



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 34th Street alignment and the B 3.7 Canal Lateral

SUMMARY RECOMMENDATION:

Rezone approximately 10 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, located at the southeast corner of the East 34th Street alignment and the B 3.7 Canal Lateral, Yuma, AZ (ZONE-20709-2018) (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

The subject property is located on the southeast corner of the East 34th Street alignment and the B 3.7 Canal Lateral. The property was annexed in 1999. It is currently zoned Agriculture (AG), and is undeveloped.

The applicant is proposing to rezone this property to Light Industrial (L-I), in order to market and develop this property in the future. The applicant has no current plans for this property 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 complies with the development standards of the Light Industrial (L-I) District.

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 there was a neighborhood meeting held for this property and the two adjacent properties. **Richard Munguia, Associate Planner**, said yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Bob Woodman, 13388 Avenue 5E, Yuma, AZ, said there were currently not any plans for development on this property.

PUBLIC COMMENT

None

MOTION

Motion by Gregory Counts – Planning and Zoning Commissioner, second by Tiffany Ott – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-20709-2018. 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		