

SUBMITTED BY: William D. Osborne, AICP, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Strengthen Trade and Commerce

ORGANIZATIONAL IMPROVEMENTS: Support General Plan and Correct Nonconformity

SUBJECT: **FIRST READING OF ORDINANCE NO. 22-1144**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING FIVE PARCELS** of LAND COMPRISING LOTS 14 through 26, THE NORTH-HALF of BLOCK 30 of the **FOOTHILLS ADDITION** to the CITY of DOUGLAS, NUMBERED 41032119B, 41032120B, 41032120C, 41032120D, 41032121, located to in DOUGLAS, ARIZONA, from SINGLE-FAMILY RESIDENTIAL 8000 (SFR8) to SINGLE-FAMILY RESIDENTIAL 6000 (SFR6) 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 met on March 8, 2022, to recommend to the City Council denial of the proposed rezoning of the north half of block 30 of the Foothills Addition from Single Family Residential 8,000 (SFR8) to Single Family Residential 6,000 (SFR6). Staff remains firm in its recommendation for approval of the proposed rezoning as supported by goals, objectives, and policies in the City of Douglas General Plan.

BACKGROUND:

By Amending the Zoning District Map designations for Lots 14 through 26, Block 30 of the Foothills Addition as amended in 1947, known currently as APNs 41032119B, 41032120B, 41032120C, 41032120D, 41032121 from SFR8 to SFR6 would allow all developed parcels to be consistent with the Zoning Code while providing additional opportunities for homeownership that are quickly becoming rare in Douglas.

DISCUSSION:

The four (4) developed residential parcels occupying Lots 14 through 21 are considered legal non-conforming, and may therefore have difficulty acquiring home improvement or home equity loans. Lots 22 through 26, owned by the City of Douglas may provide additional residential development potential to accommodate growth. The proposed zoning districts map amendment is consistent with General Plan goals, objectives and policies. Separating the City-owned property (APN 41032121, Lots 22 through 26) out of the rezone subject site was suggested in public testimony at the March 8, 2022 Public Hearing of the Planning and Zoning Commission. Staff recommends approval of ordinance 22-1144. The Planning and Zoning Commission recommends denial of the ordinance.

FISCAL IMPACT:

None

Fiscal Year: 2021/2022

Amount Requested: \$

Budgeted: Y / N

Account (s):

“...I move that the Mayor and Council approve the placement of Ordinance No. 22-1144 on its first reading by number and title only.”

“...I move that the Mayor and Council approve the first reading of Ordinance No. 22-1144 and place it on second reading by number and title only.”