



CITY OF
Yuma

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

August 7, 2019

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Rezoning of Property: Southeast corner of W. 16th Street and S. 44th Avenue

SUMMARY RECOMMENDATION:

Rezone approximately 5.36 acres from the Suburban Ranch (SR-1) District to the Low Density Residential (R-1-6) District, for the property located at the southeast corner of W. 16th Street and S. 44th Avenue. (Community Development) (Laurie Lineberry)

REPORT:

The subject property is located at the southeast corner of W. 16th Street and S. 44th Avenue. Historically the property has been utilized for agricultural purposes; however, is currently unutilized in anticipation for future development. While the entire parcel is currently 8.36 acres, it is the intent of this application to only rezone a portion of the property, measuring approximately 5.36 acres.

The current zoning for the property is Suburban Ranch (SR-1) and permits the construction of single-family residences on a minimum one-acre parcel. It is the intent of the applicant however, to subdivide the property for the future construction of approximately 21 single-family dwellings. According to the applicant, it is the intent that such lots will range in size from 6,000 square feet to 8,000 square feet.

Further specified in Yuma City Code §154-05.04, the following are some of the development standards required of a development with the Low Density Residential (R-1-6) District:

1. The maximum lot coverage in the Low Density Residential (R-1-6) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

A neighborhood meeting was held on May 6, 2019 to discuss the proposed project with neighbors and property owners within the surrounding area. There was one neighbor in attendance for the neighboring meeting. This neighbor made comments in support of the request and was looking forward to seeing development occur on the vacant land.

The request to rezone the property from the Suburban Ranch (SR-1) District to the Low Density Residential (R-1-6) District is in conformance with the General Plan.

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

QUESTIONS FOR STAFF:
NONE

QUESTIONS FOR APPLICANT:
NONE

PUBLIC COMMENTS:
NONE

MOTION:
“Motion by Shara Merten – Planning and Zoning Commissioner, second by Vinod Mohindra – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-25834-2019.

“Motion carried unanimously (5-0), with Chris Hamel – Planning and Zoning Commissioner absent.’

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 <input type="checkbox"/> Document to be codified				
SIGNATURES	CITY ADMINISTRATOR:			DATE:
	John D. Simonton			7/15/2019
	REVIEWED BY CITY ATTORNEY:			DATE:
	Richard W. Files			7/9/2019
	RECOMMENDED BY (DEPT/DIV HEAD):			DATE:
Laurie Lineberry			6/17/2019	
WRITTEN/SUBMITTED BY:			DATE:	
Alyssa Linville			6/17/2019	