



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	October 17, 2018	<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: Barkley Limited Partnership

SUMMARY RECOMMENDATION:

Approve the request to amend the City of Yuma General Plan to change the land use designation from Suburban Density Residential to Low Density Residential, for property located at the northwest corner of the Avenue B½ alignment and 40th Street. The applicant is Barkley Limited Partnership (GP-22312-2018). (Community Development/Community Planning) (Laurie Lineberry)

PLANNING AND ZONING COMMISSION RECOMMENDATION:

PLANNING AND ZONING COMMISSION'S RECOMMENDATION:

On September 24th, 2018, the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with one absence and one vacancy) of the General Plan amendment request to change the land use designation from Suburban Density Residential to Low Density Residential. As required by state statute, the City of Yuma Planning and Zoning Commission held an earlier public hearing on this item on September 10th, 2018, in order to take additional public comment.

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (9/24/18):

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

“Christopher Robins, 1560 S. 5th Avenue, Yuma, AZ, said rezoning this property to the Low Density Residential District would not have a measurable impact on the surrounding agriculture activities.”

PUBLIC COMMENT

None

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (9/10/2018):

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

“Christopher Robins, 1560 S. 5th Avenue, Yuma, AZ, explained the applicant’s intent was to rezone the property to the Low Density Residential (R-1-6) District. He added R-1-6 zoning allowed 6,000 sq. ft. lots but the applicant was proposing 9,000 sq. ft. lots. **Robins** explained that the purpose of the existing RE-12 zoning was to minimize conflicts between the residential neighborhood and agricultural operations. **Robins** added that the proposed rezone request would not have a measurable impact on the surrounding agriculture activities.

“Chairman Chris Hamel asked for clarification on the proposed zoning for this property. **Robins** said the applicant was proposing to rezone the property to the Low Density Residential (R-1-6) District. He added that the existing zoning for the remainder of the property was R-1-6.

“Robert Barkley, 4562 W. 32nd Street, Yuma, AZ, said he represented Barkley Limited Partnership. He explained that members of the Yuma County Planning Commission required buffers between agriculture and residential development. He added that the buffers between agriculture and residential made it difficult to build an efficient and affordable home, and also made it difficult for the homeowners to maintain the property. **Barkley** said the developer would like to develop affordable high-quality homes.”

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 <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		10/9/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		10/9/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		9/25/2018		
WRITTEN/SUBMITTED BY:		DATE:		
Jennifer L. Albers		9/25/2018		