

A background image of a street scene with various shops and parked cars. The text is overlaid on a semi-transparent blue rectangle.

# **Second Reading Zoning Code Text Amendments Ord. 22-1143 (ZCA-2022-01 & ZCA-2022-02)**

**City Council Special Meeting Work Session  
April 6, 2022**



# ZCA-2022-01 Heavy Industry Zoning Code Amendment

- **Current Zoning Code Section 510.7(A) requires minimum lot size of five (5) acres, and opportunities for development, re-development and adaptive reuse of Heavy Industry-zoned parcels are extremely limited without adopting this proposed amendment (File ZCA-2022-01).**
- **Changes to Section 510 per Ord. 22-1143 would allow for Conditional Use Permitting of principally-permitted uses or Planned Development process for conditionally-permitted uses to address impacts for Heavy Industry-zoned parcels less than 5 acres in size; property development standards tied to CUP and Planned Development processes.**
- **ADEQ contact, review, commentary, and decisions or guidance referenced.**

## ZCA-2022-01 Code Amendment Policy Support Highlights:

- ❖ **Land Use Element (LU)-High-Scale Commercial and Industrial Development (HSCID) GOAL 9:** Promote high-scale commercial and industrial development and redevelopment that will contribute to Douglas' overall economic vitality, environmental quality, and community livability.
  - **LU-HSCID Objective 9-1:** Provide opportunities for high-scale commercial and industrial uses adjacent to major transportation corridors, regional airport, and existing industrial cluster, provided that proper standards are required to avoid the establishment of incompatible land uses.

## ZCA-2022-01 Policy Support Highlights (continued):

- **LU-CBD Policy 9-1a:** Support opportunities for high-scale commercial and industrial development in locations served by existing infrastructure when appropriate design elements and/or land use transitions can be utilized to mitigate negative impacts to adjacent less intensive land uses. New industrial proposals shall be evaluated on a case-by-case basis according to the following criteria:
  1. Convenient access to highway or air services;
  2. Parking areas are properly landscaped;
  3. Parking, loading, and maneuvering requirements are met on-site; and
  4. Architectural detailing is provided in all sides of structures and the landscaped setbacks from the front and the rear property lines are maintained.

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- **LU-HSCID Policy 9-1c:** Promote the rehabilitation and adaptive reuse of former industrial buildings, and the reclamation and redevelopment of abandoned industrial sites.



# Historic Preservation (H-P) Overlay Zoning District

- Section 513 currently focuses on important buildings, which it should
- Context of adaptive reuse and mixed land uses are generally missing from underlying zoning districts, however



# ZCA-2022-02 H-P Overlay Zoning Code Amendment

- Proposed land use flexibility to allow for less intense uses (than most industrial uses), such as restaurants, retail, apartments, offices and galleries with mixing of uses throughout the H-P Overlay
- Proposed flexibility to also include visible, activating industrial uses like craft manufacturing and micro-breweries

## ZCA-2022-02 Code Amendment Policy Support Highlights:

- ❖ **Land Use Element (LU)-Central Business District (CBD) GOAL 7:** Support a Central Business District that is an attractive gathering center serving civic, public, commercial, entertainment, cultural and community purposes.
  - **LU-CBD Objective 7-1:** Support enhancements within the Central Business District that serve Douglas residents, reduce automobile use and air pollution, improve delivery of public and private services, increase tourism and visitors, and create inviting places to live, work, and play.
    - **LU-CBD Policy 7-1a:** Enhance Douglas Downtown Business District retail core as the primary regional activity center for finance, culture, and government, complemented by a mixture of adjacent land uses that support a variety of housing types compatible with the character of established historic residential neighborhoods.

## ZCA-2022-02 Policy Support Highlights (continued):

- **LU-CBD Policy 7-1d:** Promote retail and other private sector development that will complement and support the existing Downtown Historic District.
- **LU-CBD Policy 7-1f:** Promote historic neighborhoods, historically significant structures and sites, and the development and retention of residential uses adjacent to the Central Business District area.
- **LU-CBD Policy 7-1h:** Support development and redevelopment of street level retail or other pedestrian-oriented land uses, such as galleries, restaurants, and cinema within the Central Business District.
- **LU-CBD Policy 7-1i:** Promote the revitalization of the Historic Central Business District for the development of a diversity of arts-related land uses and special cultural events.

❖ **Environmental Resources Element (ER) GOAL 1:** Promote a high level of environmental quality with a safe, healthy and enjoyable environment for Douglas residents.

- **ER-AHR Policy 1-3b:** Identify and promote opportunities for adaptive reuse of underutilized historic structures.



**Thank You!**

**Any Questions about  
Ordinance 22-1143?**



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