DOUGLAS, AZ
COUNCIL AGENDA ITEM
Meeting Date: 04/10/2024

SUBMITTED BY:	Xenia Gonzalez, Neighborhood Services & Grants Director,
MANAGEMENT TEAM REVIEW:	Luis Pedroza, Deputy City Manager
FOCUS AREA:	Strengthen Trade and Commerce
ORGANIZATIONAL IMPROVEMENTS:	Brings opportunity for a significant number of non-conforming use and substandard-sized properties to be compliant without removing development potential intended by underlying zoning.
SUBJECT:	**SECOND READING OF ORDINANCE NO. 24-1177**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona **REZONING THIRTY-NINE PARCELS** of land located within the **DOUGLAS ORIGINAL TOWNSITE, NORTH DOUGLAS, LONE STAR,** and **MEGUIRE ADDITIONS** from **GENERAL COMMERCIAL (GC)** to **INNOVATIVE COMMUNITY-COMMERCIAL (IC-C)** and **INNOVATIVE COMMUNITY-MIXED-USE (IC-MU)** in the City of Douglas, Arizona; 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 February 13, 2024, and recommended to the City Council to approve the proposed amendment of the City of Douglas Zoning Districts Map to include overlays of Innovative Community-Commercial (IC-C) and Innovative Community-Mixed-Use (IC-MU) per ZMA-2023-02 for the parcels described in Exhibit A.

BACKGROUND:

Existing uses and building types in many of the proposed Innovative Community (IC) Overlay areas were built prior to the first adoption of Zoning Ordinance in 1966, and cannot expand any use that has not been allowed since then, and are too small to be built to the post-1966 standards for allowed uses in current zoning. Setback requirements from property lines and other buildings, and minimum off-street parking requirements are too burdensome for many properties subdivided in the early 1900s. Under existing zoning, many property owners within a proposed IC Overlay would otherwise need to file individual applications with fee payment for variances or conditional uses that would need to go to noticed public hearings.

Other areas of the city subdivided and built after 1966 have had less of a problem with their current zoning, and neighborhood residents generally prefer their more spacious lots and homes. These areas have therefore not been proposed at this time for IC Overlays. With permitting of accessory dwelling units (ADUs) made easier than ever in Douglas, these property owners can also consider adding another housing unit to meet their needs. Also, it is important to note that there is no proven negative impact on property values from various types of new residential construction. Property values increase with periodic assessment inspections by Cochise County following city-issued residential permits.

By Amending the Zoning Districts Map to include the proposed Innovative Community-Commercial (IC-C), and Innovative Community-Mixed-Use (IC-MU) overlays for the following area specifically described with parcel numbers in Exhibit A:

ZMA-2023-02   North A Avenue Zoning Districts Map Amendment of GC – General Commercial Zoning District to include IC-C – Innovative Community-Commercial Overlay Zoning District:

This proposal intends to address the mismatch of existing General Commercial suburban dimensional development standards and issues with small, non-conforming parcels. The property at the southeast corner of E. 17th Street and N. A Avenue would also be included within this proposed overlay as IC-MU.

DISCUSSION & RECOMMENDATION:

The proposed City of Douglas Zoning Districts Map amendments are consistent with General Plan goals, objectives and policies, without removing any use potential offered by underlying zoning. If ordinances are adopted, a property owner would still need to choose to apply the overlay regulations to their property. Staff recommends approval of the ordinance for the above-delineated area.

FISCAL IMPACT:

N/A

Fiscal Year: 2023/2024   **Amount Requested:** $0.00   **Budgeted:** Y / N

Account (s):

"…I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE SECOND READING OF ORDINANCE NO. 24-1177 BY NUMBER AND TITLE ONLY."