

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 15<sup>th</sup> STREET AND 1151 16<sup>th</sup> 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.

WHEREAS, Chiricahua Community Health Centers, Inc., has proposed a Zoning Districts Map Amendment 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; and

WHEREAS, the appropriate and required Public Hearing was held on November 7, 2024 by the City of Douglas Planning and Zoning Commission and recommended to Mayor and Council that the proposed amendment of the Zoning Districts Map per file number ZMA 2024-03 be approved; and

WHEREAS, the Mayor and Council find that the interests of the city are served by the proposed rezoning petition.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Douglas, Arizona, as follows:

Section 1. The Property, which is more specifically described as MEGUIRE ALL BLK 1 7-04 LV 50 COMMERCIAL, is hereby rezoned from Multi-Family Residential (MFR) to General Commercial (GC).

Section 2. The Development Services Department shall amend the Zoning Districts Map to reflect this amendment and a copy shall remain on file in the office of the City Clerk for public examination. Further, these conditions of approval imposed by the Mayor and Council, as part of ZMA 2024-03 are hereby expressly incorporated into and adopted as part of this Ordinance by reference.

Section 3. To the extent of any conflict between other city Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing city Ordinance, Resolution or regulation except as expressly set forth herein.

Section 4. Effective date: The provisions in this Ordinance shall be effective thirty (30) days after final approval and adoption by the Mayor and Council.

Section 5. Severability. If any chapter, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance and this Ordinance shall continue in full force and effect after the deletion of the illegal or unconstitutional provision.

PASSED AND ADOPTED by the Mayor and Council of the City of Douglas, Arizona, this 4<sup>th</sup> day of December 2024.

Donald C. Huish, Mayor

Approved as to form:

Attest:

Alma Andrade, City Clerk

Denis Fitzgibbons, City Attorney