

**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. 23-1170**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING ASSESSOR'S PARCEL NUMBER 40825084A** located on North J AVENUE one parcel North of HIGHWAY 80/EAST 16<sup>TH</sup> STREET from **SINGLE FAMILY RESIDENTIAL 6000 (SFR6)** to **GENERAL COMMERCIAL (GC)**; and **AMENDING the OFFICIAL ZONING DISTRICT MAP**; establishing severability of components of Ordinance; and establishing an effective date thereof.

**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 40825084A located on Railroad Addition Block 8, Lots 7-9.

**BACKGROUND:**

The applicant, Miguel F. Lopez, proposes to rezone one (1) SFR6-zoned parcel that he and his wife own, totaling 0.23 acres of Railroad Block Addition 8 to General Commercial (GC) to allow for expanded car sales parking and display for a dealership located at the northwest corner of State Highway 80/E. 16<sup>th</sup> Street and North J Avenue.

**DISCUSSION:**

The 2002 General Plan's intended Future Land Use for the Railroad Addition Block 8 has been as Commercial Corridor in an Evolving Edge Growth Area, with a mix of General Commercial (GC) and Single Family Residential 6000 (SFR6) zoning. The 0.23-acre subject site is undeveloped.

In addition, the City of Douglas 2002 General Plan contains policies supporting commercial corridor development for pedestrian-oriented mixed-use and employment use in Commercial Corridors.

Staff is recommending 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. 23-1170 BY NUMBER AND TITLE ONLY.”**