



First Reading Zoning Map Amendment Ord. 22-1144 (ZMA-2022-01)

City Council Special Meeting Work Session
April 6, 2022



Foothills N¹/₂ Block 30 Rezone

- The Foothills Addition platted before 1946 and in 1947 included lot widths of fifteen (15) feet.
- During the development review process for the proposed creation of four (4) housing units more than three (3) years ago, on current APNs 41032119B, 41032120B, 41032120C, 41032120D, staff mistakenly interpreted the property development standards as a menu of flexible options once the most critical measure, minimum lot size was satisfied.
- Each of the four (4) lots created when calculated against lot depths of more than two-hundred five (205) feet were still well over 8,000 square feet in area.

Foothills N¹/₂ Block 30 Rezone

- Staff recommendation for Planning & Zoning Commission: SFR8 to SFR6 for all APNs comprising Lots 14 through 26.
- Public testimony suggested allowing ONLY rezoning to SFR6 for the developed parcels to the west of APN 41032121 that are currently non-conforming and generally constrained from receiving approvals for future improvements as required from the City, or from lenders – Lots 14 through 21.
- City-owned parcel up for bid (APN 41032121) could be developed for two (2) single-family residential homes at current SFR8 Zoning District designation, but requires frontage on Van Buren Avenue.
- A restriction on deed could limit the amount of development on the City-owned property.



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200ft



Foothills N¹/₂ Block 30 Rezone

- The City has initiated a bid process to sell Assessor's Parcel Number (APN) 41032121.
- The developed parcels to the west of APN 41032121 are currently non-conforming and generally constrained from receiving approvals for future improvements as required from the City, or from lenders.
- The properties to the north and northwest of the proposed Zoning Districts Map amendment were developed as multi-family residential more than ten years ago.

ZMA-2022-01 Map Amendment Policy Support Highlights:

- ❖ **Housing Element (Hsg)-Housing Mix, Availability, and Services (HMAS) GOAL 4:** Provide for sufficient availability and a variety of opportunities for safe, decent and affordable housing and cohesive neighborhoods to meet the needs of existing and future residents of Douglas.
 - **Hsg-HMAS Objective 4-1:** Promote quality residential development through diversity in housing type.
 - **Hsg-HMAS Policy 4-1b:** Support a mix of housing types and opportunities and compatible residential infill in a range of prices and housing products throughout the City to meet the diverse needs of the residents, and accommodate changing family arrangements, market conditions, and demographics.

A street scene in Douglas, Arizona, featuring various businesses and parked cars. The scene is captured from a street-level perspective, showing a mix of commercial buildings and greenery. The text is overlaid on the center of the image.

Thank You!

**Any Questions about
Ordinance 22-1144?**



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