

**SUBMITTED BY:** William D. Osborne, AICP, City Planner  
**MANAGEMENT TEAM REVIEW:** Ana Urquijo, City Manager  
**FOCUS AREA:** Strengthen Trade and Commerce  
**ORGANIZATIONAL IMPROVEMENTS:** Corrects split zoned property, provides opportunity for job creation

**SUBJECT:** **SECOND READING OF ORDINANCE NO. 22-1145**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, REZONING THREE PARCELS of LAND within the NORTHWEST ¼ of SECTION 7, TOWNSHIP 24 SOUTH, RANGE 28 EAST FRONTING ON N. LESLIE CANYON RD, located in DOUGLAS, ARIZONA, from SINGLE-FAMILY RESIDENTIAL 32,000 (SFR32) and GENERAL COMMERCIAL (GC) to HEAVY INDUSTRY (HI) and AMENDING the OFFICIAL ZONING DISTRICT MAP, established by Ordinance 691 and AMENDED by Ordinance 858; establishing severability of components of Ordinance; and establishing an effective date thereof.

**EXECUTIVE SUMMARY:**

The Planning and Zoning Commission will meet on March 8, 2022, to recommend to the City Council to approve the proposed rezoning of the three (3) parcels (numbered as Cochise County parcel numbers 41013010B, 41013010C, and 41013028A) situated within the Northwest ¼ of Section 7, Township 24 South, Range 28 East fronting on N. Leslie Canyon Rd.

**BACKGROUND:**

By Amending the Zoning Districts Map from Single-Family Residential 32,000 (SFR32) and General Commercial (GC) to Heavy Industry (HI) for the three (3) parcels fronting on N. Leslie Canyon Rd, totaling approximately 4.39 acres with close proximity to State Highway 80 is consistent with General Plan policies.

**DISCUSSION:**

The proposed code amendments are consistent with General Plan goals, objectives and policies. Staff recommends approval of ordinance 22-1145.

**FISCAL IMPACT:**

None

**Fiscal Year:** 2021/2022                      **Amount Requested:** \$                      **Budgeted:** Y / N

**Account (s):**

**“...I move that the Mayor and Council approve the second reading of Ordinance No. 22-1145 and to place it on third reading by number and title only.”**