



Development Services

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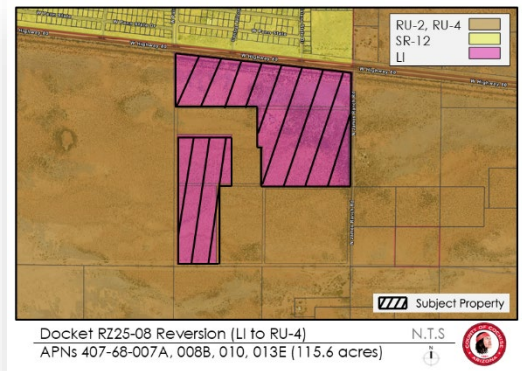
MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: Docket RZ25-08 Reversion (Repeal *Ordinance 25-14*)
DATE: January 6, 2026

BACKGROUND

The County received an application from Tactical Holdings LLC (applicant) to revert the zoning on APNs 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E from LI (Light Industry District) to RU-4 (Rural District, one dwelling per 4 acres). The parcels total about 115.6 undeveloped acres and are located at the southwest corner of N. James Ranch Road and W. Highway 80.

The Board of Supervisors conditionally approved rezoning the property from RU-4 to LI on July 22, 2025 (*Ordinance 25-14*), requiring easement dedications. The applicant states the easements make planned development of warehousing/storage uses and a truck stop infeasible and were not fully understood until approval, subsequently declining to dedicate the easements and requesting zoning reversion.



I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Tactical Holdings LLC c/o Hardeep Cheira
Location: SW Corner of Highway 80 and James Ranch Road
APNs: 408-34-007A, 008B, 010, 013E
Parcel Size: 116 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: Undetermined

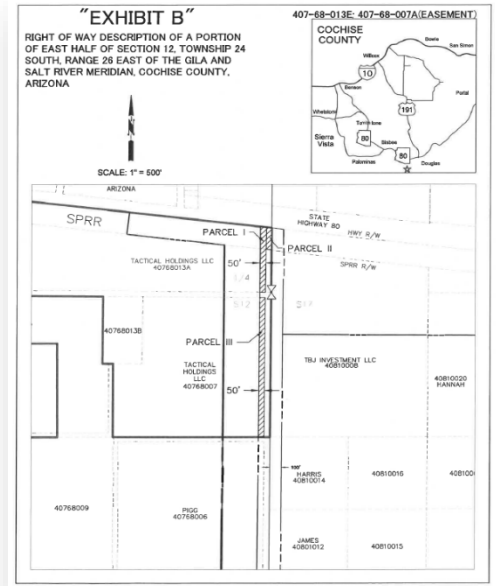
Surrounding Zoning and Land Uses:

North	RU-4	Undeveloped
South	RU-4	Undeveloped
East	RU-4	Undeveloped
West	RU-4	Undeveloped

II. APPLICANT REQUEST FOR REVERSION

The applicant filed an application on December 12, 2025, requesting the Board of Supervisors revert the current LI zoning during a public hearing, repealing *Ordinance 25-14* which was adopted by the Board on July 22, 2025. The Zoning Regulations provide for zoning reversions though not explicitly anticipating reversion requests from property owners. In this case, summaries of the applicant's rationale for the reversion are summarized below:

- Property owner determines it is not economically feasible to develop the property as contemplated because of easement dedications required by the County.
- Property owner was unaware of the "scope and extent" of the easements prior to Board of Supervisor action on July 22, 2025.
- Easements total about 27-acres and are located in areas of the property that prevent development, rendering the property unusable.



III. COMPLIANCE WITH REZONING CRITERIA (REVERSION)

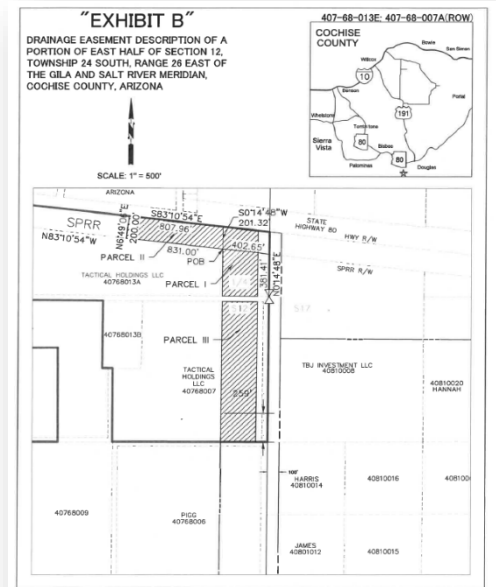
Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with Comprehensive Plan land use and growth area designations. The applicant's original request to rezone the parcels from RU-4 to LI was consistent with Plan future land use and growth area designations (*Developing, Growth Area B*). Reverting the zoning to RU-4 as requested by the applicant is not consistent with current Plan designations.

III. PUBLIC NOTIFICATION

Staff completed the public notification process for the reversion as with the original zoning docket, mailing notices, posting the property, and publishing legal notice (December 17, 2025).

V. STAFF SUMMARY

The applicant requested rezoning from RU-4 to LI (*Docket RZ25-08*) in May of 2025, proposing to develop approximately 116 acres for warehousing and storage uses and a truck stop to support the new commercial traffic associated with the new Port of Entry west of Douglas. The Board of Supervisors conditionally approved the rezoning, requiring easement dedications on multiple parcels. In December of 2025, the applicant filed an application requesting the Board to revert the zoning to RU-4, stating the easements render about 27 acres unusable and that dedications make future development economically unfeasible. The properties are located west of the City of Douglas and roughly $\frac{3}{4}$ mile north of the future commercial Port of Entry.



Factors For Reversion

- Applicant filed an official application requesting zoning reversion from LI to RU-4, repealing *Ordinance 25-14*.
- The zoning regulations provides for zoning reversions.

Factors Against Reversion

- Repeals a duly adopted ordinance.
- RU-4 zoning is not consistent with current Comprehensive Plan designations.
- Exactions are an established method to acquire easements for future infrastructure.
- Public funds will be needed to acquire easements.

SAMPLE MOTIONS

I move to approve the zoning reversion of tax parcels 407-68-007A, 008B, 010, and 013E from LI to RU-4 as requested by the applicant, Tactical Holdings LLC. Approving the reversion repeals *Ordinance 25-14*.

I move to deny the zoning reversion of tax parcels 407-68-007A, 008B, 010, and 013E from LI to RU-4 as requested by the applicant, Tactical Holdings LLC. Denying the reversion preserves *Ordinance 25-14*.

ATTACHMENT: *Ordinance 25-14*

ZONING ORDINANCE 25-14

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES
FROM RU-4 TO LI, PURSUANT TO THE APPLICATION OF
TACTICAL HOLDINGS LLC**

WHEREAS, Arizona Revised Statutes (“A.R.S.”) § 11-814 allows property owners, or their authorized agent, to request amendments to the Zoning District boundaries through the Board of Supervisors in a public hearing; and

WHEREAS, the Cochise County Board of Supervisors (“Board of Supervisors”) recognizes that zoning amendments can affect land use patterns and, therefore, warrant careful consideration of local and regional impacts at a public hearing; and

WHEREAS, TACTICAL HOLDINGS LLC (the “Applicant”) wishes to bring Tax Parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E which are zoned RU-4 into an appropriate zoning district by rezoning to LI; and

WHEREAS, the requested zoning district is permitted within the Comprehensive Plan land use designation of the subject parcels and multiple adjacent parcels; and

WHEREAS, the Board of Supervisors promotes effective, early, and continuous public participation by citizens; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on the amendment to the Zoning District boundaries proposed by the Applicant; and

WHEREAS, the Board of Supervisors approved the request for a change in the Zoning District boundaries.

NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classification for Tax Parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E as shown on the map attached to this Ordinance as **Exhibit A**, are changed from RU-4 to LI.

The Board of Supervisors approves Docket RZ25-08 with the following condition of approval:

1. Right-of-way dedications per attached exhibits.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 22nd day of July 2025.



Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:



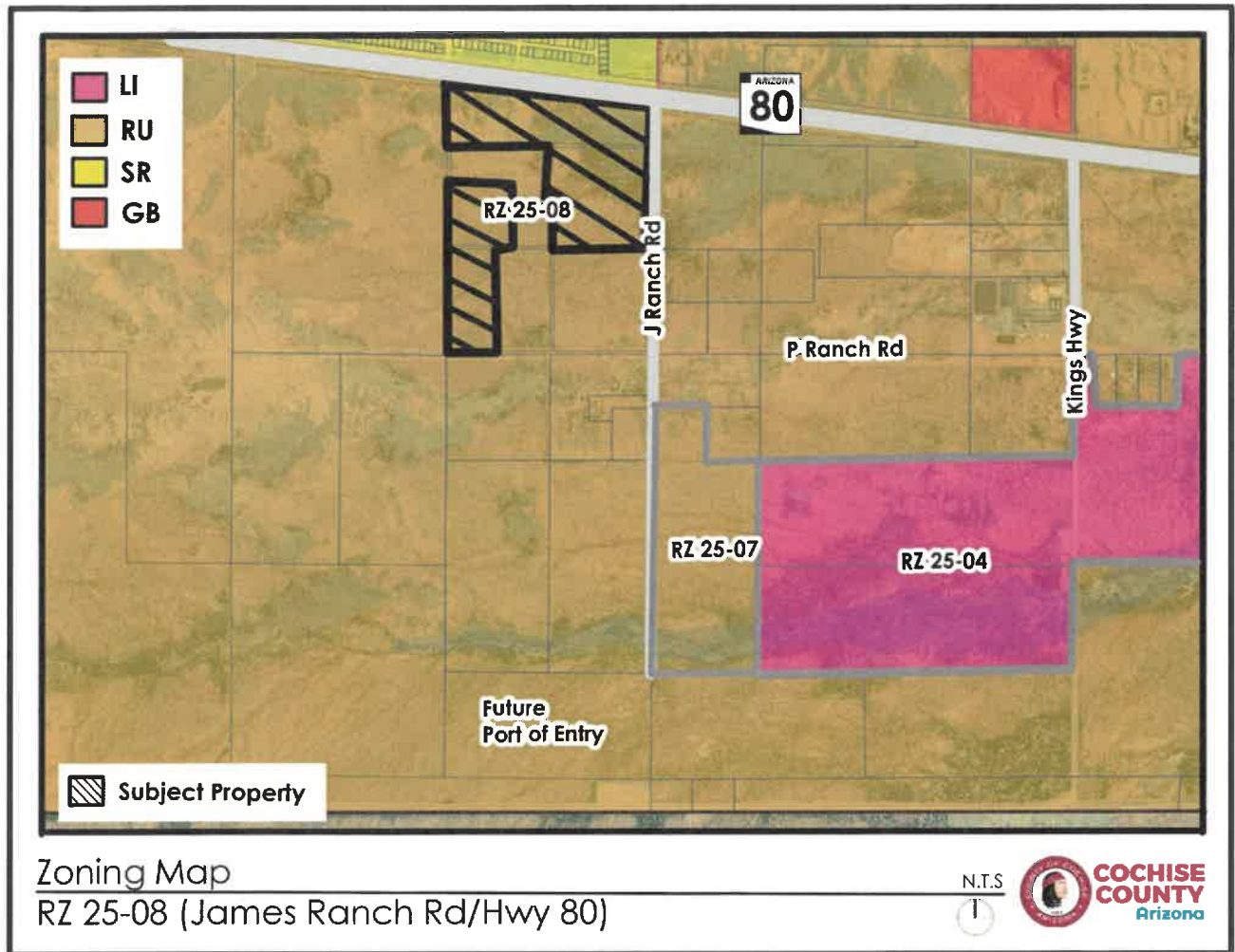
Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

 7/2/2025

Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A



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

"EXHIBIT A"

RIGHT OF WAY DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 50.00 FEET OF THE EASTERLY 100.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

SEE ATTACHED "EXHIBIT B"

PARCEL II:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EASTERLY 50.00 FEET OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILWAY AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

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 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 50.00 FEET OF THE EASTERLY 100.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12.

EXCEPT THE NORTHERLY 40.00 FEET THEREOF.

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"



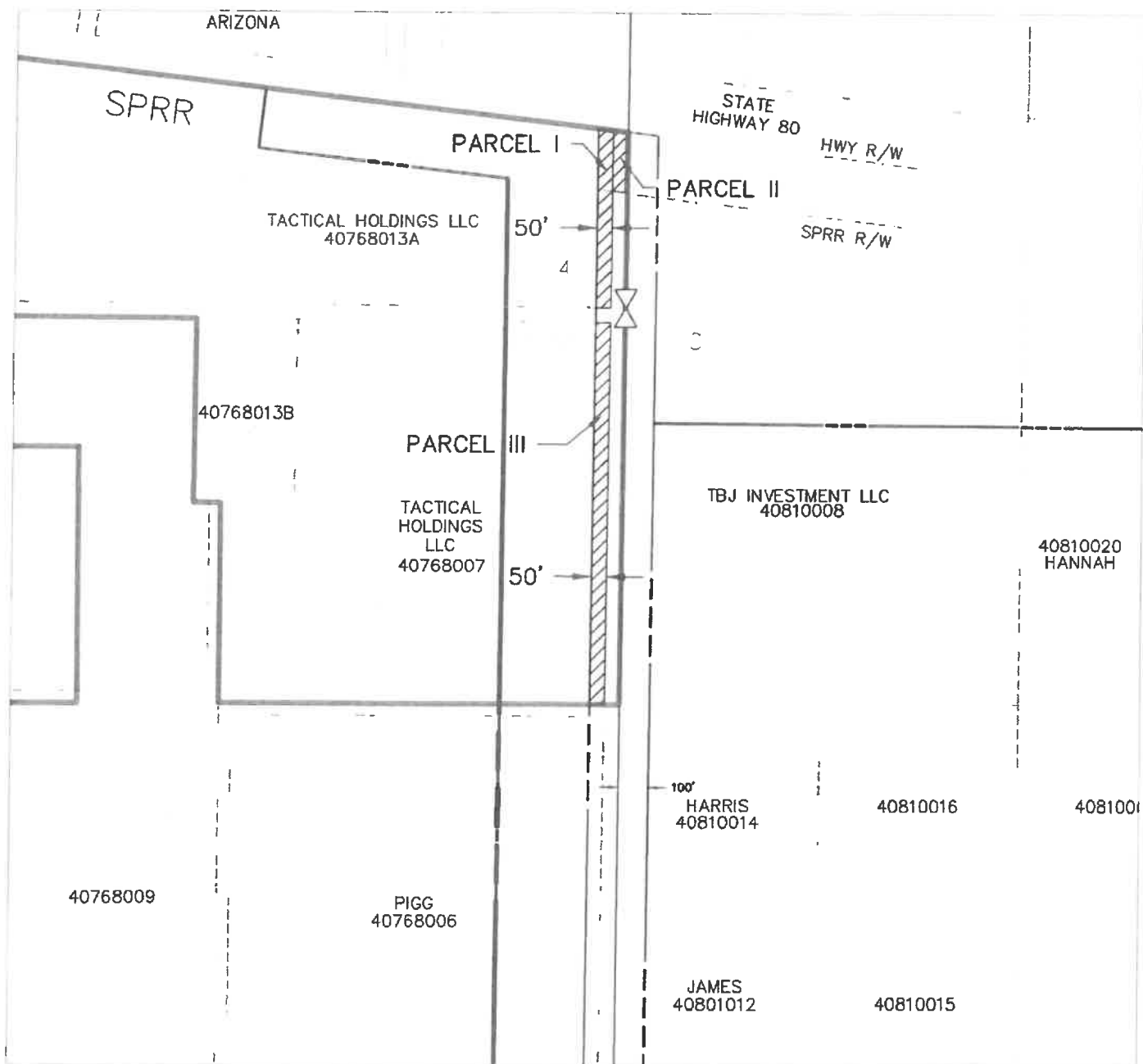
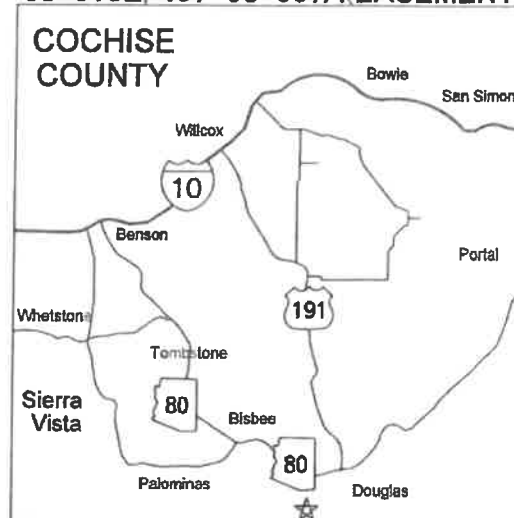
"EXHIBIT B"

407-68-013E; 407-68-007A (EASEMENT)

RIGHT OF WAY DESCRIPTION OF A PORTION
OF EAST HALF OF SECTION 12, TOWNSHIP 24
SOUTH, RANGE 26 EAST OF THE GILA AND
SALT RIVER MERIDIAN, COCHISE COUNTY,
ARIZONA



SCALE: 1" = 500'



"EXHIBIT A"

DRAINAGE EASEMENT
DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 300.00 FEET OF THE EASTERLY 400.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

SEE ATTACHED "EXHIBIT B"

PARCEL II:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTION 12 AND SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST OF THE GILA AND SALT RIVER MERIDIAN;

THENCE N 00°14'48"E COINCIDENT WITH THE SECTION LINE COMMON TO SAID SECTIONS 12 AND 7, A DISTANCE OF 381.41 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD:

THENCE N 83°10'54"W COINCIDENT WITH SAID RIGHT OF WAY, A DISTANCE OF 402.65 FEET TO THE **POINT OF BEGINNING**:

THENCE CONTINUING N 83°10'54"W COINCIDENT WITH SAID RIGHT OF WAY, A DISTANCE OF 831.00 FEET:

THENCE N 06°49'06"E, A DISTANCE OF 200.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD:

THENCE S 83°10'54"E COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 807.96 FEET:

THENCE S 00°14'48"W PARALLEL TO AND 400.00 FEET WESTERLY
OF THE SECTION LINE COMMON TO SAID SECTIONS 12 AND 7, A
DISTANCE OF 201.32 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"

PARCEL III:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA,
DESCRIBED AS FOLLOWS:

THE WESTERLY 300.00 FEET OF THE EASTERLY 400.00 FEET OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
12.

EXCEPT THE NORTHERLY 40.00 FEET THEREOF.

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COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT
OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED "EXHIBIT B"



"EXHIBIT B"

DRAINAGE EASEMENT DESCRIPTION OF A PORTION OF EAST HALF OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA



SCALE: 1" = 500'

