

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

**MANAGEMENT TEAM REVIEW:** Ana Urquijo, City Manager

**FOCUS AREA:** Organization Improvements

**ORGANIZATIONAL IMPROVEMENTS:** Clarify regulations and their application for consistency and improved administrative authorities, and appeals.

**SUBJECT:** **RESOLUTION NO. 23-1544**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled “**2023 amendments to the Douglas Zoning Code and Chapter 2.32**” relating to the update of rules and regulations relating to zoning within the City of Douglas and amending certain provisions of Articles 1, 2, 3, 4, 5, 10, 11, 12, 13, and 14 of Title 17, the Douglas Zoning Code, and amending Chapter 2.32 of the Douglas Municipal Code relating to the Planning and Zoning Commission.

**EXECUTIVE SUMMARY:**

The Planning and Zoning Commission met on March 21, 2023, and recommended to the City Council to approve the proposed amendments of the Douglas Municipal Code Section 2.32.030, and the Title 17 (the Zoning Code) (ZCA-2023-01) to correct omissions and errors in numeration, spelling, and recognize practical organizational changes and authorities, improve definitions of minor decisions and increase flexibility for and clarity of processes for administrative approvals and appeals. The Planning and Zoning Commission also recommended the City Council to amend Article 17.05 to create Innovative Community (IC) Overlay Zoning District regulations (ZCA-2023-03).

**BACKGROUND:**

The City of Douglas Zoning Code has significant ambiguity and conflicting provisions, errors and omissions, and exceptional notification requirements beyond Arizona Revised Statutes that impact costs and thresholds for approving amendments that may benefit the public health, safety, and general welfare. Properties within Douglas that might sensibly be re-invested in or redeveloped are prevented by doing so effectively and efficiently by the current suburban development standards. Amending the Subject Regulations would clarify and expedite administrative authorities, appeals, and create a new series of overlay zoning districts wherein designated, properties could be considered legally-conforming or seek greater opportunities in expanding consistent with historic development patterns.

**DISCUSSION:**

Staff recommends approval.

**FISCAL IMPACT:**

**Fiscal Year:** 2022/2023

**Amount Requested:** N/A

**Budgeted:** Y / N

**Account (s):**

**“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE RESOLUTION NO. 23-1544.”**