



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:**

May 2, 2018

**DEPARTMENT:**

Community Development

**DIVISION:**

Community Planning

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

**TITLE:**

Rezoning of Property: Southeast Corner of the East 36<sup>th</sup> Street alignment and the B 3.7 Canal Lateral, and 3450 S. Avenue 5E

**SUMMARY RECOMMENDATION:**

Rezone approximately 19.5 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, located at the northeast corner of East 36<sup>th</sup> Street alignment and B 3.7 Canal Lateral, and 3450 S. Avenue 5E, Yuma, AZ (ZONE-20711-2018) (Community Development/Community Planning) (Laurie Lineberry)

**REPORT:**

The subject properties are located at the northeast corner of East 36<sup>th</sup> Street alignment and B 3.7 Canal Lateral, and 3450 S. Avenue 5E, The properties were annexed in 1999, and are currently zoned Agriculture (AG), and are undeveloped.

The applicant is proposing to rezone these properties to Light Industrial (L-I), in order to market and develop this for future use. The applicant has no current plan for the properties other than rezoning. Some potential uses in Light Industrial (L-I) include assembling or fabrication of products or articles, wholesaling, offices with adjacent storage yards for construction contractors, various types of equipment repair, and commercial and residential restoration businesses.

A neighborhood meeting was held on January 17, 2018. Approximately 11 attendees voiced concerns regarding the potential uses in the Light Industrial (L-I) District. Residents were concerned about traffic, noise, odors, and safety. Any proposed development would require plan review. During the plan review process, Staff would be able to ensure that the proposed project met the development standards of the Light Industrial (L-I) District.

On January 25, 2018 Staff received a letter (included in Attachment D) from a neighbor identifying concerns with land uses that are allowed under the Yuma County Zoning Ordinance, rather than the City of Yuma Zoning Code. Many of those concerns are not permitted uses in the Light Industrial (L-I) District or would require a Conditional Use Permit, which would require notification of surrounding property owners prior to approval.

Rezoning to the Light Industrial (L-I) District is in conformance with the General Plan.

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

**QUESTIONS FOR STAFF**

**Tyrone Jones – Planning and Zoning Commissioner**, asked if the issues in the letter addressed to Yuma County applied to the City. **Munguia** said no.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Bob Woodman, 13388 Avenue 5E, Yuma, AZ**, was available for questions.

**MOTION**

**Motion by Fred Dammeyer – Planning and Zoning Commissioner, second by Tiffany Ott – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-20711-2018. Motion carried unanimously (4-0).**

**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		4/10/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		4/9/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		3/30/2018		
WRITTEN/SUBMITTED BY:		DATE:		
Richard Munguia		3/30/2018		