

**SUBMITTED BY:** William D. Osborne, AICP, City Planner

**MANAGEMENT TEAM REVIEW:** Xenia Gonzalez, Neighborhood Resources & Grants Director, Luis Pedroza, Deputy City Manager

**FOCUS AREA:** Strengthen Trade and Commerce

**ORGANIZATIONAL  
IMPROVEMENTS:**

**SUBJECT:** **SECOND READING OF ORDINANCE NO. 23-1169**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING ASSESOR'S PARCEL NUMBER 41021002B** located along the northern extent of ROGERS AVENUE from **MOBILE HOME RESIDENTIAL (MHR)** to **GENERAL COMMERCIAL (GC)**; and **AMENDING the OFFICIAL ZONING DISTRICT MAP**; establishing severability of components of Ordinance; and establishing an effective date thereof.

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**EXECUTIVE SUMMARY:**

The Planning and Zoning Commission met on July 25, 2023, and approved a recommendation to the City Council for approval of the proposed rezoning of the one (1) parcel number 41021002B located along the northern extent of North Rogers Avenue from Mobile Home Residential (MHR) to General Commercial (GC).

**BACKGROUND:**

Amending the Zoning Districts Map from Mobile Home Residential (MHR) to General Commercial) for one parcel, totaling approximately 6.01 acres is consistent with General Plan policies supporting increased activity in a designated Community Services Node where mixing of uses with more people being able to enjoy those uses without driving to each is encouraged.

The Planning and Zoning Commission received testimony that included desire for the eventual development of a fitness center use for the parcel, to include indoor and outdoor space to accommodate the types of fitness activities that are currently offered at an existing (much smaller) location.

**DISCUSSION:**

The City of Douglas 2002 General Plan's intended Future Land Use for the area around the subject site has been as Residential/Commercial, with a Mid-City Growth Area designation. The 2002 General Plan contains goals, objectives and policies supporting commercial development with environmental protection. Balancing an unlikely loss of opportunities for a significant number of residential mobile home placements that have not materialized in the twenty (20) years or more that the subject site has been zoned for such use, with an eventual need for neighborhood formation to include commercial uses near residential use. Staff recommends approval.

**FISCAL IMPACT:** N/A

**Fiscal Year:** 2023/2024

**Amount Requested:** \$

**Budgeted:** Y / N

**Account (s):**

**“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE SECOND READING OF ORDINANCE NO. 23-1169 BY NUMBER AND TITLE ONLY.”**