



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

October 2, 2019

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:Rezoning of Property: Near the southeast corner of Avenue 9E and 24th Street**SUMMARY RECOMMENDATION:**

Rezone approximately 33.38 acres from the Agriculture (AG) District to the Low Density Residential (R-1-40) District, for the property located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ. (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

The subject property is located near the southeast corner of Avenue 9E and 24th Street. While currently undeveloped, the property owner intends on developing the site with a large lot subdivision. The current zoning of the property, Agriculture (AG), would permit the construction of one single-family home for each 20 acres.

It is the intent of the applicant however, to subdivide the property for future construction of approximately 22 single-family dwellings. According to the applicant, it is the intent that such lots will range in size from approximately 40,000 square feet to 65,000 square feet.

Further specified in §154-05.04, the following are some of the development standards required of a development within the Low Density Residential (R-1-40) District:

1. The maximum lot coverage in the Low Density Residential (R-1-40) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 20 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

A neighborhood meeting was held on July 18, 2019 to discuss the proposed project with neighbors and property owners within the surrounding area. There was one neighbor in attendance for the

neighborhood meeting. The neighbor, who lives directly north of the subject property, was concerned about the existing access along County 10th Street and the impact this development may have on those who utilize the roadway for access to their properties. The developer stated that the existing access would be maintained and that no plans were anticipated which would inhibit access to the northern properties.

The request to rezone the property from the Agriculture (AG) District to the Low Density Residential (R-1-40) District is in conformance with the General Plan.

On August 26, 2019, the Planning and Zoning Commission voted to recommend APPROVAL (4-0, with Dammeyer and Ott absent, and one vacancy) of the request to rezone approximately 33.38 acres from the Agriculture (AG) District to the Low Density Residential (R-1-40) District, for the property located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

PUBLIC COMMENTS - EXCERPTS FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

QUESTIONS FOR STAFF:

NONE

QUESTIONS FOR APPLICANT:

“Chris Hamel – Planning and Zoning Commissioner said the proposed lot sizes were larger than normal.

“Jim Kerley – Applicant said they were proposing larger lot sizes because of various easements running through the property.

PUBLIC COMMENTS:

“Quincy Smith, 2497 S. Avenue 9E, Yuma, AZ, said his home was the only existing home on this property.

“Smith asked if he would be required to connect to City water.

“Laurie Lineberry, Director of Community Development said no.

MOTION:

“Motion by Gregory Counts – Planning and Zoning Commissioner, second by Shara Whitehead – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-26714-2019.

“Motion carried unanimously (4-0), with Fred Dammeyer – Planning and Zoning Commissioner and Tiffany Ott – Planning and Zoning Commissioner absent.’

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:	
	John D. Simonton		9/10/2019	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/10/2019	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		9/3/2019		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		8/30/2019		