



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

October 7, 2020

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Zoning Code Text Amendment: Planned Area Development

SUMMARY RECOMMENDATION:

Amend Title 15, Chapter 154, Article 14 to establish the Planned Area Development Overlay District (PAD) (Community Development/Community Planning) (Randall Crist)

REPORT:

The proposed Planned Area Development (PAD) overlay zoning district is intended to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. As mentioned, the PAD will become an overlay district which can be applied to both residential and nonresidential zoning designations.

This zoning designation recognizes that adherence to a rigid set of space, bulk and use specifications contained elsewhere in this zoning code would preclude the application of the PAD concept. Therefore, where PAD zoning is deemed appropriate, traditional rigid zoning regulations are replaced by performance considerations to fulfill the objectives of the City of Yuma's General Plan. The PAD zoning designation may be tailored to meet the specific development representations of an applicant, relative to averaging residential densities, design standards, and increased flexibility.

For a residential PAD, a variety of housing types will be encouraged in order to provide for the diverse needs of the community. Parcel densities within the PAD may be flexible as long as the maximum number of dwellings does not exceed the maximum number approved by the General Plan. A PAD will be subject to a development plan which outlines the details associated with the overall development project. The development plan will include details such as architectural themes, landscape treatments, densities, and other applicable development standards.

In drafting this ordinance, Staff has worked closely with other jurisdictions who currently utilize the PAD development process.

One change initiated by City staff after the recommendation of the text amendment by the Planning and Zoning Commission, is approval of the development plan by resolution. Previously the development plan contemplated within the Planned Area Development Overlay followed the zoning process, which would have required an ordinance. This change from the text amendment reviewed by the Planning and Zoning Commission resulted in changes to Sections 154-14.10(B)(3) and 154-14.10(F)(3).

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

QUESTIONS FOR STAFF

“Joshua Scott – Planning and Zoning Commissioner noted the comment from ADOT regarding traffic studies, and asked why their comment was not included in the proposed text.

“Alyssa Linville – Assistant Director DCD replied that it was up to the applicant to determine at the time development plans were submitted if a traffic study was required. If so, Staff would enforce it.

QUESTIONS FOR APPLICANT

None

PUBLIC COMMENT

None

MOTION

“Motion by Lorraine Arney – Planning and Zoning Commissioner, second by Barbara Beam – Planning and Zoning Commissioner, to APPROVE ZONE-30691-2020, subject to the Conditions of Approval in Attachment A.

“Motion carried (7-0).’

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		9/9/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/9/2020	
RECOMMENDED BY (DEPT/DIV HEAD):		DATE:		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		08/05/2020		