



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

November 6, 2019

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:Rezoning of Property: Southeast corner of 45th Place and Bennie Avenue**SUMMARY RECOMMENDATION:**

Rezone approximately 10.71 acres from the Agriculture/Conditional Low Density Residential (AG/Cond. R-1-8) District to the Low Density Residential/Public Overlay (R-1-8/P) District, for the property located at the southeast corner of 45th Place and Bennie Avenue, Yuma, AZ. (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

The subject property, annexed in 2018, is approximately 10.71 acres and was recently developed as the site for the Dorothy Hall Elementary School. The current zoning of the property permits the use of the site as a public elementary school. It is however, typical to place the Public Overlay (P) on sites such as this.

The Public Overlay (P) District is intended to allow government uses which are necessary to serve the public in particular locations of the city, and to distinguish them from private uses. The Overlay District is intended to be superimposed over the existing zoning districts for those lands held in public ownership by local, state and federal agencies within the city limits. Unless otherwise specified within the Public Overlay (P) District, the subject property will need to conform to the development standards of the underlying zoning designation.

The City of Yuma General Plan designates this area as Low Density Residential and the request to add the Public Overlay (P) to the property is in conformance with the General Plan.

On September 23, 2019, the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with Mohindra and Ott absent) of the request to rezone approximately 10.71 acres from the Agriculture/Conditional Low Density Residential (AG/Cond. R-1-8) District to the Low Density Residential/Public Overlay (R-1-8/P) District, for the property located at the southeast corner of 45th Place and Bennie Avenue, Yuma, AZ.

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

QUESTIONS FOR STAFF:

NONE

QUESTIONS FOR APPLICANT:

NONE

MOTION:

“Motion by Gregory Counts – Planning and Zoning Commissioner, second by Fred Dammeyer – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-26788-2019.

“Motion carried unanimously (5-0), with Vinod Mohindra – 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		10/9/2019	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		10/9/2019	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		9/25/2019		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		9/24/2019		