



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	April 20, 2016	<input type="checkbox"/> Motion
DEPARTMENT:	Community Development	<input checked="" type="checkbox"/> Resolution
DIVISION:	Community Planning	<input type="checkbox"/> Ordinance - Introduction
		<input type="checkbox"/> Ordinance - Adoption
		<input checked="" type="checkbox"/> Public Hearing

TITLE:
General Plan Amendment: Valley Baptist Church

SUMMARY RECOMMENDATION:
Amend the City of Yuma General Plan to change the land use designation from Low Density Residential to Mixed Use, for property located at the northwest corner of 24th Street and 34th Drive. The applicant is Valley Baptist Church. (GP-12351-2015).

REPORT:
PLANNING AND ZONING COMMISSION'S RECOMMENDATION:
On April 4, 2016, the Planning and Zoning Commission voted to recommend APPROVAL (7-0, with Hamel, Abplanalp, Hamersley, Koopmann, Pruitt, Sorenson, and Underhill voting for and none absent) of the General Plan land use amendment request to change the land use designation from Low Density Residential to Mixed Use. As required by state statute, the City of Yuma Planning and Zoning Commission held an earlier public hearing on this item on March 28, 2016, in order to take additional public comment.

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (4/4/16):

QUESTIONS FOR STAFF
“**Koopmann** said City staff should inform the new Commission members about changes on Right-of-Ways. **Richard Files, Deputy City Attorney**, noted that the City has turned back Right-of-Way in many instances and stated the subject should be added to another agenda. **Koopmann** agreed.

APPLICANT / APPLICANT'S REPRESENTATIVE
“**Pastor Glenn Connell, 1079 S. Avenue B, Lot 60, Yuma, AZ**, was available for questions.

“**Chairman Hamel** asked if the applicant had determined where the church would be located. **Connell** said his tentative plan was to sell either the north or the south 3 acres, and would utilize the remaining portion of the property that did not sell for the church.

PUBLIC COMMENT
None

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (3/28/16):

APPLICANT / APPLICANT'S REPRESENTATIVE

“Pastor Glenn Connell, 1079 S. Avenue B, Lot 60, Yuma, AZ, stated the church has owned the property for many years, but was unable to build the church due to the cost of a new building. He also stated that he would be selling a portion of the property to pay for the new church.

“Chairman Hamel asked if a portion of the land was intended for a church. **Pastor Connell** said yes and stated that he wasn't sure which portion yet.

“Commissioner Sorenson asked if the case would need additional review from the commission in the future. **Laurie Lineberry, Director of Community Development** said yes and stated it would need to go through the rezone process.

PUBLIC COMMENT

None

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		4/12/2016	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files for Steven W. Moore		4/12/2016	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		4/6/2016		
WRITTEN/SUBMITTED BY:		DATE:		
Naomi Leeman		3/18/2016		