



City of Yuma

Legislation Details (With Text)

File #: O2024-021 **Version:** 1 **Name:**

Type: ordinance **Status:** Agenda Ready

File created: 5/6/2024 **In control:** City Council Meeting

On agenda: 7/17/2024 **Final action:**

Title: Rezoning of Property: Northwest Corner of 28th Street and Avenue B

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1. P&Z RPT Rezoning: NWC 28th Street and Avenue B, 2. 2. ORD Rezoning: NWC 28th Street and Avenue B

Date	Ver.	Action By	Action	Result
6/26/2024	1	City Council Meeting		
6/5/2024	1	City Council Meeting		

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Planning & Neighborhood Svc	<input checked="" type="checkbox"/> Safe & Prosperous	<input type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
DIVISION: COMMUNITY PLANING	<input checked="" type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Ordinance - Introduction
	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:
Rezoning of Property: Northwest Corner of 28th Street and Avenue B

SUMMARY RECOMMENDATION:

Approve the rezoning of an approximately .51 acre lot from the Agriculture (AG) District to the Limited Commercial (B-1) District, for the property located on the northwest corner of 28th Street and Avenue B, Yuma, AZ. (ZONE-42395-2024) (Planning and Neighborhood Services/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

The rezoning of the property will support commercial development that will be responsibly constructed, meeting all codes and requirements. This rezone assists in furthering the City Council's strategic outcomes as it relates to Safe and Prosperous, and Respected and Responsible.

REPORT:

[City Clerk's note: due to an undiscovered error in legal descriptions dating back to 2002, City staff has amended the version recommended by the Planning and Zoning Commission and previously continued from the June 5 scheduled introduction. All changes or additions are shown in the ordinance in red text].

The property is located on the northwest corner of 28th Street and Avenue B, currently undeveloped and approximately .51 acres in size. The property was annexed to the City of Yuma in September of 2005.

The applicant is requesting to rezone the property from the Agriculture (AG) District to the Limited Commercial (B-1) District, with the intent to lot tie the .51 acre property with the property to the west for future commercial development. To accomplish the proposed development of the property, the rezone is required.

The property is located in an area of the City of Yuma where the Land Use Element of the General Plan could allow a number of different zoning designations, ranging from Low Density Residential to General Commercial. The rezone of this property to Limited Commercial (B-1) would complement the character of the surrounding area. This request is in conformance with the Land Use Element of the General Plan for the City of Yuma.

Public Comments - Excerpt from Planning and Zoning Commission Meeting Minutes:

Guillermo Moreno-nunez, Assistant Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

“Chris Hamel - Planning and Zoning Commissioner mentioned that he is happy with the future development of the subject property.

APPLICANT/APPLICANT’S REPRESENTATIVE

PUBLIC COMMENT: None

“Motion by Joshua Scott - Planning and Zoning Commissioner, second by Ashlie Pendleton - Planning and Zoning Commissioner to APPROVE ZONE-42395-2024 as presented.

“Motion carried unanimously, (5-0) with two 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	FUNDING: ACCOUNT/FUND #/CIP	
TOTAL \$ 0.00			

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 07/08/2024
Reviewed by City Attorney: Richard W. Files	Date: 07/03/2024