

SUBMITTED BY: Casandra Gomez, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Advanced Infrastructure Development and Improvement

ORGANIZATIONAL IMPROVEMENTS: Rezoning SFR12 to MFR

SUBJECT: **FIRST READING OF ORDINANCE NO. 25-1210**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING A 1.44 ACRE PARCEL of LAND** within Geronimo Trail Estates by Hohokam Drive from **SINGLE FAMILY RESIDENTIAL 12000 (SFR12)** 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 41024006 located at GERONIMO TRAIL EST LOTS 30 THRU 32 INC.

BACKGROUND:

Amending the Zoning Districts Map Amendment from Single Family 12,000 (SFR12) to Multi-Family Residential (MFR) for a parcel of land situated within the GERONIMO TRAIL EST LOTS 30 THRU 32 INC, Assessor Parcel Number 41024006; totaling approximately 1.44 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 41024006, from Single Family 12,000 (SFR12) 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 develop homes with the standards of Multifamily Residential.

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. 25-1210 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1210 AND PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”