

SUBMITTED BY: Casandra Gomez, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Strengthen Trade and Commerce

ORGANIZATIONAL IMPROVEMENTS: Rezoning to align with current land use.

SUBJECT: **FIRST READING OF ORDINANCE NO. 24-1204**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona **REZONING** a **2.66 ACRE PARCEL** of **LAND** located at 1120 15th Street and 1151 16th Street with legal description of Meguire all of BLK 1 7-04 LV 50 COMMERCIAL from **MULTI-FAMILY RESIDENTIAL (MFR)** to **GENERAL COMMERCIAL (GC)**; 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 November 7, 2024, and recommended approval to the City Council for the proposed rezoning of one (1) parcel number 41017001 located at MEGUIRE ALL BLK 1 7-04 LV 50 COMMERCIAL.

BACKGROUND:

Amending the Zoning Districts Map from Multi-Family Residential (MFR) to General Commercial for a parcel of land situated within the MEGUIRE ALL BLK 1 7-04 LV 50 COMMERCIAL, Assessor Parcel Number 41017001; totaling approximately 2.66 acres is consistent with General Plan policies particularly those focused on land use and economic development.

DISCUSSION:

The proposed amendment aligns with and advances the goals, objectives, and policies outlined in the General Plan to increase commercial land development and usage. The 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 410-17-001, from Multi-Family Residential to General Commercial, is a strategic decision that supports the City of Douglas General Plan and development objectives. This change will enable Chiricahua Community Health Centers to expand its mission of providing essential health services while enhancing the area's economic vitality through a blend of commercial and community-oriented uses.

Staff recommend approval, as it is a sound recommendation in accordance to 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. 24-1204 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 24-1204 AND PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”