



AGENDA WITH ACTIONS TAKEN

Planning & Zoning Commission

Tuesday, May 17, 2022, 5:30 p.m.

Douglas Visitor Center

345 E. 16th Street

1. Call to Order
The meeting was called to order at 5:36 pm
2. Roll Call

Present

Greg Abrigo
Frank Ambriz
Louie Garcia
Bill Wendt

Absent

Gerald Arvizu

3. Discussion/Decision on Approval of April 19, 2022 Minutes
Motion to table this item until the next meeting of the P&Z Commission.
Motion passed 4-0
4. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.
No public participation requests
5. Staff Communications
None
6. Presentation of Staff Report for Public Hearing:
 - a. (ZMA-2022-03) Daily Rezone. Ruth Daily requests that the 3.72-acre Subject Site of Assessor Parcel Number 41010008 (Legal Description: IN SE NE BY M&B BEG AT SW COR OF NE4 THN E1777.79FT & N53DEG 40MIN E1040218FT TO POB THN N24.82FT S53DEG 40MIN W739.50FT S273.10FT N53DEG 40MIN E739.50FT N203.28FT TO POB SEC 6 24 28 3.72 AC) have its Zoning Districts Map designation amended from Single-Family Residential 32000 (SFR32) to General Commercial (GC).
Presentation by City Planner, William Osborne, on zoning map amendment request for Parcel Number 41010008.



7. PUBLIC HEARING

Two members of the public address the Commission in support of the proposed zoning map amendment request for Parcel Number 41010008.

8. DISCUSSION/DECISION on APPROVAL of CONSENT AGENDA ITEMS:

- a. (ZCA-2022-01) City-Proposed Zoning Code Amendment of Title 17, Article 5, Section 510. – HI – Heavy Industry to include impact mitigation agreement requirements to allow for HI-zoned properties and uses to be developed on parcels less than 5-acres in size.
- b. (ZCA-2022-02) City-Proposed Zoning Code Amendment of Title 17, Article 5, Section 513. – HP – Historic Preservation Overlay Zone to increase potential for appropriate adaptive re-use and infill development featuring a broader range of commercial and craft manufacturing uses in and near Downtown Douglas.
- c. (ZMA-2022-02) City-Proposed Zoning Districts Map Amendment from Single-Family Residential 32 (SFR32) and General Commercial (GC) to Heavy Industrial (HI) or Light Industrial (LI) as recommended by the Planning & Zoning Commission for three (3) parcels located within the Northwest ¼ of Section 7, Township 24 South, Range 28 East fronting on N. Leslie Canyon Rd, totaling approximately 4.39 acres (APNs 41013010B, 41013010C, 41013028A).

Motion to approve consent agenda items 8a, 8b and 8c.

Motion passed 4-0

9. REGULAR MEETING - ACTIONS

- a. Discussion/Decision on ZMA-2022-03.
Motion to approve agenda item 9a.
Motion passed 4-0
- b. Discussion/Decision on ZMA-2022-01, City-Proposed Zoning Districts Map Amendment from Single-Family Residential 8000 (SFR8) to SFR6 for the 1.5-acre North ½ of the Foothills Addition to the City of Douglas, situated in Township 24 South, Range 28 East, and South ½ of Section 17, Block 30, Lots 14 through 26 (E. 15th Street between N. Jackson Ave and N. Van Buren Ave) (APNs 41032119B, 41032120B, 41032120C, 41032120D, 41032121).
Motion to enter into Executive Session – 6:06 pm. Motion passed 4-0.
Motion to adjourn Executive Session – 6:47 pm. Motion passed 4-0.
Motion to deny agenda item 9b. Motion passed 4-0.



10. Executive Session

- a. The Planning and Zoning Commission may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

The Planning and Zoning Commission entered into Executive Session at 6:06 pm and adjourned Executive Session at 6:47 pm.

11. ADJOURNMENT

Motion to adjourn the meeting. Motion passed 4-0
Meeting adjourned at 6:56 pm.