

ORDINANCE NO. O2019-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE AGRICULTURE (AG) DISTRICT TO THE LOW DENSITY RESIDENTIAL (R-1-6) DISTRICT, MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R-2-5) DISTRICT, AND THE GENERAL COMMERCIAL (B-2) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on October 28, 2019 in Zoning Case no: ZONE-27555-2019 in the manner prescribed by law for the purpose of rezoning several parcels of real property hereafter described to the Low Density Residential (R-1-6) District, the Medium Density Single-Family Residential (R-2-5) District, and the General Commercial (B-2) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on October 4, 2019; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-27555-2019 and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: That the following described real property, depicted in Exhibit A, attached:

PARCEL 'A':

The northwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,

EXCEPT the North 1692 feet thereof; and The West 1377 feet of the South 436 feet of the North 1962 feet of the Northwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

PARCEL 'B':

The Southwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,
EXCEPT the South 1477 feet thereof.

PARCEL 'C':

The West half of the Southeast quarter of Section 16 of the Southeast quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,

EXCEPT the South 770 feet of the East 1114 feet thereof; and also

EXCEPT the ADOT Right-of-Way as recorded at Fee No. 2003-39243; and

The North 470 feet of the South 2224 feet of the West 494 feet of the East half of Section 16, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

shall be placed in the Low Density Residential (R-1-6) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Low Density Residential (R-1-6) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Low Density Residential R-1-6) District, and

PARCEL 'A':

The North 1692 feet of the Northwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and salt River Base and Meridian, Yuma County, Arizona,

EXCEPT the West 1377 feet of the South 436 feet thereof; and also

EXCEPT the West 782 feet of the North 735 feet thereof; and also

EXCEPT the City of Yuma Right-of-Way as recorded at Fee No. 2005-29535.

PARCEL 'B':

The South 1477 feet of the Southwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

PARCEL 'C':

The South 1754 feet of the East half of the Southeast quarter of Section 16 and the South 770 feet of the East 1114 feet of the West half of the Southeast quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

shall be placed in the Medium Density Single-Family Residential (R-2-5) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density Single-Family Residential (R-2-5) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density Single-Family Residential (R-2-5) District, and

PARCEL 'A':

The West 782 feet of the North 735 feet of the Northwest quarter of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,

EXCEPT that portion within the USBR 'A' Canal Right-of-Way and that portion with the Western Area Power Administration Right-of-Way; and also

EXCEPT the City of Yuma Right-of-Way as recorded at Fee No. 2005-29535.

shall be placed in the General Commercial (B-2) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the General Commercial (B-2) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the General Commercial (B-2) District.

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

