

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

MANAGEMENT TEAM REVIEW: Xenia Gonzalez, Neighborhood Services & Grants Director, Luis Pedroza, Deputy City Manager

FOCUS AREA: Strengthen Trade and Commerce

ORGANIZATIONAL IMPROVEMENTS: Provides housing opportunities.

SUBJECT: **FIRST READING OF ORDINANCE NO. 23-1163**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING TEN PARCELS of LAND WITHIN THE EASTSIDE ADDITION BLOCK 12 FROM LIMITED COMMERCIAL (LC) to MULTI-FAMILY RESIDENTIAL (MFR); 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 March 21, 2023, and denied a recommendation to the City Council for approval of the proposed rezoning of the one (1) parcel number 41010008 situated within the North ½ of the Northeast ¼ Section 18, Township 24 South, Range 28 East, located east of and between the intersections of East 12th and 13th Streets with North San Antonio Avenue, consisting of the entirety of Block 12 of the Eastside Addition.

BACKGROUND:

Amending the Zoning Districts Map from Limited Commercial (LC) to Multi-Family Residential (MFR) for ten (10) parcels located east of and between the intersections of East 12th and 13th Streets with North San Antonio Avenue, consisting of the entirety of Block 12 of the Eastside Addition, totaling approximately 3.45 acres is consistent with General Plan policies supporting increased activity in a designated Community Services Node where mixing of uses with more people being able to enjoy those uses without driving to each is encouraged.

The Planning and Zoning Commission received testimony that included desire for minimum housing unit size, concerns about the quality of people that occupy smaller dwellings and multifamily residential dwellings, concerns about added traffic to the neighborhood as a result of multifamily housing, and claims of negative impacts on property values.

DISCUSSION:

The proposed Zoning Districts Map amendment is consistent with and advances General Plan goals, objectives and policies to increase housing supply of all types for changing demographics where it can be served by existing infrastructure and commercial development in the neighborhood. Staff recommends approval as it is still a sound recommendation in accordance to guidance from the General Plan.

FISCAL IMPACT:

N/A

Fiscal Year: 2022/2023

Amount Requested: \$

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 23-1163 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 23-1163 AND PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”