



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

June 7, 2017

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Zoning Code Text Amendment: Infill Overlay District (IO)

SUMMARY RECOMMENDATION:

Amend Title 15, Chapter 154, Article 14 Overlay Zoning Districts to establish the Infill Overlay District (IO). (ZONE-17382-2017) (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

Infill development within the City of Yuma has been a topic of discussion amongst City Council and Staff for a number of years. While the concept for creating an Infill Incentive Plan sounds relatively simple, in reality the task became a much larger hurdle than initially anticipated. To comply with Arizona Revised Statute § 9-499.10 regarding infill incentive districts, staff has drafted an ordinance to identify the Infill Overlay District (IO) as well as an Infill Incentive Plan to outline the incentives related to development within the IO. Areas can be designated as infill incentive districts if they meet at least three of the following requirements:

- Large number of vacant older or dilapidated buildings or structures
- Large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites
- Large number of buildings or other places where nuisances exist or occur
- Absence of development and investment activity compared to other areas in the city
- High occurrence of crime
- Continuing decline in population

While there are a variety of benefits related to infill development, the following could directly impact our community:

- Make better use of urban land while reducing consumption of agricultural land;
- Reduce the time, money and air pollution associated with commuting and other uses of single-occupant automobiles;
- Renewing older neighborhoods and housing stock; and
- Making better use of existing infrastructure and lowering costs of public services such as: transit, sidewalks, water and sewer, schools, and public safety.

The purpose of this ordinance is to establish the Infill Overlay District within the City of Yuma Zoning Code. By instituting an Infill Overlay District, the City of Yuma can assist in guiding development so as to enhance the quality of life in established neighborhoods within the community. The City of Yuma is adopting this ordinance in conjunction with the Infill Incentive Plan, in accordance with Arizona Revised Statute § 9-499.10.

While the proposed overlay will outline the purpose and intent of the district, all related incentives for developing within the IO will be discussed in further detail within the Infill Incentive Plan; in accordance with Arizona Revised Statute § 9-499.10. The statute states: "if the governing body establishes an infill incentive district, it shall adopt an infill incentive plan to encourage redevelopment in the district." The plan may include:

- 1) Expedited zoning or rezoning procedures
- 2) Expedited processing of plans and proposals
- 3) Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
- 4) Relief from development standards."

Per state statute, the Infill Overlay District shall be adopted as an Ordinance before Council, through both an introduction and adoption hearing. The Infill Incentive Plan will be presented for adoption by Resolution at the June 21, 2017 meeting, the same day the Infill Overlay District will be presented for adoption. Therefore, both the district and plan will be effective on the same date. This process is similar to how other Arizona cities have adopted infill districts and plans in conjunction with one another.

On May 8, 2017 the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with Lund and Pruitt absent) of the request to adopt the Infill Overlay District (IO) in conjunction with the Infill Incentive Plan.

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

QUESTIONS FOR STAFF

"**Tyrone Jones – Planning and Zoning Commissioner** asked if the purpose of this proposed request was to establish the Infill Overlay District within the City of Yuma Zoning Code.

"**Alyssa Linville – Principal Planner** said yes and stated this request did not identify any specific incentives.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

"**Motion by Jones, second by Lukas Abplanalp – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-17382-2017.**

"**Motion carried unanimously (5-0) with Thomas Lund – Planning and Zoning Commissioner and Alan Pruitt – Planning and Zoning Commissioner absent.**

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		5/31/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard Files		5/30/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		5/18/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		5/18/2017		