

**SUBMITTED BY:** Casandra Gomez, City Planner

**MANAGEMENT TEAM REVIEW:** Xenia Gonzalez, Neighborhood Services & Grants Director

**FOCUS AREA:** Strengthen Trade and Commerce

**ORGANIZATIONAL IMPROVEMENTS:** Rezoning SFR8 to GC

**SUBJECT:** **FIRST READING OF ORDINANCE NO. 25-1209**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING** a **1.25 ACRE PARCEL** of **LAND** North of Highway 80 adjacent to La Perilla Estates from **SINGLE FAMILY RESIDENTIAL 8000 (SFR8)** to **GENERAL COMMERCIAL (GC)**; and **AMENDING** the **OFFICIAL ZONING DISTRICT MAP**; establishing severability of components of ordinance; and establishing an effective date thereof.

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**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 **41010001N** located at POR OF LOT 2 COM AT N4 COR OF SEC 6 THN N89DEG 21MIN E555.01 S 0DEG 01MIN E1087.04' TO POB THN S0DEG 01MIN E218' S89DEG 30MIN W 250' N0DEG 01MIN W218' N89DEG 30MIN E250' TO POB SEC 6-24-28 1.251AC AKA PCL 5 PER R/S BK18 PG50.

**BACKGROUND:**

Amending the Zoning Districts Map from Single Family 8000 (SFR8) to General Commercial (GC) for a parcel of land situated within the POR OF LOT 2 COM AT N4 COR OF SEC 6 THN N89DEG 21MIN E555.01 S 0DEG 01MIN E1087.04' TO POB THN S0DEG 01MIN E218' S89DEG 30MIN W 250' N0DEG 01MIN W218' N89DEG 30MIN E250' TO POB SEC 6-24-28 1.251AC AKA PCL 5 PER R/S BK18 PG50, Assessor Parcel Number **41010001N**; totaling approximately 1.25 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 commercial land development and usage. Rezoning reflects the evolving development patterns in the area and aims to accommodate compatible commercial uses in the vicinity. Specifically, the proposed zoning change for APN 41010001N, from Single Family 8000 (SFR8) to General Commercial (GC), is a strategic decision that supports the City of Douglas's General Plan and development objectives. This change will enable the applicant to develop storage containers to service the surrounding area.

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. 25-1209 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”**

**“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1209 AND PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”**