



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

August 16, 2017

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Rezoning of Property: 5875 E. Gila Ridge Road

SUMMARY RECOMMENDATION:

Rezone approximately 2.49 acres from the Agriculture (AG) District to the Light Industrial (L-I) District. The property is located at 5875 E. Gila Ridge Road. (ZONE-17957-2017). (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

The subject property is located along Gila Ridge Road approximately 2,300 feet away from the Interstate 8 on/off ramps. The property was subdivided as part of the Araby Eight Commercial Estates Subdivision prior to annexation into the City of Yuma. This property has never been rezoned, while other properties in the same subdivision have been rezoned Light Industrial and Heavy Industrial over time. This property has remained in the Agriculture (AG) zoning district since annexation.

The three parcels directly to the west of the subject property are also owned by the same property owners, and are all a part of RV World, which is a business that sells and services recreational vehicles. Those parcels were rezoned to Light Industrial (L-I) in 1999, with the conditions being met in approximately 2014.

According to the Yuma County Assessor's office, the subject property was sold to the current owners in 2005 with the current Agriculture (AG) zoning designation. At some point after the purchase, the current property owners expanded RV World onto the subject property. There are six existing buildings located over the four parcels which encompass RV World. There have been building permits issued for buildings located on this parcel, but previous staff reviews had not noticed that the subject property was not part of the original three parcels of RV World, and had erroneously approved expansion of buildings across property lines.

The applicant came back to do additional expansion, and it was noted that a lot tie was needed in order to continue to expand the buildings. During the lot tie submittal, staff realized the subject parcel had never been rezoned to Light Industrial (L-I), which has resulted in this rezone application.

It is the intent of the applicant to tie the lots together in order to expand existing buildings. The request to rezone the property to the Light Industrial (L-I) Zoning District is in conformance with the General Plan.

PUBLIC COMMENTS - EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

QUESTIONS FOR STAFF

“Chris Hamel – Planning and Zoning Commissioner asked if this property was not rezoned Light Industrial (L-I) with the surrounding properties due to oversight.

“Richard Munguia – Assistant Planner said yes.

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Tyrone Jones – Planning and Zoning Commissioner, second by Alan Pruitt – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-17957-2017. Motion carried unanimously (5-0).'

Planning Commission Staff Report - Attached

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.			
	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			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		7/24/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		7/24/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		7/12/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Richard Munguia		7/12/2017		