



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

April 18, 2018

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:Rezoning of Property: 978 S. 1st Avenue**SUMMARY RECOMMENDATION:**

Rezone approximately 0.16 acres from the Light Industrial / Infill Overlay (L-I/O) District to the Low Density Residential / Infill Overlay (R-1-6/O) District, located at 978 S. 1st Avenue, Yuma, AZ (ZONE-20534-2017). (Community Development/Community Planning)

REPORT:

The property is located in the Light Industrial/Infill Overlay (L-I/O) District, and is currently undeveloped. The property was originally subdivided for residential uses in 1925, and was developed with a residence at some time in the past, which was later removed prior to 1992.

The property is located south of a legal, non-conforming multi-family apartment complex. A contractor's office with a storage yard is located to the west and south, and single family residential and storage/warehousing is located to the east.

A Neighborhood Meeting was held on site on January 4, 2018. Neighbors asked about the height of the wall that would be installed, which the applicant stated would be six feet tall. The neighbor to the south was in favor of rezoning the property to the Low Density Residential (R-1-6) District, but wanted to ensure that the property owner would inform any potential buyers about his construction office and yard next door. The applicant stated that he would inform any interested parties prior to purchase.

The Low Density Residential (R-1-6) District allows for one single-family dwelling to be built. It is the applicant's intent to construct a single-family dwelling on the property. Rezoning to the Low Density Residential (R-1-6) District is in conformance with the General Plan.

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Vianey Vega, 1846 S. 8th Avenue, Yuma, AZ, 85364, was available for questions.

Tiffany Ott – Planning and Zoning Commissioner, asked if the applicant would be constructing a single family dwelling on this property. **Vega** said yes.

Chris Hamel – Planning and Zoning Commissioner, asked if fencing would be added to the lot. **Vega** said there would be a screen-wall to the north of this property.

PUBLIC COMMENT

None

MOTION

Motion by Fred Dammeyer – Planning and Zoning Commissioner, second by Tyrone Jones – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-20534-2017. 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.			
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?			
	<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		3/28/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		3/26/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		3/16/2018		
WRITTEN/SUBMITTED BY:		DATE:		
Richard Munguia		3/16/2018		