



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

September 18, 2019

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

General Plan Amendment: Riedel Construction Company

SUMMARY RECOMMENDATION:

Approve the request to amend the City of Yuma General Plan to change the land use designation from Rural Density Residential to Low Density Residential, for property located east of the southeast corner of Avenue 8½E and 40th Street. The applicant is Riedel Construction Company (GP-26140-2019). (Community Development/Community Planning) (Laurie Lineberry)

REPORT:**PLANNING AND ZONING COMMISSION'S RECOMMENDATION:**

On August 26th, 2019, the Planning and Zoning Commission voted to recommend APPROVAL (4-0, with two absences and one vacancy) of the General Plan amendment request to change the land use designation from Rural Density Residential to Low Density Residential. As required by state statute, the City of Yuma Planning and Zoning Commission held an earlier public hearing on this item on August 12th, 2019, in order to take additional public comment.

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (8/26/19):

None

PUBLIC COMMENTS – EXCERPT FROM PLANNING AND ZONING COMMISSION MINUTES (8/12/2019):**QUESTIONS FOR STAFF**

“**Commissioner Gregory Counts** noted that Javier Barraza, Yuma County Senior Planner, commented this property was surrounded by Low Density Residential and the current land use appeared to be an oversight. **Counts** asked for clarification on the comment.

“**Jennifer Albers, Principal Planner**, explained that the properties to the south and east belonged to the state and added that an amendment was completed years ago. She added the state intended to market the land at a future date for single-family residential development. **Albers** said the property to the north has already been developed. **Albers** added that the owner of the subject property also owned the property to the west and intended to develop the properties at the same time.”

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:		
Jennifer L. Albers/AL		8/30/2019		