



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

September 19, 2018

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:Preannexation Development Agreement: McDonalds - 1195 E. 16th Street**SUMMARY RECOMMENDATION:**

Authorize a Preannexation Development Agreement with McDonald's Real Estate Company for a property located at 1195 E. 16th Street. (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

McDonald's Real Estate Company is the owner of the McDonalds restaurant located at 1195 E. 16th Street. The owner has requested a preannexation agreement to address the future annexation of a portion of the property that was left out of a 1995 annexation (12/15/95 - O95-085). Approximately 20 foot and 30 foot strips on the north and east (respectively) of the property were left out of the annexation area.

The owner will be doing tenant improvements to the existing restaurant including the addition of second drive thru lane. In order to complete the improvements the owner has requested rezoning of the site to General Commercial (B-2) zoning and a Conditional Use Permit to allow the drive thru expansion.

In accordance with City policy, the property owner has requested annexation so that all the property will be in the City of Yuma and have the same zoning designation. However, the property does not meet the minimum requirements under state law for annexation. Accordingly, as annexation of the property is not possible at the current time, a Preannexation Development Agreement will be executed, kept on file, and utilized at such time that a larger annexation can be brought forward.

The attached resolution authorizes a Preannexation Development Agreement with McDonald's Real Estate Company to provide for future annexation of the balance of the property.

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 checked="" type="radio"/> Department <input type="radio"/> City Clerk's Office <input checked="" type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		9/12/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/11/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		8/30/2018		
WRITTEN/SUBMITTED BY:		DATE:		
Jennifer L. Albers		8/28/2018		