



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:**

October 16, 2019

**DEPARTMENT:**

Community Development

**DIVISION:**

Community Planning

- Motion
- Resolution
- Ordinance - Introduction
- Ordinance - Adoption
- Public Hearing

**TITLE:**

General Plan Amendment: Brian L. Hall Living Trust and the Michael T. Hall Living Trust

**SUMMARY RECOMMENDATION:**

Approve the request to amend the City of Yuma General Plan to change the land use designation from Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential and Public/Quasi-Public properties located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th Street. The applicant is Brian L. Hall Living Trust and the Michael T. Hall Living Trust (GP-26567-2019). (Community Development/Community Planning) (Laurie Lineberry)

**REPORT:**

**PLANNING AND ZONING COMMISSION’S RECOMMENDATION:**

On September 23<sup>rd</sup>, 2019, the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with two absences) of the General Plan amendment request to change the land use designation from Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential and Public/Quasi-Public. As required by state statute, the City of Yuma Planning and Zoning Commission held an earlier public hearing on this item on September 9<sup>th</sup>, 2019, in order to take additional public comment.

**PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (9/23/19):**

“Angela Tandarich, 7574 E. 42<sup>nd</sup> Place, Yuma, AZ, said she was not expecting new developments adjacent to her property within the next five to ten years. She expressed her concern with potential traffic issues and added that she did not want to live in a crowded neighborhood.”

**PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (9/9/2019):**

“Todd Tandarich, 7574 E. 42<sup>nd</sup> Place, Yuma, AZ, asked for clarification on the proposed parks.

“Jennifer Albers, Principal Planner, explained that the applicant intends to provide three separate 5-acre retention basins.

“Kevin Dahl, 1560 S. 5<sup>th</sup> Avenue, Yuma, AZ, said it was most efficient to locate the basins in the center of each development.

**“Emmanuel Lopez, 7585 E. 40<sup>th</sup> Road, Yuma, AZ,** said he did not receive information on the proposed change. **Lopez** asked if this proposal would affect his property value.

**“Albers** explained at the initial stage notices are mailed to the surrounding property owners about the case itself. **Albers** said the staff report analysis was not developed until the Planning and Zoning Commission meeting. **Albers** added this request would be an increase of approximately 235 dwelling units from the current designation. **Albers** noted that a copy of the staff report was available.

**“Albers** said the Yuma County Assessor’s office could provide information regarding property values.”

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:			
	<ol style="list-style-type: none"> <li>1.</li> <li>2.</li> <li>3.</li> <li>4.</li> <li>5.</li> </ol>			
IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?				
<input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified				

SIGNATURES	CITY ADMINISTRATOR:	DATE:
	John D. Simonton	10/9/2019
	REVIEWED BY CITY ATTORNEY:	DATE:
	Richard W. Files	10/9/2019
RECOMMENDED BY (DEPT/DIV HEAD):	DATE:	
Laurie Lineberry	9/25/2019	
WRITTEN/SUBMITTED BY:	DATE:	
Jennifer L. Albers/AL	9/25/2019	