



PUBLIC HEARING & REGULAR MEETING AGENDA

Planning & Zoning Commission

Thursday, March 27, 2025, at or after 5:30 p.m.

City Hall Council Chambers

425 E. 10th Street

1. Call to Order
2. Roll Call
3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.
4. Staff Communications
5. Discussion/Decision on Approval of Agenda Items:
 - a. Meeting Minutes for September 19, 2024; October 3, 2024; November 7, 2024; and February 6, 2025.
6. Presentation of Staff Report for Public Hearing:
 - a. **On SUP-2025-01 Special Use Permit** –The applicant is requesting approval of a Special Use Permit to authorize the placement of a wall sign on a shared building. All signage will be placed on the respective frontage of the building facade. This permit is necessary to allow the sign, which would otherwise be restricted under existing municipal codes. Assessor's Parcel Number (APN) 408-31-011 (204 West 5th Street).
 - b. **On ZMA-2025-01 Zoning District Map Amendment** –The applicant seeks to rezone a 1.44-acre parcel from Single Family Residential 12,000 (SFR12) to Multi-Family Residential (MFR). Similar parcels with MFR zoning are located directly to the south and west of the subject property. Assessor's Parcel Number (APN) 410-24-006.
 - c. **On ZMA-2025-02 Zoning District Map Amendment** –The applicant seeks to rezone a 1.25- acre parcel from Single Family Residential 8,000 (SFR8) to General Commercial (GC). Assessor's Parcel Number (APN) 410-10-001N.
 - d. **On ZMA-2025-03 Zoning District Map Amendment** –The applicant seeks to rezone a 0.49 - acre parcel from General Commercial (GC) to Multifamily Residential (MFR). Assessor's Parcel Number (APN) 409-17-045B.
7. PUBLIC HEARING
8. REGULAR MEETING - ACTIONS
 - a. **Discussion/Decision on SUP-2025-01 Special Use Permit** – The applicant is requesting approval of a Special Use Permit to authorize the placement of a wall sign on a shared building. All signage will be placed on the respective frontage of the building facade. This permit is necessary to allow the sign, which would otherwise be restricted under existing municipal codes. Assessor's Parcel Number (APN) 408-31-011 (204 West 5th Street).
 - b. **Discussion/Decision on ZMA-2025-01 Zoning District Map Amendment** – The applicant seeks to rezone a 1.44-acre parcel from Single Family Residential 12,000 (SFR12) to Multi-Family Residential (MFR). Similar parcels with MFR zoning are located directly to the south and west of the subject property. Assessor's Parcel Number (APN) 410-24-006.
 - c. **Discussion/Decision on ZMA-2025-02 Zoning District Map Amendment** – The applicant seeks to rezone a 1.25- acre parcel from Single Family Residential 8,000 (SFR8) to General Commercial (GC). Assessor's Parcel Number (APN) 410-10-001N.



- d. **Discussion/Decision on ZMA-2025-03 Zoning District Map Amendment** – The applicant seeks to rezone a 0.49 - acre parcel from General Commercial (GC) to Multifamily Residential (MFR). Assessor's Parcel Number (APN) 409-17-045B.

9. ADJOURNMENT

If authorized by a majority vote of the City of Douglas Planning and Zoning Commission, the Commission may adjourn the meeting at any time and move into Executive Session for legal advice on any agenda item, pursuant to A.R.S. § 38-431.03. The Executive Session will be held immediately after the vote to go into Executive Session and will not be open to the public.

Posted at City Hall on March 24, 2025 at 10:00 a.m. by Casandra Gomez, City Planner

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF DOUGLAS DOES NOT, BY REASON OF A DISABILITY, EXCLUDE FROM PARTICIPATION IN OR DENY BENEFITS OF SERVICES, PROGRAMS OR ACTIVITIES OR DISCRIMINATE AGAINST ANY QUALIFIED PERSON WITH A DISABILITY. INQUIRIES REGARDING COMPLIANCE WITH ADA PROVISION, ACCESSIBILITY OR ACCOMMODATION CAN BE DIRECTED TO LUIS PERALTA AT (520) 417-7329 AS EARLY AS POSSIBLE TO COORDINATE NEEDED ARRANGEMENTS.

Meeting Minutes

Planning & Zoning Commission
Thursday, February 6th, 2025, 5: 30p.m
City Hall Council Chambers
425 E. 10th Street

1. Call to Order

The meeting was called to order at 5:30 p.m. by Chairman Louie Garcia

2. Roll Call

	<u>Present</u>	<u>Absent</u>
Elizabeth Sanchez	X	
Sheila Ayrom	X	
Frank Rivera	X	
Abraham Villarreal	X	
Greg Abrigo	X	
Jeremy Godoy		X (absent)
Louie Garcia	X	

3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.

No public comments were submitted in writing or presented verbally.

4. Staff Communications

- Minutes of Meeting for September 19, 2024
- Minutes of Meeting for October 3, 2024
- Minutes of Meeting for November 7, 2024

Minutes will be brought back by staff for next PZC meeting for approval as it was not present as a decision item.

5. Presentation of Staff Report for Public Hearing:

- a. **On ZCA-2025-01 Zoning Code Amendment** – Text Amendment to Title 15 Chapter 15.08 of the City of Douglas Municipal Code. To allow for a Waiver or Reimbursement of Building Permit and Inspection Fees for Nonprofit Organizations Impacted by criminal conduct.

Presented by Casandra Gomez, City of Douglas, a proposed amendment to the City of Douglas Zoning Code. The amendment seeks to revise Title 15, Chapter 15.08 of the City's Municipal Code, as outlined in ZCA-2025-01. This proposed text amendment aims to assist eligible properties within the city by establishing a policy for fee waivers. Specifically, it will allow for the waiver or reimbursement of fees for

nonprofit organizations impacted by certain criminal acts, such as hate crimes or arson.

The amendment introduces Section 15.08.010(G), which would authorize the City to waive or reimburse fees related to building permits, inspections, and plan reviews for nonprofit organizations that qualify for tax-exempt status under Section 501 of the United States Internal Revenue Code. This provision applies in cases where construction is required due to significant criminal acts, including hate crimes or arson. Furthermore, the nonprofit organization must demonstrate that insurance proceeds are insufficient to cover the full cost of reconstruction.

6. PUBLIC HEARING

No Public Participation.

7. REGULAR MEETING - ACTIONS

- a. **Discussion/Decision on ZCA-2025-01 Zoning Code Amendment – Text Amendment to Title 15.**

The Commission discussed the proposal and voted to approve ZCA 2024-01. The motion was made by Commissioner Villarreal and seconded by Commissioner Sanchez. **The motion passed unanimously with a 6-0 vote.**

8. WORKING SESSION

9. ADJOURNMENT

Commissioner Ayrom made a motion to adjourn the meeting, which was seconded by Commissioner Sanchez. The meeting was officially adjourned at 5:49 PM.

Meeting Minutes
Planning & Zoning Commission
Thursday, September 19, 2024, 5:30 p.m.
City Hall Council Chambers
425 E. 10th Street

1. Call to Order

The meeting was called to order at 5:35 p.m. by Chairman Louie Garcia

2. Roll Call

	<u>Present</u>	<u>Absent</u>
Elizabeth Sanchez	X	
Sheila Ayrom	X	
Frank Rivera	X	
Abraham Villarreal	X	
Greg Abrigo		X (excused)
Jeremy Godoy		X (absent)
Louie Garcia	X	

3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.

No public comments were submitted in writing or presented verbally.

4. Staff Communications

- Second Reading for Ordinance No.24-1197, ZMA 2024-01

Ordinance No. 24-1197 (Novoa Rezone) was passed by Mayor and Council and will become effective October 11, 2024.

- First Reading for Ordinance No.24-XXXX, ZMA 2024-02

Zoning Map Amendment 2024-02 (General Commercial to Multi-Family Residential on 14th Street) passed its first reading and is scheduled for its second reading on October 9, 2024 before the Mayor and Council.

5. Presentation of Staff Report for Public Hearing:

- a. **Special Use Sign Permit for Free Standing Sign located on 1200 E 14th St, Loretto Catholic School.** The applicant is requesting approval for a Special Use Permit to authorize the placement of a free-standing sign at 1200 E 14th St. This permit is necessary to allow the sign, which would otherwise be restricted by existing municipal codes. Assessor's Parcel Number (APN) 409-20-13

Presented by Casandra Gomez, the applicant has requested a special use permit for a freestanding sign at Loretto Catholic School. The proposed sign exceeds the municipal code limits, with a size of 42.2 square feet compared to the allowed 32 square feet and

a height of 15.1 feet instead of the permitted 10 feet. Additionally, the sign will feature an electronic display equipped with an ambient light sensor to adjust brightness. Before a building permit can be issued, further engineering and electrical plans are required.

6. PUBLIC HEARING

During the public hearing, the applicant emphasized that the sign is essential for school communication and is designed to match other school marquees within the district. Additionally, the higher placement was justified as necessary due to the presence of the existing school fence.

7. REGULAR MEETING - ACTIONS

- a. **Discussion/Decision on Special Use Permit for Free Standing Sign located on 1200 E 14th St, Loretto Catholic School.** The applicant is requesting approval for a Special Use Permit to authorize the placement of a free-standing sign at 1200 E 14th St. This permit is necessary to allow the sign, which would otherwise be restricted by existing municipal codes. Assessor's Parcel Number (APN) 409-20-13

During the discussion, commissioners noted that the sign would be located along 14th Street inside the school's fence. The height increase was considered necessary due to the school's existing 9-foot wall. However, they acknowledged that the engineering and electrical details still required further revisions. Despite this, the design and specifications were found to be consistent with signage at other schools.

Commissioner Villarreal made a motion to approve the special use permit for the freestanding sign, which was seconded by Commissioner Sanchez. **The motion passed unanimously with a 5-0 vote.**

8. WORKING SESSION

9. ADJOURNMENT

Commissioner Sanchez made a motion to adjourn the meeting, which was seconded by Commissioner Villarreal. The meeting was officially adjourned at 5:53 PM.

Meeting Minutes
Planning & Zoning Commission
Thursday, October 3, 2024, 5:30 p.m.
City Hall Council Chambers
425 E. 10th Street

1. Call to Order

The meeting was called to order at 5:31 p.m. by Chairman Louie Garcia

2. Roll Call

	<u>Present</u>	<u>Absent</u>
Elizabeth Sanchez	X	
Sheila Ayrom	X	
Frank Rivera	X	
Abraham Villarreal		X (excused)
Greg Abrigo	X	
Jeremy Godoy		X (excused)
Louie Garcia	X	

3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.

No public comments were submitted in writing or presented verbally.

4. Staff Communications

- Text Amendment to Title 18 of the City of Douglas Zoning Code to implement Historic Preservation regulations.

Staff provided an update regarding the recent Mayor and Council meeting, where Title 18 was approved, implementing new Historic Preservation regulations. This approval includes amendments to the zoning code and the creation of a Historic Preservation Board. The regulations apply citywide, allowing property owners to nominate their homes for designation if they meet the criteria for the National Register of Historic Places.

5. Presentation of Staff Report for Public Hearing:

- a. **On ZCA-2024-02: Zoning Code Amendment – Text Amendment to Title 6, Section 6.16.015 of the City of Douglas Code of Ordinances** to increase the limit on keeping fowl to six, in accordance with House Bill 2325, for properties one-half acre or less in size.

Presented by Casandra Gomez, a proposed zoning code amendment to align with House Bill 2225, which permits residents of single-family detached homes on properties of 1.5 acres or less to keep up to six fowl. Key provisions of the amendment include requirements that enclosures be located at least 20 feet from neighboring properties and be situated in backyards. Additionally, enclosures must not exceed 200 square feet

in size or eight feet in height. Residents are responsible for maintaining sanitary conditions and properly disposing of waste. The City reserves the right to impose penalties for violations, including fines and the confiscation of any fowl found at large.

- b. **On ZCA-2024-03: Zoning Code Amendment – Text Amendment to Article 5 of the City of Douglas Zoning Code to align with House Bill 2720**, which prohibits municipalities from restricting the use or advertisement of single-family dwellings or accessory dwelling units (ADUs), imposing additional parking requirements, mandating design standards for ADUs, enforcing stricter regulations for ADUs compared to single-family dwellings, setting excessive setbacks, or requiring public street improvements related to ADUs.

Presented by Casandra Gomez, a proposed amendment to Article 5 of the zoning code to align with House Bill 2720, aiming to provide greater flexibility for Accessory Dwelling Units (ADUs). The amendment includes provisions allowing both attached and detached ADUs, prohibiting municipalities from requiring separate leases for ADUs and the main dwelling, eliminating parking and design consistency requirements, and establishing a maximum 5-foot setback for ADUs from the main structure.

6. PUBLIC HEARING

7. REGULAR MEETING - ACTIONS

- a. **Discussion/Decision on ZCA-2024-02: Zoning Code Amendment – Text Amendment to Title 6, Section 6.16.015 of the City of Douglas Code of Ordinances** to increase the limit on keeping fowl to six, in accordance with House Bill 2325, for properties one-half acre or less in size.

The Commission discussed potential restrictions on roosters and penalties for violations, with staff noting that the current code does not specify limits on roosters and that enforcement remains minimal. Following the discussion, Commissioner Sanchez moved to approve ZCA 2024-02, with the motion seconded by Commissioner Ayrom. The motion passed unanimously with a 5-0 vote.

- b. **Discussion/Decision on ZCA-2024-03: Zoning Code Amendment – Text Amendment to Article 5 of the City of Douglas Zoning Code to align with House Bill 2720**, which prohibits municipalities from restricting the use or advertisement of single-family dwellings or accessory dwelling units (ADUs), imposing additional parking requirements, mandating design standards for ADUs, enforcing stricter regulations for ADUs compared to single-family dwellings, setting excessive setbacks, or requiring public street improvements related to ADUs.

Commission discussed potential conflicts with existing setback regulations, particularly the city's prior requirement for a 3-foot side setback for accessory structures. Following the discussion, Commissioner Sanchez moved to approve ZCA 2024-03, with the motion seconded by Commissioner Abrigo. **The motion passed unanimously with a 5-0 vote.**

8. WORKING SESSION

9. ADJOURNMENT

Commissioner Ayrom made a motion to adjourn the meeting, which was seconded by Commissioner Sanchez. The meeting was officially adjourned at 6:02 PM.

Meeting Minutes

Planning & Zoning Commission

Thursday, November 7th, 2024, 5: 30p.m

City Hall Council Chambers

425 E. 10th Street

1. Call to Order

The meeting was called to order at 5:32 p.m. by Chairman Louie Garcia

2. Roll Call

	<u>Present</u>	<u>Absent</u>
Elizabeth Sanchez	X	
Sheila Ayrom	X	
Frank Rivera		X (excused)
Abraham Villarreal	X	
Greg Abrigo	X	
Jeremy Godoy		X (absent)
Louie Garcia	X	

3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.

No public comments were submitted in writing or presented verbally.

4. Staff Communications

The 2024 General Plan was approved in the recent election. As of November 6, 2024, at 5:00 AM, the unofficial vote count showed 649 votes in favor and 442 votes against. The final official count is expected soon, pending certification.

5. Presentation of Staff Report for Public Hearing:

- a. **ZMA-2024-03 Zoning Districts Map Amendment from MFR to GC.** The applicant seeks to rezone a 2.66-acre parcel from Multi-Family Residential (MFR) to General Commercial (GC) to facilitate its continued use. The request for a permanent zoning change to General Commercial (GC) supports the current use of the property. (Assessor's Parcel Number 41017001).

Presented by Casandra Gomez, The Chiricahua Community Health Centers has requested a zoning change from Multifamily Residential (MFR) to General Commercial (GC) for a 2.6-acre property currently operating as a pediatric clinic. The property, which is being purchased from the Douglas Unified School District, is expected to finalize the transaction by the end of the year.

Key considerations for the zoning map amendment include alignment with the General Plan for mixed-use land and economic development, as well as its location within a designated commercial corridor. The area is served by major roadways such as State Hwy 80, Pan American Ave, Chino Road, and North Ave, and the proposed change is consistent with the city's plan for sustainable and vibrant commercial development.

- b. **ZMA-2024-04 Zoning Districts Map Amendment from GC to MFR.** The applicant seeks to rezone a 0.15-acre parcel from General Commercial (GC) to Multi-Family Residential (MFR). (Assessor's Parcel Number 40903090).

Presented by Casandra Gomez, a zoning change from General Commercial (GC) to Multifamily Residential (MFR) for a 0.5-acre property that has not been used for commercial purposes in 14 years. The applicant currently resides in the rear of the building and seeks rezoning primarily to qualify for residential utility rates, as the commercial rates have become a financial burden.

Key considerations for the zoning map amendment include the property's location within the Central Business District, which allows for mixed-use development. Surrounding properties are a combination of general commercial and multifamily residential uses. The property also has a historical overlay and a mixed-use designation, permitting both residential and commercial use. The applicant does not intend to use the property for commercial purposes in the near future.

6. PUBLIC HEARING

During the public hearing, Mary Pat Keel provided testimony explaining the historical use of the property and the financial impact of commercial utility rates. No additional public comments were received.

7. REGULAR MEETING - ACTIONS

- a. **Discussion/Decision on ZMA-2024-03.** Zoning Districts Map Amendment from MFR to GC.

The Commission discussed the proposal and voted to approve ZMA 2024-03. The motion was made by Commissioner Sanchez and seconded by Commissioner Ayrom. **The motion passed unanimously with a 5-0 vote.**

- b. **Discussion/Decision on ZMA-2024-04.** Zoning Districts Map Amendment from GC to MFR.

The Commission discussed the proposal and voted to approve ZMA 2024-04. Commissioner Villarreal made a motion to approve ZMA 2024-04, which was

seconded by Commissioner Sanchez. **The motion passed unanimously with a 5-0 vote.**

8. WORKING SESSION

9. ADJOURNMENT

Commissioner Ayrom made a motion to adjourn the meeting, which was seconded by Commissioner Sanchez. The meeting was officially adjourned at 5:59 PM.

SUP-2025-01

Special Use Permit

March 27, 2025

Planning and Zoning Commission



Staff Report

To: Planning & Zoning Commission
From: Casandra Gomez
Date: Thursday, March 27, 2025, 5:30 p.m.
Subject: SUP-2025-01

INTRODUCTION

Addisigns, Inc. has applied on behalf of their client to install six signs at 204 West 5th Street (Assessor's Parcel Number: 408-31-011). Due to the total combined square footage and the height of certain signs exceeding the limits typically addressed in the City's sign code, approval from the Planning and Zoning Commission is required.

All proposed signage will comply with the applicable International Building Codes and relevant municipal regulations.

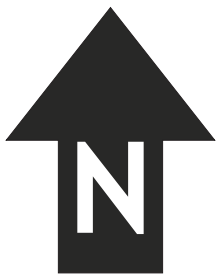
BACKGROUND

The Douglas Zoning Municipal Code, specifically Article 7 – Supplementary District Regulations: Signs, governs the regulation of signage within the city. The purpose of the sign code is to ensure maximum legibility and effectiveness of signs while preventing over-concentration, improper placement, and excessive height, bulk, or area.

The signage in question falls under Section 709 of the code, which regulates signs permitted for non-residential uses, including General Commercial (GC) zones. In this case, a Special Use Permit is required for approval from the Planning and Zoning Commission to ensure the proposed signage aligns with the architectural and visual integrity of the surrounding area.

The Commission holds the authority to issue a Special Use Permit for signs that are integrated into the architectural design of a building but would otherwise be restricted under the existing sign code provisions. This process allows for flexibility in approving signage that complements the built environment while maintaining compliance with city regulations.

PERMIT
SITE MAP



* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



SINCE 1955
3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540

FILE NAME: 23902 [PER] ROSS DRESS FOR LESS R0-KE
COMPANY: FEDERAL HEALTH SIGN COMPANY
JOB ADDRESS: 204 W 5TH ST, STE D, DOUGLAS, AZ 85607

BUYERS
SIGNATURE

SIGN HERE

DATE: _____

SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

PAGE 8 OF 8

PERMIT COPY

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ZMA-2025-01

Zoning District Map Amendment

March 27, 2025

Planning and Zoning Commission

Staff Report

To: Planning & Zoning Commission
From: Casandra Gomez
Date: Thursday, March 27, 2025, 5:30 p.m.
Subject: ZMA-2025-01

INTRODUCTION

Javier A. Bojorquez is proposing a zoning amendment for Assessor's Parcel Number (APN) 410-24-006, which is currently designated as Single-Family Residential (SFR12). The proposal seeks to rezone the parcel to Multi-Family Residential (MFR) to legally permit the construction of multi-family residential units.

BACKGROUND

The 2024 General Plan designates the future use of APN 410-24-006 as High-Density Residential, reflecting the intended zoning and long-term development vision for the area. Adjacent to the subject parcel:

- To the south: A Multi-Family Residential (MFR) zone, which includes an existing apartment complex.
- To the west: A parcel that was rezoned from SFR12 to MFR in the previous year.
- To the east and west: Predominantly Single-Family Residential (SFR) zoning.

PROPOSAL

The applicant seeks to rezone the 1.4-acre parcel from Single-Family Residential (SFR12) to Multi-Family Residential (MFR). The intent is to construct single-family homes that adhere to the dimensional standards of single-family homes within MFR zones. Rezoning would also allow the applicant to develop the lot under the MFR setback requirements, providing greater flexibility in site planning and residential design.

CONSIDERATIONS

The proposed zoning amendment aligns with key policies in the City of Douglas General Plan, particularly those focused on residential development, housing diversity, and community enhancement.

1. Promotion of Equitable Residential Development (HSG-MAS 4-1)

Objective: Promote equitable residential development by encouraging a diverse range of housing types.

Relevant Policies:

- HSG-MAS 4-1a: Create zoning incentives to support the development of diverse housing types, including smaller, more affordable units and family-oriented housing options (e.g., three- and four-bedroom units).
- HSG-MAS 4-1d: Encourage mixed-density housing developments that expand housing supply while promoting affordability and diversity.

CONCLUSION

The proposed rezoning from Single-Family Residential (SFR12) to Multi-Family Residential (MFR) aligns with the City of Douglas General Plan by:

- Supporting housing diversity and affordability.
- Enhancing efficient land use and development flexibility.
- Encouraging sustainable growth and community integration.

This zoning amendment will facilitate the development of housing that meets the city's long-term planning objectives while fostering a more inclusive and adaptable residential environment.

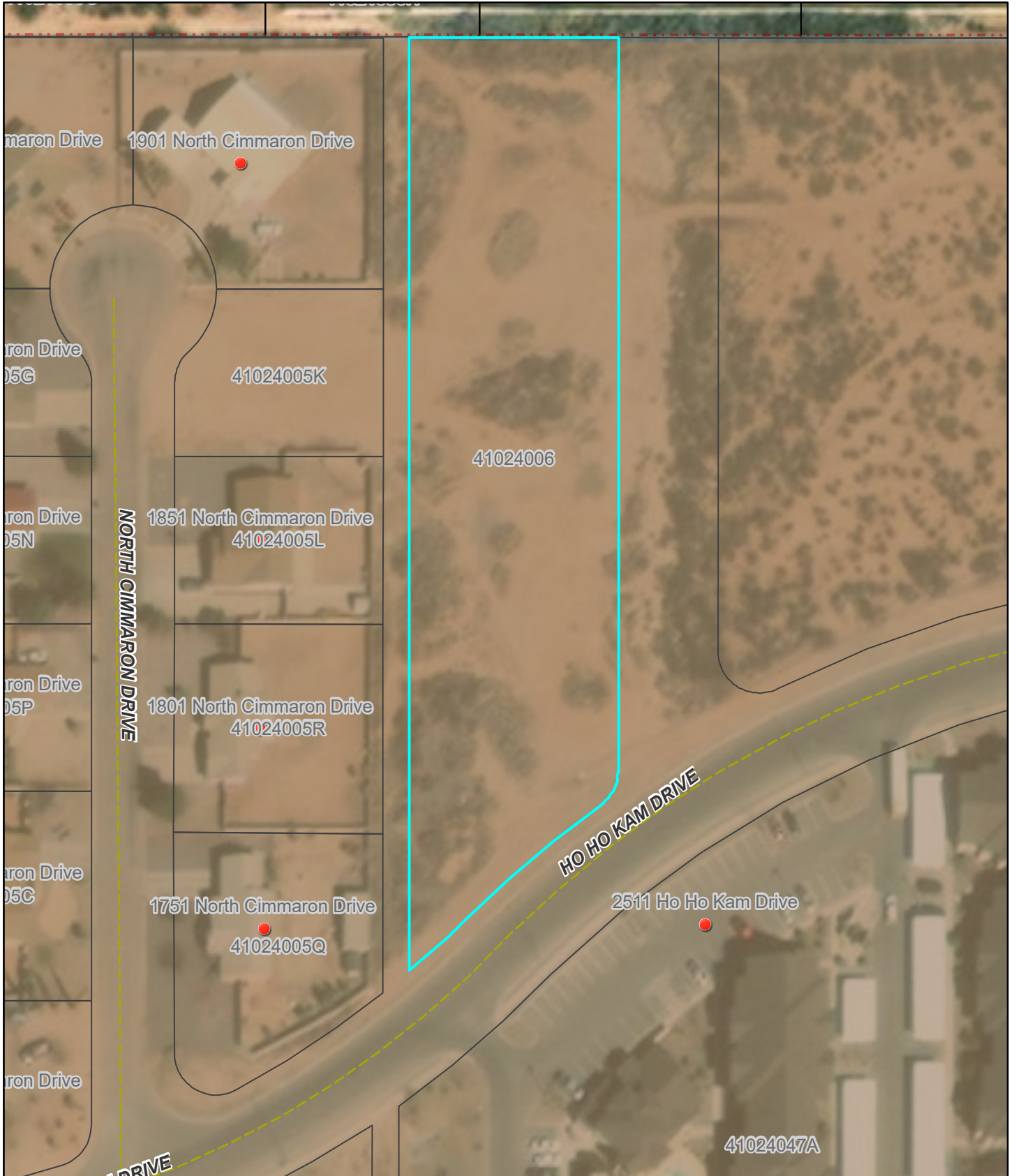
Single Family Setbacks

DISTRICTS—COMPATIBLE			
REQUIREMENT	SFR32	SFR16 R-1-A	SFR12 R-1-B
Minimum Lot Area in Square Feet	32,000sf	16,000sf	12,000sf
Density in Dwelling Unit Per Acre (DU/Acre)	1	2	3
Minimum Lot Width in Feet	150	125	100
Maximum Building Height	25	25	25
Front Setback* in Feet	40	35	25
Rear Setback* in Feet	30	30	25
Least Side Setback* in Feet	20	12	10
Street Side Setback* in Feet	20	20	15
Minimum Building Size for Principal Use in Square Feet	1,200 SF	1,000 SF	1,000 SF

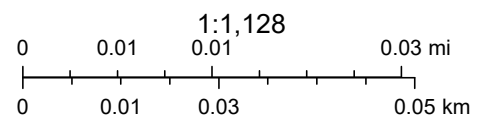
Multifamily Setbacks

Minimum Size in Feet	
Street (Front)	20 Feet
Side	5 Feet
Street (Side)	10 Feet
Rear	20 Feet
Minimum Lot Length in Feet	100
Minimum Lot Width in Feet	50
Maximum Building Height	25
Off-street Parking Spaces	2

ArcGIS Web Map



3/21/2025, 12:32:42 PM



- Address
- Road
- Incorporated Boundary
- Taxable Parcel
- NFHL - National Flood Hazard Layer - Flood Hazard Zones
- 0.2% Annual Chance Flood Hazard

Maxar, Microsoft

ZMA-2025-02

Zoning District Map Amendment

March 27, 2025

Planning and Zoning Commission

Staff Report

To: Planning & Zoning Commission
From: Casandra Gomez
Date: Thursday, March 27, 2025, 5:30 p.m.
Subject: ZMA-2025-02

INTRODUCTION

AZ Treasures LLC is proposing a zoning amendment for Assessor's Parcel Number (APN) 410-10-001N, which is currently designated as Single-Family Residential (SFR8). The proposal seeks to rezone the parcel to General Commercial (GC) to legally permit the construction of storage units primarily for use by the Hidden Treasures RV Park.

BACKGROUND

The 2024 General Plan designates the future use of APN 410-10-001N as Medium-Density Residential, reflecting the intended zoning and long-term development vision for the area.

PROPOSAL

The applicant seeks to rezone the 1.25-acre parcel from Single-Family Residential (SFR8) to General Commercial (GC). The intent is to align with General Commercial zoning standards, which allow for storage solutions as a permitted use. This change would facilitate the development of storage units, providing a complementary service to the nearby Hidden Treasures RV Park and surrounding properties.

CONSIDERATIONS

The proposed zoning amendment aligns with key policies in the City of Douglas General Plan, particularly those supporting commercial development and economic growth.

1. LU GOAL 7: Promote Commercial and Industrial Development

Objective: Encourage commercial and industrial development that enhances economic vitality, job creation, environmental quality, and community livability.

Relevant Policies:

- LU-CID 7-1a: Support commercial and industrial development in areas with existing infrastructure while applying appropriate design standards to mitigate negative impacts on adjacent residential zones.
- LU-CID 7-1b: Encourage the expansion and redevelopment of commercial and industrial areas that promote clean industries with minimal environmental impact on air quality, groundwater supply, and waste disposal.

CONCLUSION

The proposed rezoning from Single-Family Residential (SFR8) to General Commercial (GC) aligns with the City of Douglas General Plan by:






- Facilitating economic development and commercial expansion.
- Providing storage solutions to serve local businesses and residents.
- Supporting land-use transitions that complement surrounding properties.

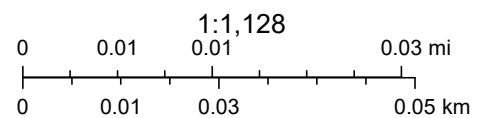
With the zoning amendment, the city can promote sustainable growth while ensuring compatibility between residential and commercial developments.

ArcGIS Web Map



3/21/2025, 12:24:13 PM

-  Address
-  Road
-  Incorporated Boundary
-  Taxable Parcel
- NFHL - National Flood Hazard Layer - Flood Hazard Zones
-  1% Annual Chance Flood Hazard



Maxar, Microsoft

ZMA-2025-03

Zoning District Map Amendment

March 27, 2025

Planning and Zoning Commission

Staff Report

To: Planning & Zoning Commission
From: Casandra Gomez
Date: Thursday, March 27, 2025, 5:30 p.m.
Subject: ZMA-2025-03

INTRODUCTION

Debbie Contreras is proposing a zoning amendment for Assessor's Parcel Number (APN) 409-17-045B, which is currently designated as General Commercial (GC). The proposal seeks to rezone the parcel to Multifamily Residential (MFR) to legally permit residential occupancy on the site.

BACKGROUND

The 2024 General Plan designates the future use of APN 409-17-045B as Commercial, reflecting the intended zoning and long-term development vision for the area.

Commercial Center Land Use Designation

This land use category provides locations for preferred commercial activities, including neighborhood, community, and regional commercial centers, as well as tourism and office commercial uses.

PROPOSAL

The applicant seeks to rezone the 0.49-acre parcel from General Commercial (GC) to Multifamily Residential (MFR). This rezoning would align with existing multifamily residential zoning located to the southwest of the property, supporting a cohesive land-use pattern in the area.

CONSIDERATIONS

Economic Development & Community Growth

Economic development serves as a foundation for sustainable growth, impacting various aspects of city planning, including land use, circulation, public facilities, and infrastructure investment. The City of Douglas recognizes the importance of:

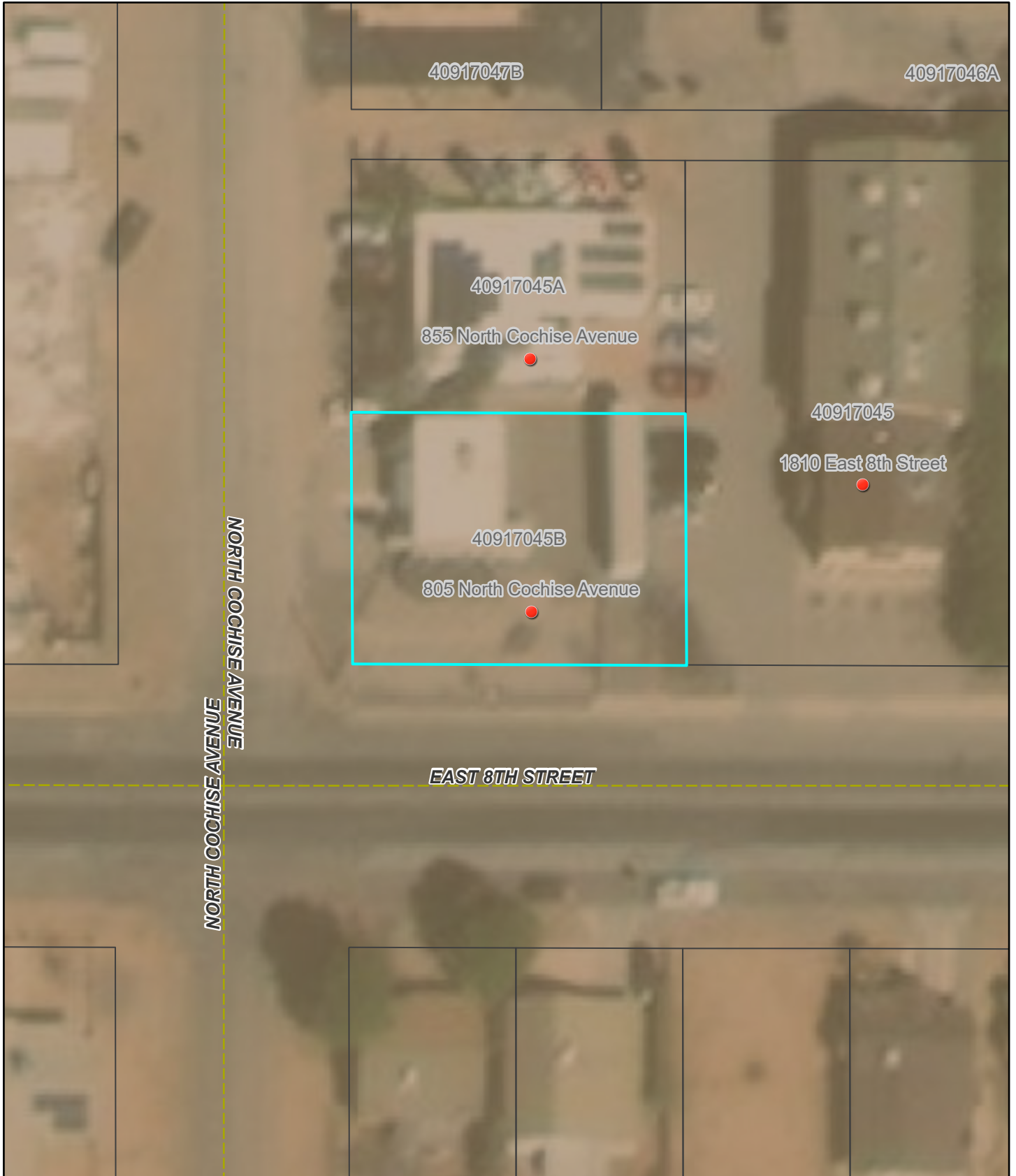
- **Balanced Growth:** Expanding residential options while maintaining economic stability.
- **Job Opportunities & Housing:** Supporting a diverse employment base and affordable housing options for residents.
- **Community Vision:** Aligning zoning changes with public feedback, which emphasizes the need for employment opportunities, education, and housing diversity.

CONCLUSION






The proposed rezoning from General Commercial (GC) to Multifamily Residential (MFR) is the most appropriate zoning change for this parcel when compared to the alternative of maintaining single-family residential use. Rezoning to MFR establishes a transitional density that aligns with the existing multifamily zoning to the west, creating a gradual shift between commercial and residential land uses. This transition supports cohesive urban development, avoids potential land-use conflicts, and maximizes the efficient use of infrastructure.

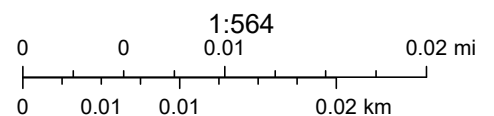
Given these factors, the proposed zoning amendment is consistent with sound planning principles and is recommended for approval to support balanced growth in the area.

ArcGIS Web Map



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-  Address
-  Road
-  Incorporated Boundary
-  Taxable Parcel
- NFHL - National Flood Hazard Layer - Flood Hazard Zones
-  0.2% Annual Chance Flood Hazard



Maxar, Microsoft