



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

March 4, 2020

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Rezoning of Property: North of the Intersection of E. 8th Street and S. Castle Dome Avenue

SUMMARY RECOMMENDATION:

Rezone approximately 14.9 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District, for the properties located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ. (Community Development/Community Planning) (Jay Simonton)

REPORT:

The subject properties are located north of the intersection of E. 8th Street and S. Castle Dome Avenue. Historically the property was utilized for agricultural purposes. While currently undeveloped, the intended development for the subject area is multi-family housing. The subject area will be part of a larger development plan within the Fields of Castle Dome Subdivision; this subdivision was approved by City Council on May 1, 2019 and is expected to record in April 2020.

Further specified in §154-07.03, the following are some of the development standards required of a development with the High Density Residential (R-3) District:

1. The maximum lot coverage in the High Density Residential (R-3) 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 10 feet; and
5. A maximum building height of 40 feet;

The potential residential development could contain between 193 and 268 residential units based on the density limitation outlined in the General Plan. The request to rezone the property from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District is in conformance with the Land Use Element of the General Plan.

On January 13, 2020, the Planning and Zoning Commission voted to recommend APPROVAL (4-0, with Mohindra absent) of the request to rezone approximately 14.9 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District, for the properties located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ.

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

QUESTIONS FOR STAFF:
NONE

QUESTIONS FOR APPLICANT:

“Kerry Schimpf, 2295 Fletcher Parkway, #200, El Cajon, CA, gave a presentation on the proposed project.

“Chris Hamel – Planning and Zoning Commissioner expressed his satisfaction with seeing new construction and business in this portion of the City.

PUBLIC COMMENTS:
NONE

MOTION:

“Motion by Gregory Counts – Planning and Zoning Commissioner, second by Jacqueline Follmuth – Planning and Zoning Commissioner to APPROVE Case Number ZONE-28275-2019.

“Motion carried unanimously (4-0, with Vinod Mohindra – 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: \$0.00	
	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 checked="" 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:	
	Philip A. Rodriguez		2/11/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		2/10/2020	
RECOMMENDED BY (DEPT/DIV HEAD):		DATE:		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		1/30/2020		