



# REQUEST FOR CITY COUNCIL ACTION

<b>MEETING DATE:</b>	August 2, 2017	<input type="checkbox"/> Motion
<b>DEPARTMENT:</b>	Community Development	<input checked="" type="checkbox"/> Resolution
<b>DIVISION:</b>	Community Planning	<input type="checkbox"/> Ordinance - Introduction
		<input type="checkbox"/> Ordinance - Adoption
		<input checked="" type="checkbox"/> Public Hearing

**TITLE:**  
General Plan Amendment: 2017 Redevelopment Element

**SUMMARY RECOMMENDATION:**

Approve an amendment to the City of Yuma 2012 General Plan, Chapter 6 - Redevelopment Element. (GP-16769-2017) (Community Development/Community Planning) (Laurie Lineberry)

**REPORT:**

*CLERK'S NOTE: This item was continued from the June 21, 2017 Regular City Council Meeting by motion of the Yuma City Council.*

The Redevelopment Element was last updated in 2012 as part of the General Plan update. The primary goals of this update to the Redevelopment Element are to ensure the boundaries of the areas identified in this element are consistent with the most recently adopted Redevelopment and Revitalization Areas and to incorporate recommendations from the Infill Incentive Plan.

Three types of areas are identified in this chapter:

- Redevelopment Areas are adopted pursuant to Arizona Revised Statutes § 36-1479 and have redevelopment plans to guide improvement or elimination of slum or blighted conditions.
- Revitalization Areas are blighted areas that are predominately residential in nature and have a high number of low-income residents. These areas have adopted revitalization plans and redevelopment efforts are typically managed by the City's Neighborhood Services Division.
- Study Areas are in need of additional efforts to encourage redevelopment, but have not been officially declared as slums or blighted areas, and typically do not have adopted plans. Boundaries of the Study Areas were determined in part by considering existing vacancy, and only those areas with a prevalence of vacancy were included.

Redevelopment/Revitalization Areas have been in use by the City since at least 1983 and are updated from time to time to reflect the successes of the plans and to utilize updated tools and funding offered by agencies and the legislatures.

Collectively, these areas constitute the area targeted for infill development incentives, as outlined in the Infill Overlay District and accompanying Infill Incentive Plan. The Infill Incentive Plan outlines detailed information on existing conditions, explores issues associated with infill development, and identifies potential incentives available to those who choose to develop and/or redevelop within the Infill Overlay District.

After close analysis of current conditions, some areas shown on the previous version of Map 6-1 were modified as they did not have a prevalence of vacancies and/or were not predominately residential in character. The areas that were removed include the Big Curve area, portions of the former 16th Street Corridor Area east of Maple Avenue, and the area south of the West Main Canal. Some additional areas were included to eliminate any "islands" that were created by the previous boundaries. This creates an area with a clear, contiguous boundary that becomes the Infill Overlay District.

Descriptions of each area were also updated to reflect the most current conditions and redevelopment efforts since 2012. Significant redevelopment efforts since 2012 include the completion of the John M. Roll United States Courthouse, the 4th Avenue and 16th Street Redevelopment Plan, the adoption of the Mesa Heights Neighborhood Revitalization Strategy Area, and the plans for the University of Yuma in Old Town South.

The Goals, Objectives and Policies and the Action Plan were updated to reflect the most current goals and efforts of the Department of Community Development's Neighborhood Services and Community Planning Divisions.

#### **PLANNING AND ZONING COMMISSIONER'S RECOMMENDATION:**

On May 22<sup>nd</sup>, 2017 the Planning and Zoning Commission voted to recommend APPROVAL (4-0, with Hamel, Lund, and Dammeyer absent) of the request to amend the City of Yuma 2012 General Plan to update Chapter 6 - Redevelopment Element. As required by state statute, the City of Yuma Planning and Zoning Commission held an earlier public hearing on this item on May 8<sup>th</sup>, 2017, in order to take additional public comment.

#### **PUBLIC COMMENTS - EXCERPTS FROM PLANNING AND ZONING COMMISSION MEETING MINUTES (MAY 22, 2017):**

##### **QUESTIONS FOR STAFF**

**Pruitt** asked for clarification on the Agency Comments from Elementary School District One. **Leeman** said the School District members expressed their concern with the decline in neighborhood public school enrollment due to the conversion of rental properties to housing for agriculture workers.

##### **APPLICANT / APPLICANT'S REPRESENTATIVE**

None

##### **PUBLIC COMMENT**

None

#### **PUBLIC COMMENTS - EXCERPTS FROM PLANNING AND ZONING COMMISSION MEETING MINUTES (MAY 8, 2017):**

##### **QUESTIONS FOR STAFF**

**Hamel** complimented the staff report.

**Commissioner Hamersley** asked for clarification on the difference between redevelopment areas and revitalization areas. **Leeman** explained that all redevelopment areas have adopted redevelopment plans to guide the improvements or elimination of the substandard or blighted conditions. Revitalization Areas are blighted areas that are predominately residential and have a high number of low-income residents. Revitalization areas have adopted revitalization plans and redevelopment

efforts are typically managed by the City's Neighborhood Services Division.

**Commissioner Jones** asked if staff would propose an amendment to this request if the study areas were included in the revitalization or redevelopment areas in the future. **Leeman** said study areas are in need of additional efforts to encourage redevelopment, but the study areas have not been officially declared as slum or blighted areas and staff would need to develop a more specific plan.

**Jones** asked if any of the boundaries were changed from the 2012 redevelopment, revitalization and study areas map. **Leeman** said the boundaries are slightly different but the current map was consistent with the most recently adopted plans.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**None**

**PUBLIC COMMENT**

**None**

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.			
	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		7/24/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard Files		7/24/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		6/6/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Naomi Leeman		6/5/2017		