

SUBMITTED BY: Casandra Gomez, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manger

FOCUS AREA: Advanced Infrastructure Development and Improvement

ORGANIZATIONAL IMPROVEMENTS: Rezoning GC to MFR

SUBJECT: **FIRST READING OF ORDINANCE NO. 25-1208**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona **REZONING** a **0.17 ACRE PARCEL** of **LAND** by North Cochise Avenue and 8th Street, from **GENERAL COMMERCIAL** to **MULTI-FAMILY RESIDENTIAL (MFR)**; 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 March 27, 2025, and recommended approval to the City Council for the proposed rezoning of one (1) parcel number 40917045B located at MC CULLAR S2 W2 LOT2 BLK 9 0.172AC.

BACKGROUND:

Amending the Zoning Districts Map Amendment from General Commercial (GC) to Multi-Family Residential (MFR) for a parcel of land situated within the MC CULLAR S2 W2 LOT2 BLK 9 0.172AC, Assessor Parcel Number 40917045B; totaling approximately 0.17 acres is consistent with General Plan policies particularly those focused on land use.

DISCUSSION:

The proposed amendment to the Zoning Districts Map aligns with and advances the goals, objectives, and policies outlined in the General Plan to increase residential land development and usage. Rezoning reflects the evolving development patterns in the area and aims to accommodate compatible housing uses in the vicinity. Specifically, the proposed zoning change for APN 40917045B, from General Commercial to Multi-Family Residential (MFR), is a strategic decision that supports the City of Douglas's General Plan and development objectives. This change will enable the applicant to use the existing property for residential occupancy.

Staff recommend approval, as it is a sound recommendation in accordance with guidance from the General Plan.

FISCAL IMPACT:

N/A

Fiscal Year: 2024/2025

Amount Requested: \$

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 25-1208 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1208 AND PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”