

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

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Other / NA

ORGANIZATIONAL IMPROVEMENTS: N/A

SUBJECT: **FIRST READING OF ORDINANCE NO. 22-1144**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, REZONING FIVE PARCELS of land comprising lots 14 through 26, FOOTHILLS ADDITION to the City of Douglas, numbered 41032119B, 41032120B, 41032120C, 41032120D, 41032121, located to in Douglas, Arizona, from Single-Family Residential 8000 (SFR8) to Single-Family Residential 6000 (SRF6) and amending the Official Zoning District Map, established by Ordinance 691 and amended by Ordinance 858; establishing severability of components of Ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

On March 8, 2022, the Planning and Zoning Commission voted to recommend to the City Council to deny the proposed rezoning of the north half of block 30 of the Foothills Addition from Single Family Residential 8,000 (SFR8) to Single Family Residential 6,000 (SFR6), though the General Plan contains goals, objectives and policies to support housing diversity, in lot size, housing size, and diversity of housing types to support a diversified population.

BACKGROUND:

(ZMA-2022-01) Amending the Zoning District Map designations for Lots 14 through 26, Block 30 of the Foothills Addition as amended in 1947, known currently as APNs 41032119B, 41032120B, 41032120C, 41032120D, 41032121 from SFR8 to SFR6 would allow all developed parcels to be consistent with the Zoning Code while providing opportunities for homeownership that are quickly becoming rare in Douglas.

Also, non-conforming residential properties may have difficulty with acquiring home improvement or refinance loans. Because of neighbor opposition, the separation of the City-owned parcel 41032121 (Lots 22 through 26) from the other parcels proposed for amendment to SFR6 would also be acceptable while bringing existing development into conformity with the Zoning Code regulations.

DISCUSSION:

Staff recommends APPROVAL of Ordinance 22-1144 amended to separate consideration of existing developed parcels, Lots 14 through 21 (APNs 41032119B, 41032120B, 41032120C, 41032120D) for rezoning from SFR8 to SFR6.

FISCAL IMPACT: None.

Fiscal Year: N/A

Amount Requested: N/A

Budgeted: N/A

Account (s): N/A

“...I move that the Mayor and Council approve the placement of Ordinance No. 22-1144 on its first reading by number and title only.”

“...I move that the Mayor and Council approve the first reading of Ordinance No. 22-1144 and to place it on second reading by number and title only.”