



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	December 20, 2017	☐ Motion
DEPARTMENT:	City Administration	☒ Resolution
DIVISION:	Administration	☐ Ordinance - Introduction
		☐ Ordinance - Adoption
		☐ Public Hearing

TITLE:

Preannexation Development Agreement: Avenue 6E Land L.L.C. and Saguaro Desert Land, Inc.

SUMMARY RECOMMENDATION:

Authorize and approve the execution of a preannexation development agreement with the owners of 105 acres of land located at the southwest corner of Avenue 6E and 44th Street. (City Administration) (Gregory K. Wilkinson)

REPORT:

The property owners, Avenue 6E Land, L.L.C. and Saguaro Desert Land, Inc., are seeking to annex into the City of Yuma in order to develop approximately 105 acres, 90 acres of which is the subject of a General Plan amendment permitting rezoning to a low density residential designation. If annexed, the property will require rezoning and preliminary and final plat approval prior to construction.

One of the goals of this preannexation development agreement is to create a buffer between the rural county properties west of the proposed development. This is accomplished by requiring a 1-foot non-access easement along the length of the Avenue 5 ½ E right-of-way which shall limit vehicular access, both ingress and egress to and from the Property on the western boundary, between 44th Street and 48th Street and by requiring the western perimeter lots to apply for the R-1-12 (minimum 12,000 square feet in size) zoning district (See Exhibit B to the Agreement for properties affected), a six feet eight inch west perimeter wall to be constructed, and fifty-foot rear and side yard setbacks for all lots touching the western boundary of the property (See Exhibit C to the Agreement for properties affected). Additionally, the zoning application for lots east of the R-1-12 zoning shall be for R-1-8 (8,000 square feet in size) zoning district. As another buffer to the bordering properties, Avenue 5 ½ E along the western boundary of the property will not be paved (although the right-of-way will still be dedicated to the City), creating an additional buffer between the rural development and the urban neighborhood. There will be no vehicular or pedestrian access to Avenue 5 ½ E.

The property owners are also proposing a school site within the property for the future Dorothy Hall (elementary) school. Through a separate intergovernmental agreement with the Yuma Elementary School District One, a ten foot multi-use path along the east side of Avenue 6E from 41st to 46th Street with school crossing at 44th Place will be designed and constructed by the City with the school district reimbursing the City for the cost. Avenue 6E Land and Saguaro Desert Land will construct connecting

improvements to coordinate school pedestrian and bicycle traffic from the Avenue 6E school crossing to the school. The athletic fields of the school site will serve a dual purpose, accepting collection, storage, percolation and evaporation of stormwater from the entire 105 acres.

Under the proposed preannexation development agreement, the owners will construct 44th Street along the length of the property to the City's local street standard as well as a ten (10") inch waterline on Avenue 5 ½ E from the intersection of 44th Street south to 46th Street. The proposed agreement also permits the deferral of development fees and water and sewer capacity charges, and the creation of a maintenance improvement district for landscaping the areas adjacent to the public roadways and parkways.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	☐ Department ☒ City Clerk's Office ☐ Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		12/12/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		12/12/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		12/5/2017		
WRITTEN/SUBMITTED BY:		DATE:		