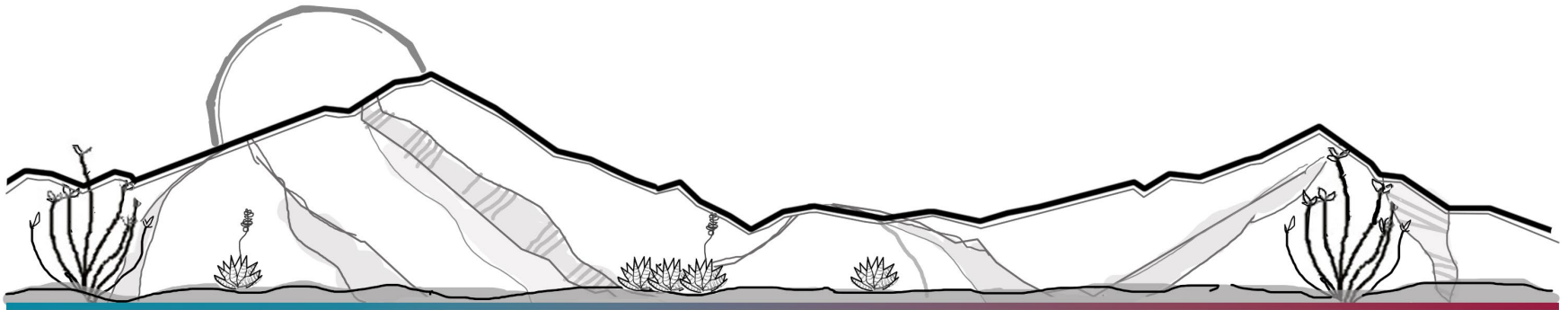


Docket RZ25-08

RU-4 to LI

Planning and Zoning Commission
July 9, 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)

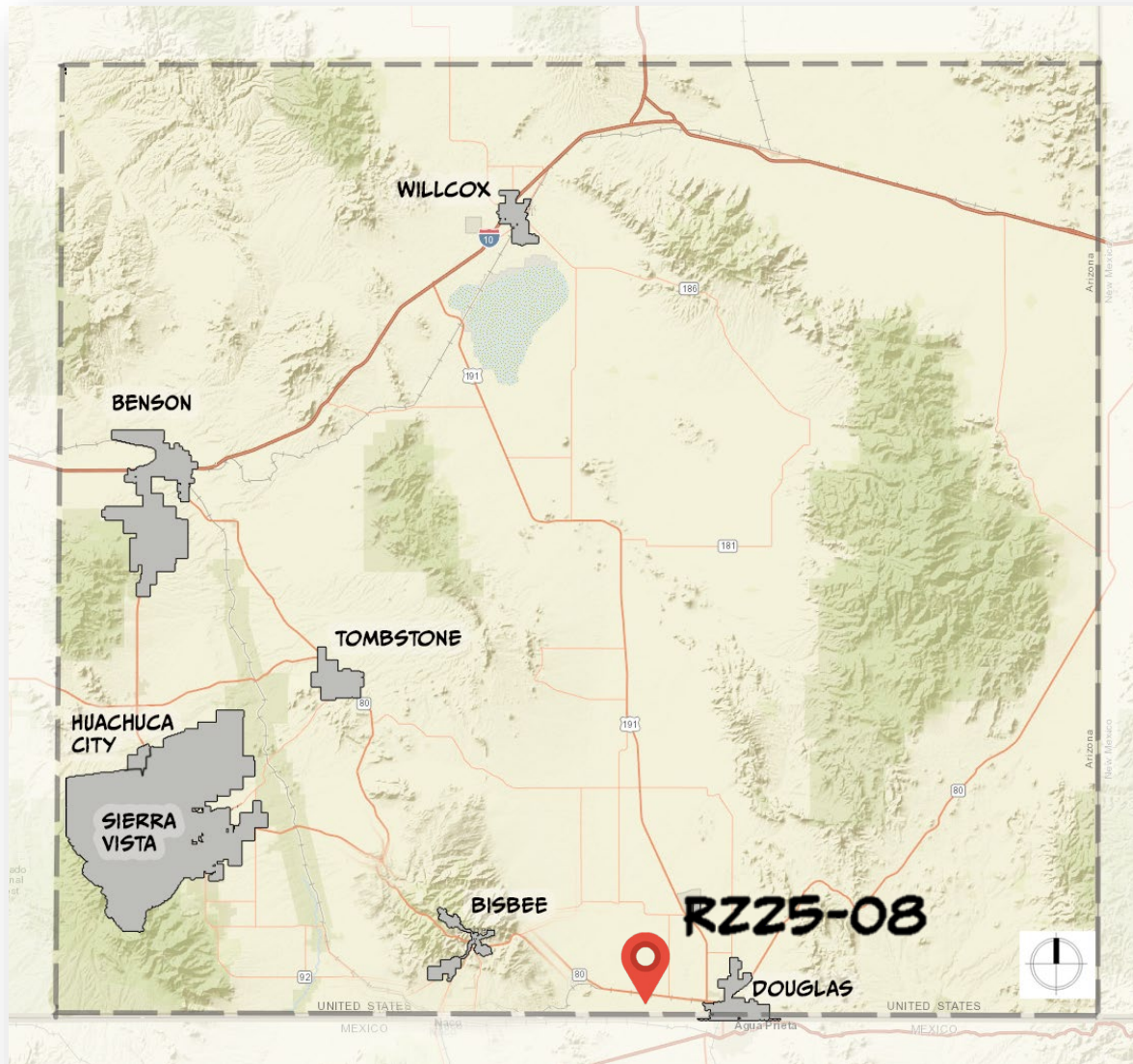
Zoning Amendment: RU-4 to LI

Existing Use: Undeveloped

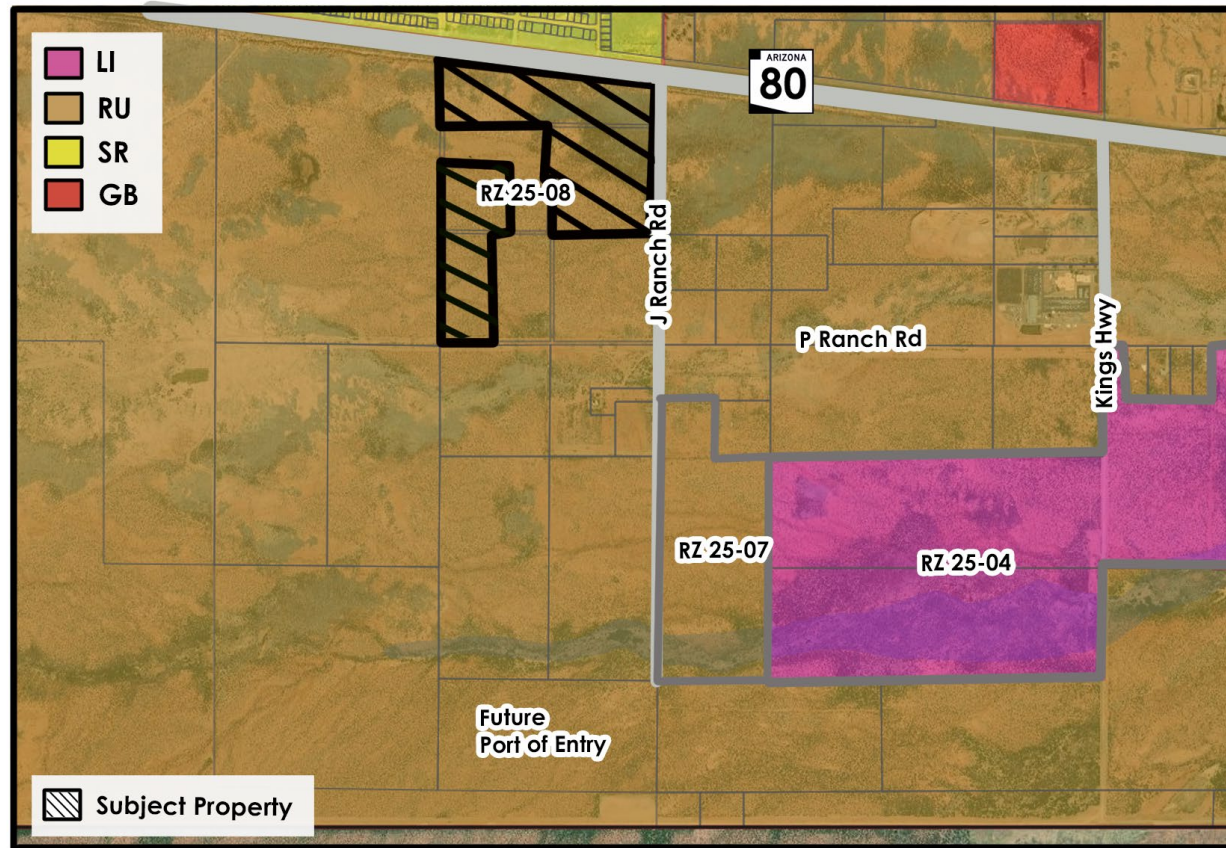
Proposed Use: Warehousing/Storage, Truck Stop



DEVELOPMENT SERVICES



Zoning and Location Map

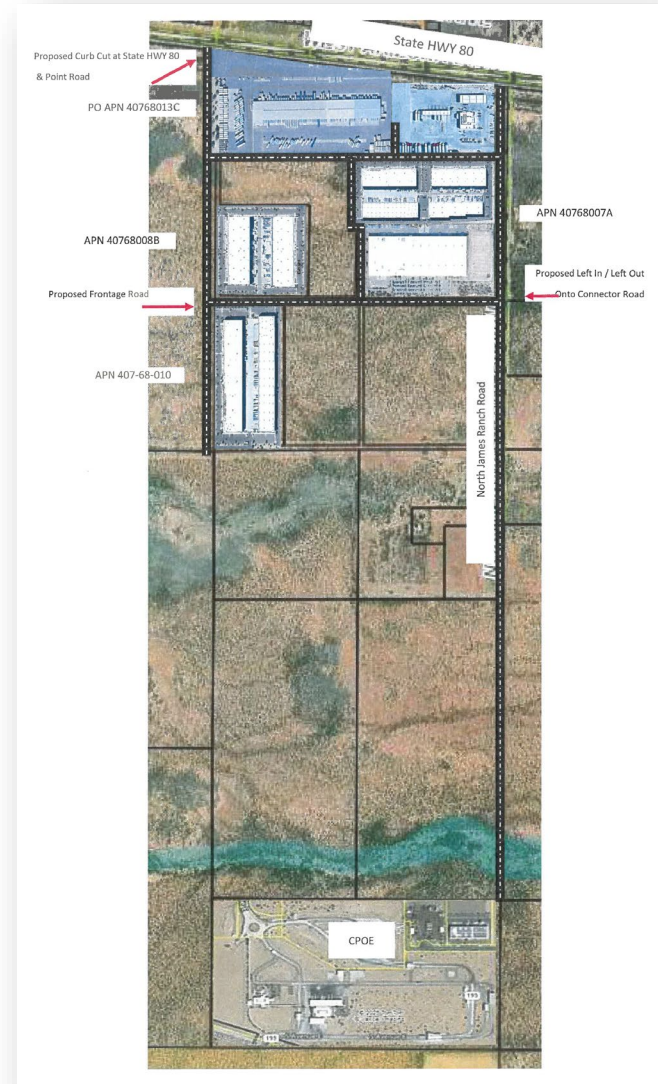


Zoning Map
RZ 25-08 (James Ranch Rd/Hwy 80)

New Port of Entry

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

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

Rezoning – Factors Not in Favor

- None

Public Notice

- 22 April
 - Applicant Letters

- 8-13 June
 - Legal ad
 - Notices
 - Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-08 to the Board of Supervisors with a recommendation of approval with the following special conditions:

1. Right-of-way dedication along per exhibits.

Sample Motion

Madam Chair, I move to recommend approval of Docket RZ25-08 to the Board of Supervisors with special conditions recommended by staff, rezoning tax parcels 407-68-007A, 008B, 010, and 013E from RU-4 to LI, the factors in favor of approval constituting findings of fact.

Docket RZ25-08

RU-4 to LI

Planning and Zoning Commission
July 9, 2025

