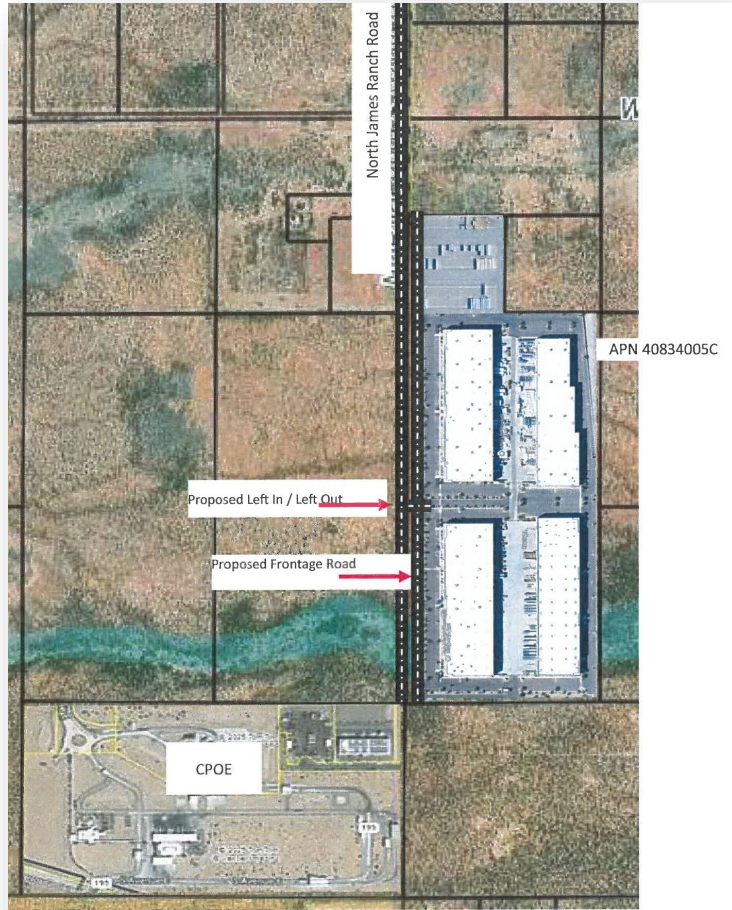
Zoning Map  
RZ 25-07 (James Ranch Rd)

N.T.S.  


## New Port of Entry

- 92-acre project area
  - 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



## 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>       |

## Factors in Favor

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

## Rezoning – Factors Not in Favor

- None

## Public Notice

- 22 April
  - Applicant Letters
  
- 8-13 June
  - Legal ad
  - Notices
  - Posting



## Applicant Presentation / Discussion



# DEVELOPMENT SERVICES

## Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-07 to the Board of Supervisors with a recommendation of approval with the following special condition:

1. Right-of-way dedication along James Ranch Road per exhibits.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ25-07 to the Board of Supervisors with the special condition recommended by staff, rezoning tax parcel 408-34-005C from RU-4 to LI, the factors in favor of approval constituting findings of fact.

## Docket RZ25-07

RU-4 to LI

Planning and Zoning Commission  
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