

**RESOLUTION NO. R2019-025**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2012-29, THE CITY OF YUMA 2012 GENERAL PLAN, TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MISSISSIPPI AVENUE AND 44<sup>TH</sup> STREET**

WHEREAS, the General Plan of the City of Yuma was adopted in 2012 by Resolution R2012-29 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, the General Plan provides a vision of development into the future based on the existing development, the needs of the community, and the desires of property owners; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held public hearings on June 10, 2019 and June 24, 2019 for General Plan Amendment Case No. GP-25035-2019, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on May 25, 2019, and June 22, 2019; and,

WHEREAS, as the community grows and prospers, it may be necessary to amend the General Plan to reflect development trends and opportunities; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan, and retains an adequate mixture and balances of land uses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows: that Resolution R2012-29, the City of Yuma 2012 General Plan, is amended to change the land use designation of the real property depicted with crosshatching in Exhibit A, attached and by this reference made a part of this Resolution, from Commercial to Mixed Use.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
Douglas J. Nicholls  
Mayor

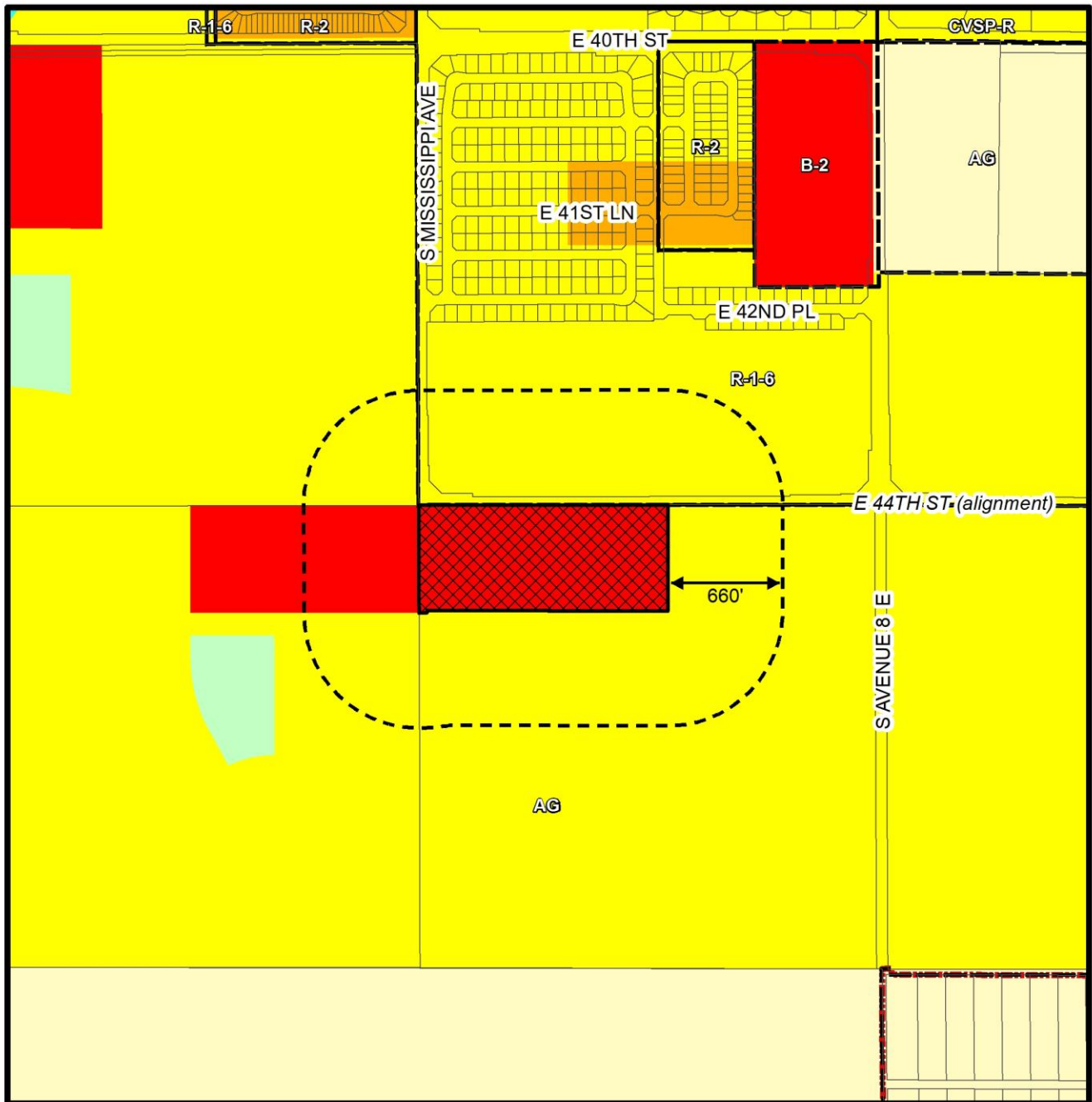
ATTESTED:

\_\_\_\_\_  
Lynda L. Bushong  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard W. Files  
City Attorney

# Exhibit A



## GENERAL PLAN - LAND USE

- Resort, Recreation and Open Space
- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Public/Quasi-Public

## LOCATION MAP



LOCATION OF SUBJECT PROPERTY

## ZONING DISTRICTS

- AG - Agricultural District
- B-2 - General Commercial
- R-1-6 Low Density residential (6,000 sq ft min)
- R-2 - Medium Density Residential



Prepared by: KB

Checked by:



Date: 02-13-19

Revised:

Revised:

Case #:

GP-025035-2019