



**June 14<sup>th</sup>, 2021**  
**Listening Session**

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# **2022 General Plan**



# General Plan Background

- Last Ratified 2012
- Amended since 2012 via
  - Land Use Map Amendments
  - Facility Plan Updates – Roads, Bikes, Parks
- Current issues to address
  - Current data
  - Incorporate Vision and Strategic Outcomes
  - Incorporate IGA with City of San Luis
  - Land Use Map technical corrections
  - Expand Redevelopment Area sites



# Schedule

## Public Hearing Schedule

- Planning and Zoning Commission
  - September 13 and
  - October 11
- City Council
  - November 17
- Attorney General Review
- Election
  - August 2, 2022



## Chapter 2 Land Use

- Population, Demographics, Employment
- Growth Patterns and Projections
- Historic Districts and Sites
- Land Uses
  - Joint Land Use Plan – 1996
  - Military Airport
  - Residential to Industrial to Agriculture

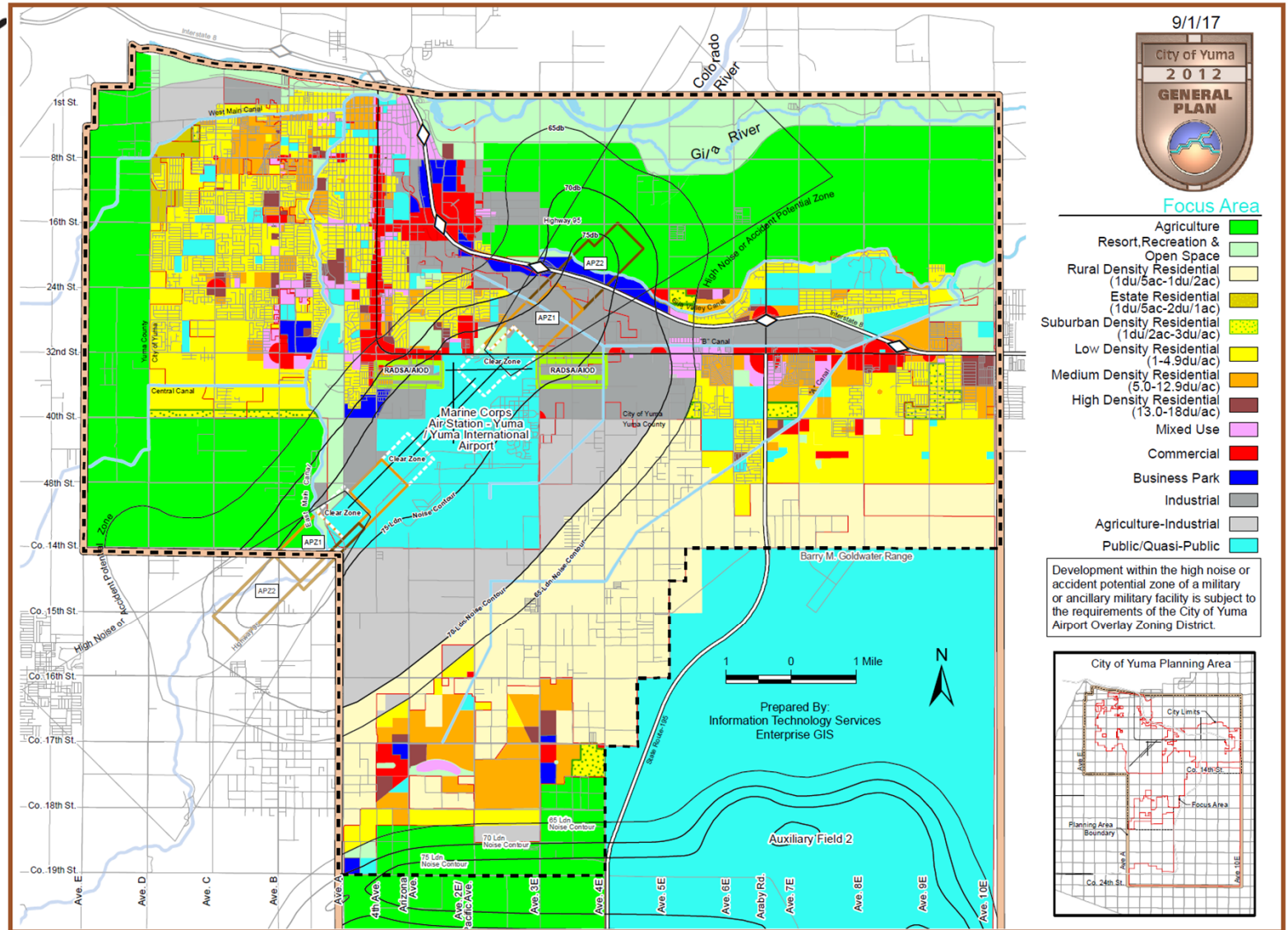


## Land Use – Current Issues

- Aggregate Mining
- IGA with the City of San Luis
- Half Circles
- Business Park land use designation



# Land Use Map





## Chapter 3 - Transportation

- Roadways
  - Transportation Master Plan 2014, 2018
  - YMPO Regional Transportation Plan
- Transit
  - YCIPTA/YCAT system
- Bicycling
  - Bikeways Plan 2018
- Air – Airport Master Plan
- Rail – Statewide Rail Framework



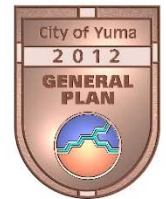
## Transportation - Current Issues

- Recent updates for Transportation and Bikeways already reflected in Plan
- Pedestrian Plan
  - many roadways are lacking sidewalks
- YMPO Regional Plan undergoing update
- Air – Airport Master Plan currently being updated
- Rail – potential to re-establish Wellton route to Phoenix

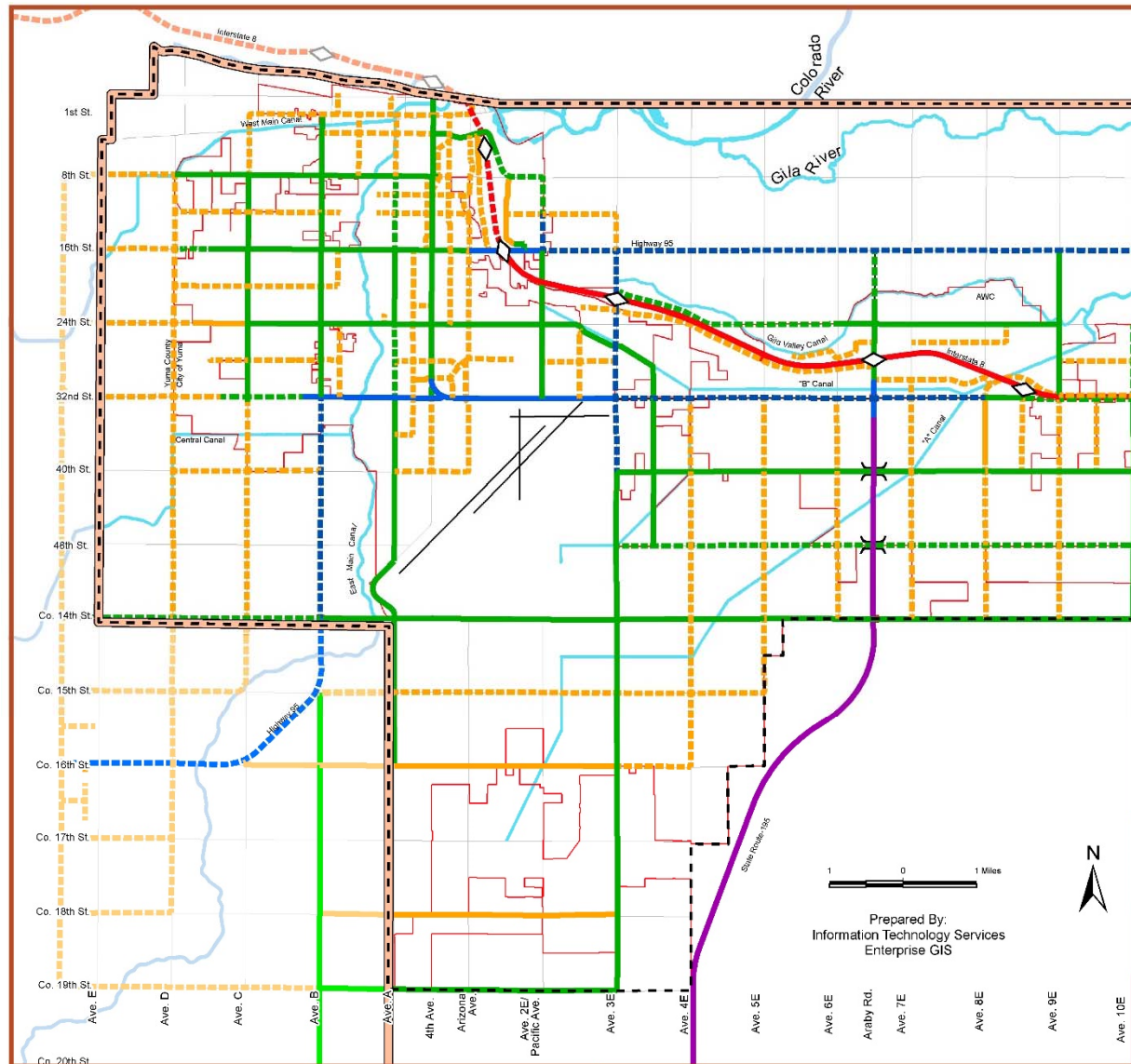




# Transportation Plan



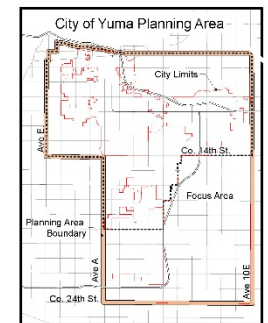
## Transportation Master Plan



- Interstate 6 Lane —
- 4 Lane - - -
- Expressway 4 Lane —
- Principal Arterial 6 Lane —
- 4 Lane - - -
- Minor Arterial 4 Lane —
- 2 Lane - - -
- Collector 4 Lane —
- 2 Lane - - -
- Grade Separation ⌋
- Existing Diamond ◇
- Focus Area - - - -
- Planning Area Boundary —

1 0 1 Miles

Prepared By:  
Information Technology Services  
Enterprise GIS





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## Chapter 4 - Recreation

- Park Facilities
  - Types of Parks: Regional, Community, Neighborhood, Pocket and Linear Parks
- Recreation Facilities
  - Rec Centers, Gymnasiums
- Cultural Facilities
  - Art Center, Performance Theaters
- Historic Facilities
  - Roxaboxen Park, Yuma Armed Forces Park



# Recreation

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- Goals, Objectives, and Policies
  - Topics: accessibility, healthy lifestyle choices, natural conservation, cultural preservation and so on
- Action Plan
  - Identifies project, timeframe, and funding information



## Recreation - Current Issues

- 2016 Parks & Recreation Master Plan already reflected in Plan
- Update Population Estimates and projections
- East Mesa Community Park – project moving forward to design
- Revisit Joint-Use Agreements with Schools

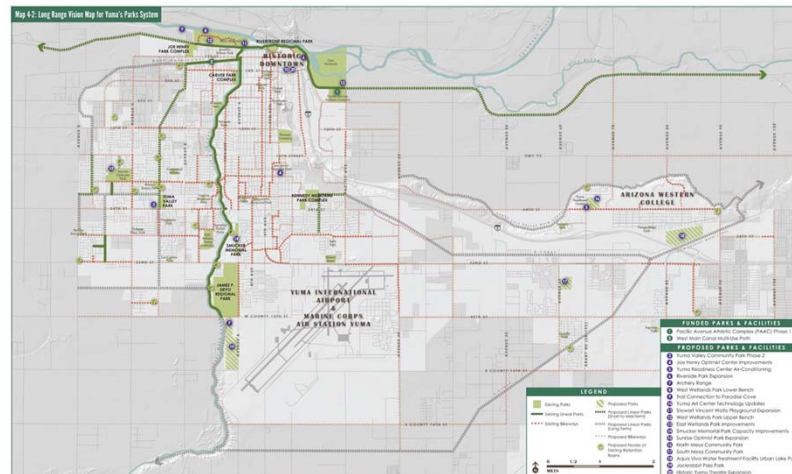


# Recreation-Public Concern

- Kennedy Skate Park



- Connectivity





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## Chapter 5 - Housing

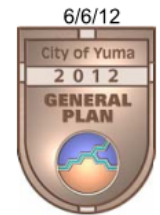
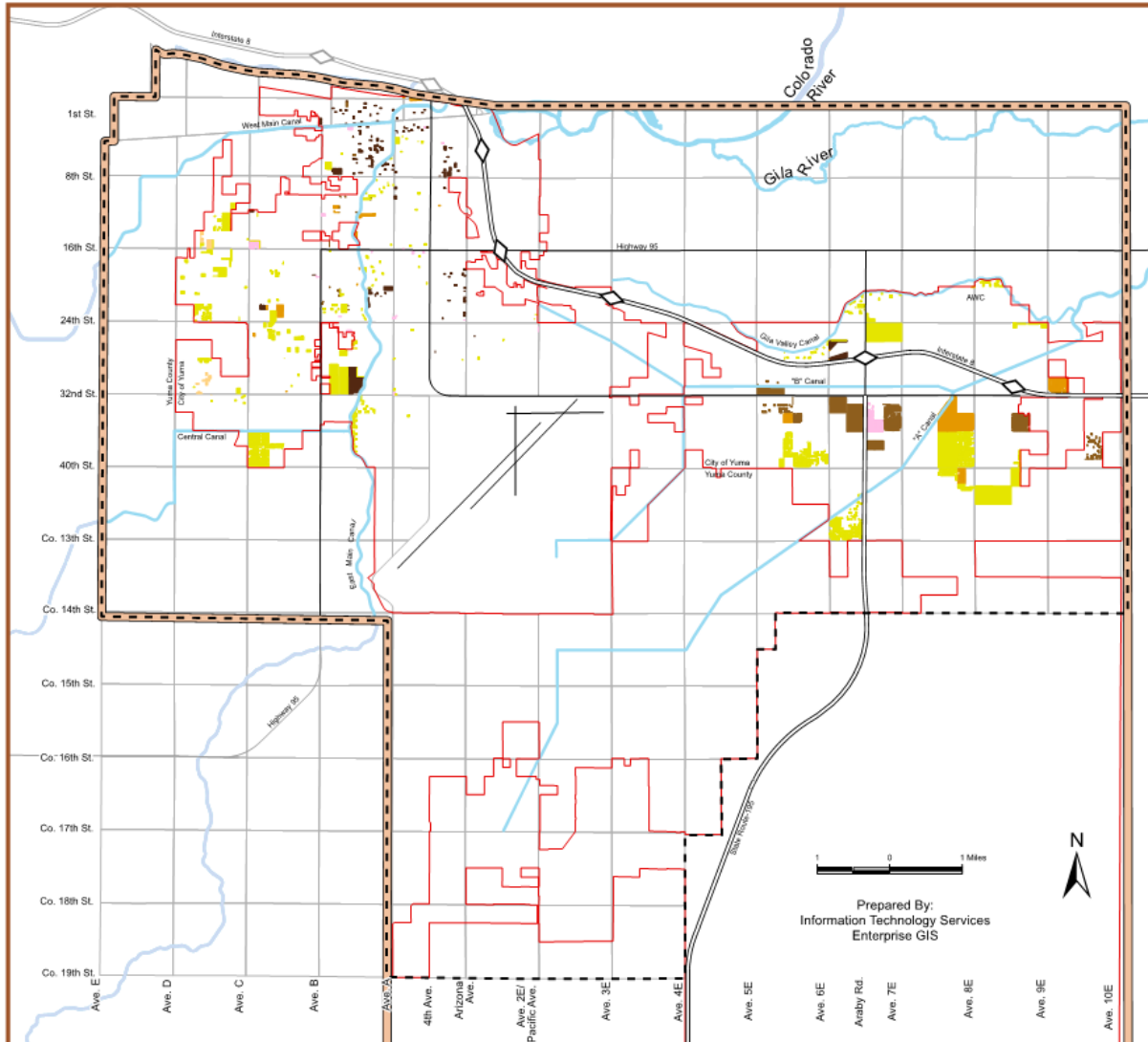
- Identified Special Need Households
- Need for Quality Housing
- Housing Affordability
- Overcrowding
- Barriers to Housing
  - Costs
  - Unfair practices
  - Government Actions





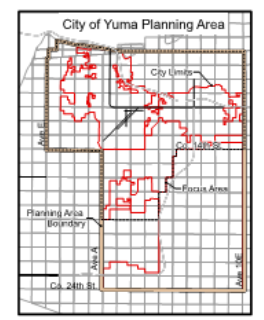
# Housing – Current Issues

- Multi-Family Housing
- Affordable Housing
- Incorporate new
  - Analysis of Impediments to Housing
  - Consolidated Plan
- Accessory Dwelling Unit Ordinance
  - Adopted in 2017
- Infill Overlay District
  - Adopted in 2017



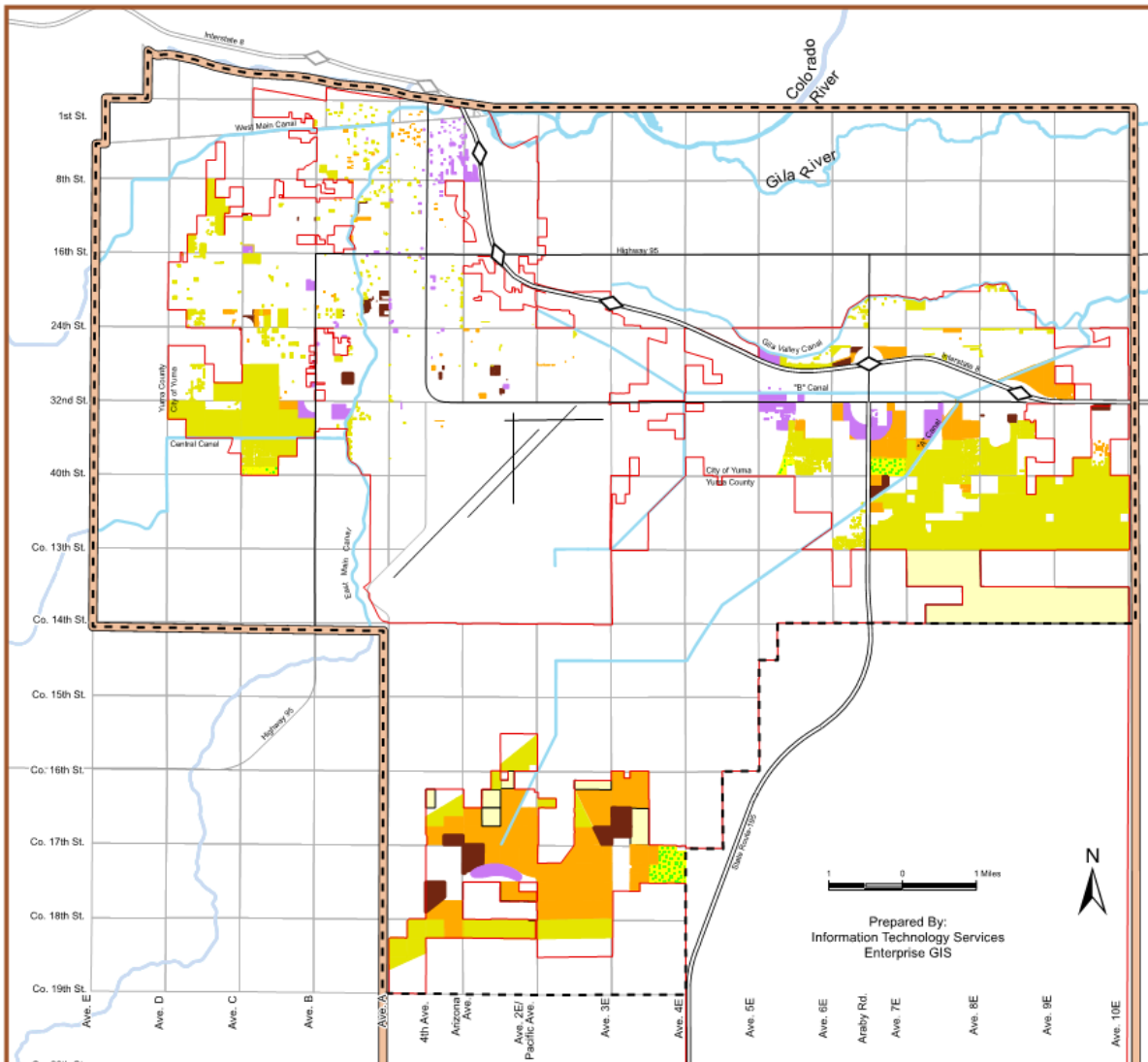
Vacant Land by Residential Zoning District

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Estate Residential
- Manufactured / Recreational Vehicle
- Transitional
- Focus Area
- Planning Area Boundary



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Housing Element - Vacant Land by Zoning District MAP: 5-1



- Vacant Land by GP Residential Land Use**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Rural Density Residential
  - Suburban Density Residential
  - Mixed Use
  - Focus Area
  - Planning Area Boundary

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**Housing Element - Vacant Land by General Plan Designation MAP: 5-2**



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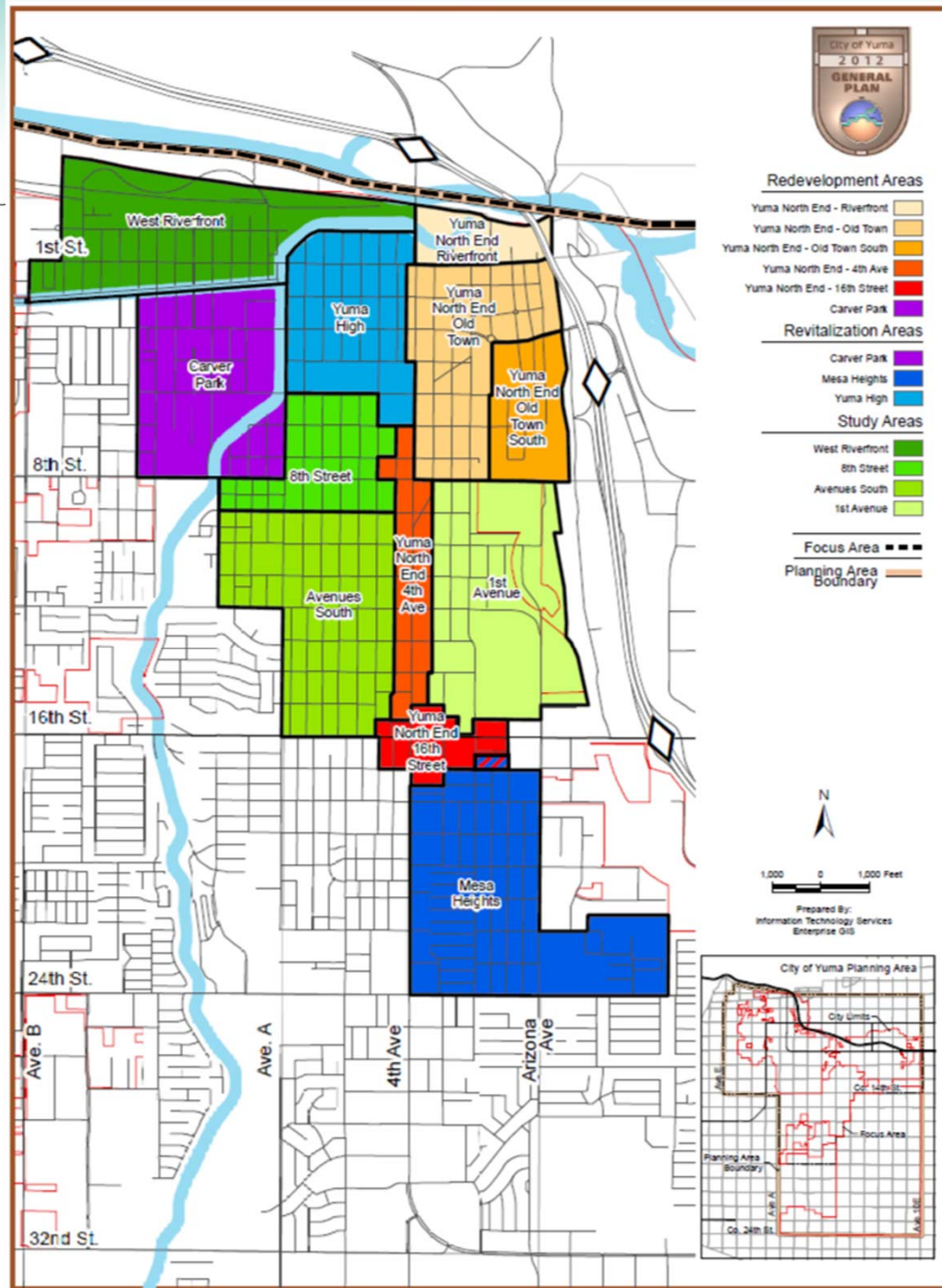
## Chapter 6 - Redevelopment

- Areas in need of redevelopment
  - Focused on the core of the City
- Areas categorized into 3 area types
  - Redevelopment
  - Revitalization
  - Study
- Updated in 2017 with development of Infill Overlay District
  - Infill Incentive Plan



# Redevelopment – Issues

- Discussion to expand Infill Overlay District
  - Southgate Mall
  - South 4<sup>th</sup> Avenue
  - Yuma County areas
  - Expanded development incentives
- Planning for the Multiversity



Redevelopment, Revitalization & Study Areas MAP: 6-1



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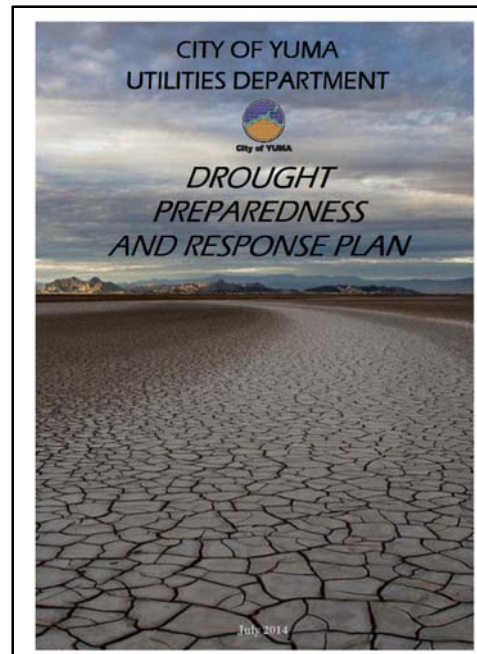
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# Chapter 7 - Conservation

- Three elements: Environment, Conservation, Energy
- Environment
  - Water Resources and Drought
  - Air Quality – PM10 dust





# Conservation – City of Yuma

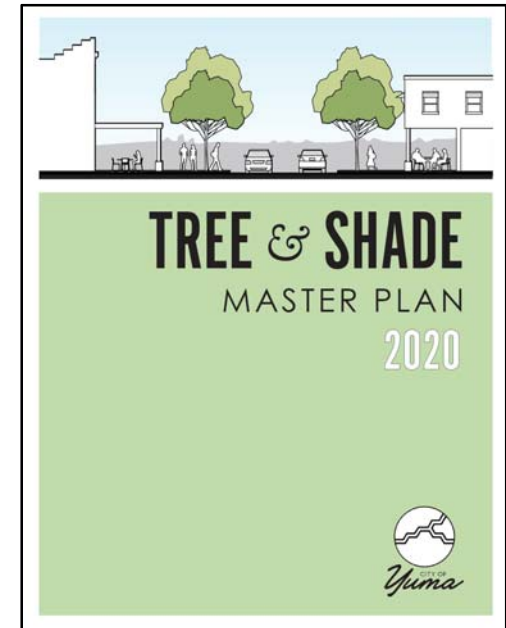
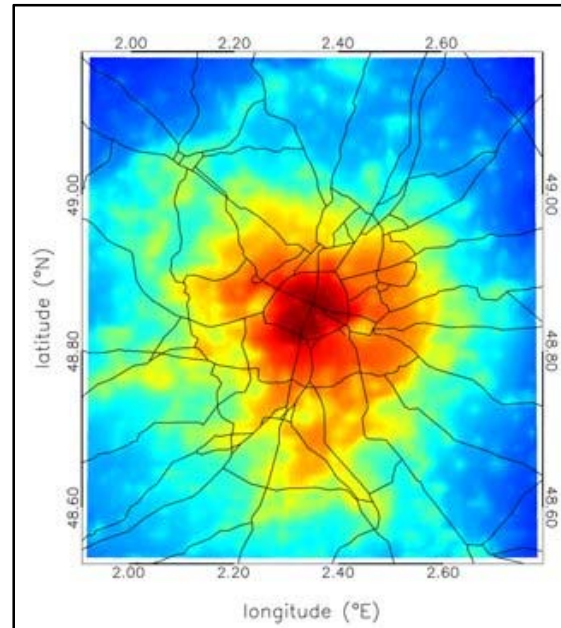
- Conservation
  - Wildlife and Habitats
    - Species of Concern - FTHL, Sonoran Pronghorn
    - Wetlands Development





# Conservation – City of Yuma

- Energy
  - Solar
  - Urban Heat Island and landscaping
    - Tree and Shade Master Plan





# Conservation – Updates

- Landscape ordinance update
  - Recommended Plant List/Desert landscaping
- 2020 Water Conservation Plan
- Building Code Update– 2018 IRC/Energy
- Temperature increase





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## Chapter 8 - Public Services

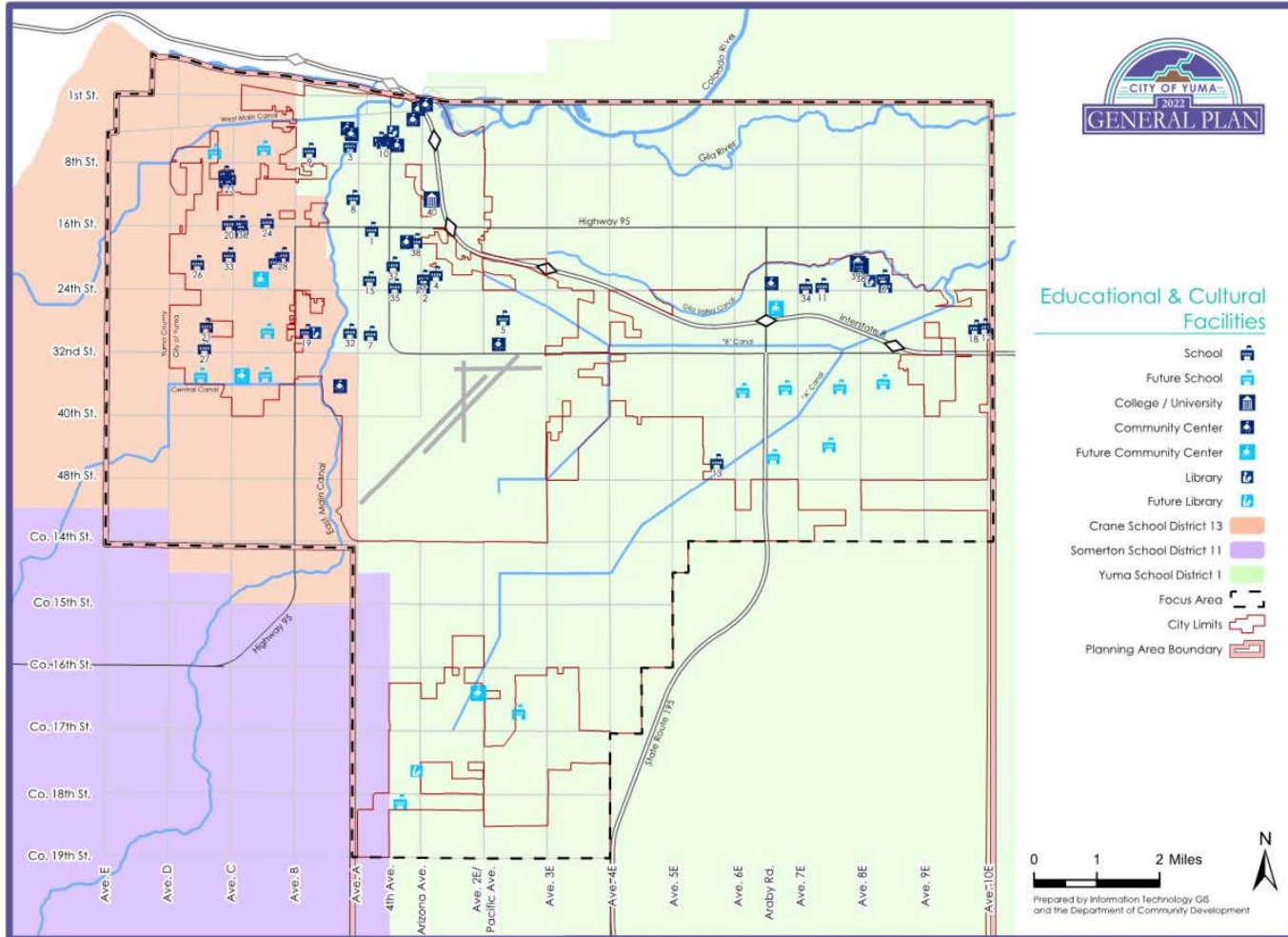
- Water Resources
  - River allocation
  - Return Flow Credits
  - Agricultural Conversion
- Public Infrastructure
  - Schools, libraries, police and fire, water, wastewater, stormwater, sanitation
  - Private utilities



## Public Services – Current Issues

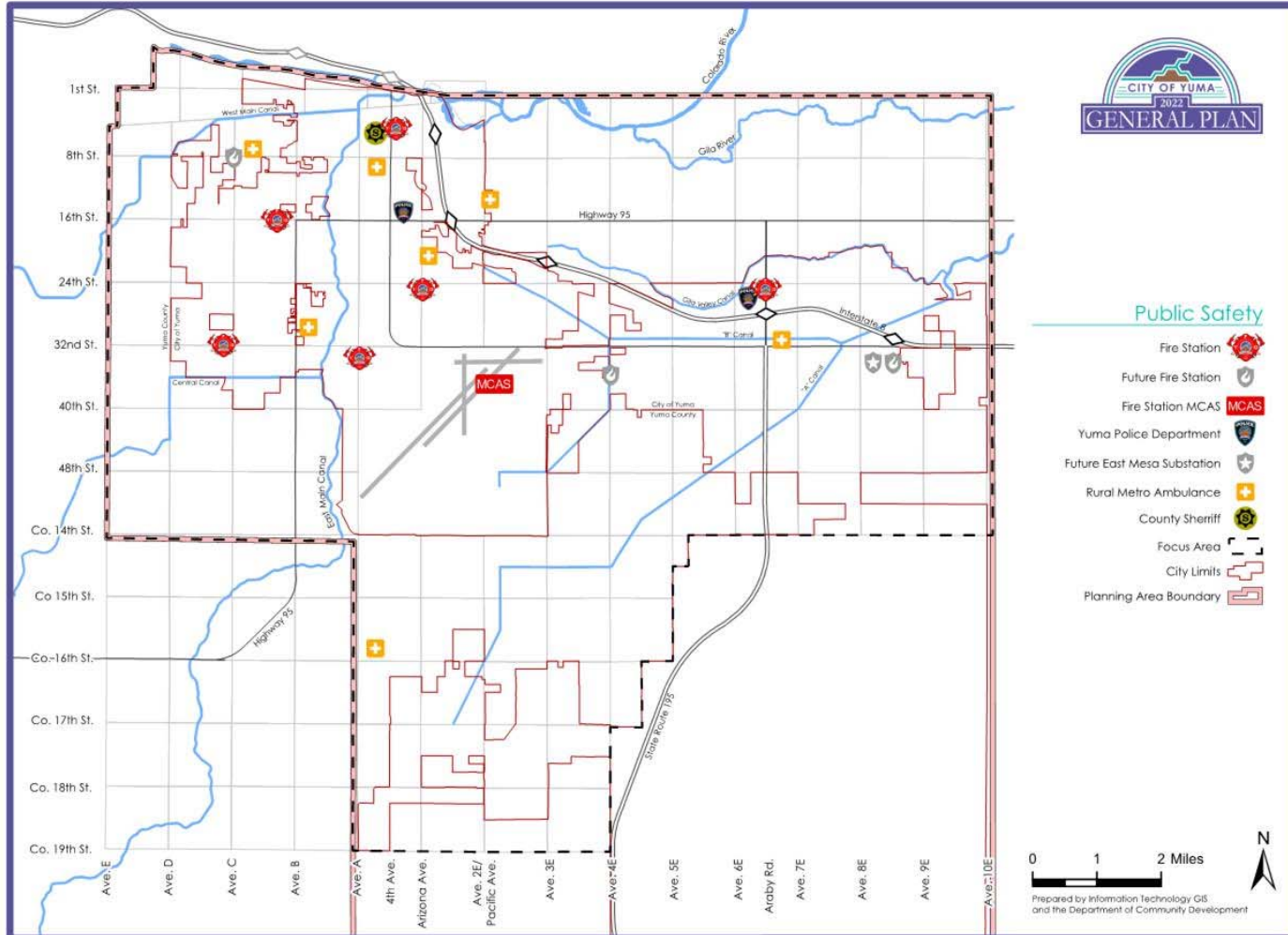
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- Update new facilities
  - Schools, police, fire, public works, etc.
- Recycling Program
- Water Conservation Plan 2020
  - Update water usage numbers
  - Update programs and policies



**Public Services – Educational & Cultural Facilities – Map 8-1**





Public Services – Public Safety – Map 8-3

Prepared by Information Technology GIS and the Department of Community Development



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## Chapter 9 - Safety

- Emergency Management
  - Earthquakes
  - Floods
- Interconnection of other General Plan Elements
  - Land Use – zoning and setbacks
  - Transportation – clear roadways
  - Public Services – Police and Fire



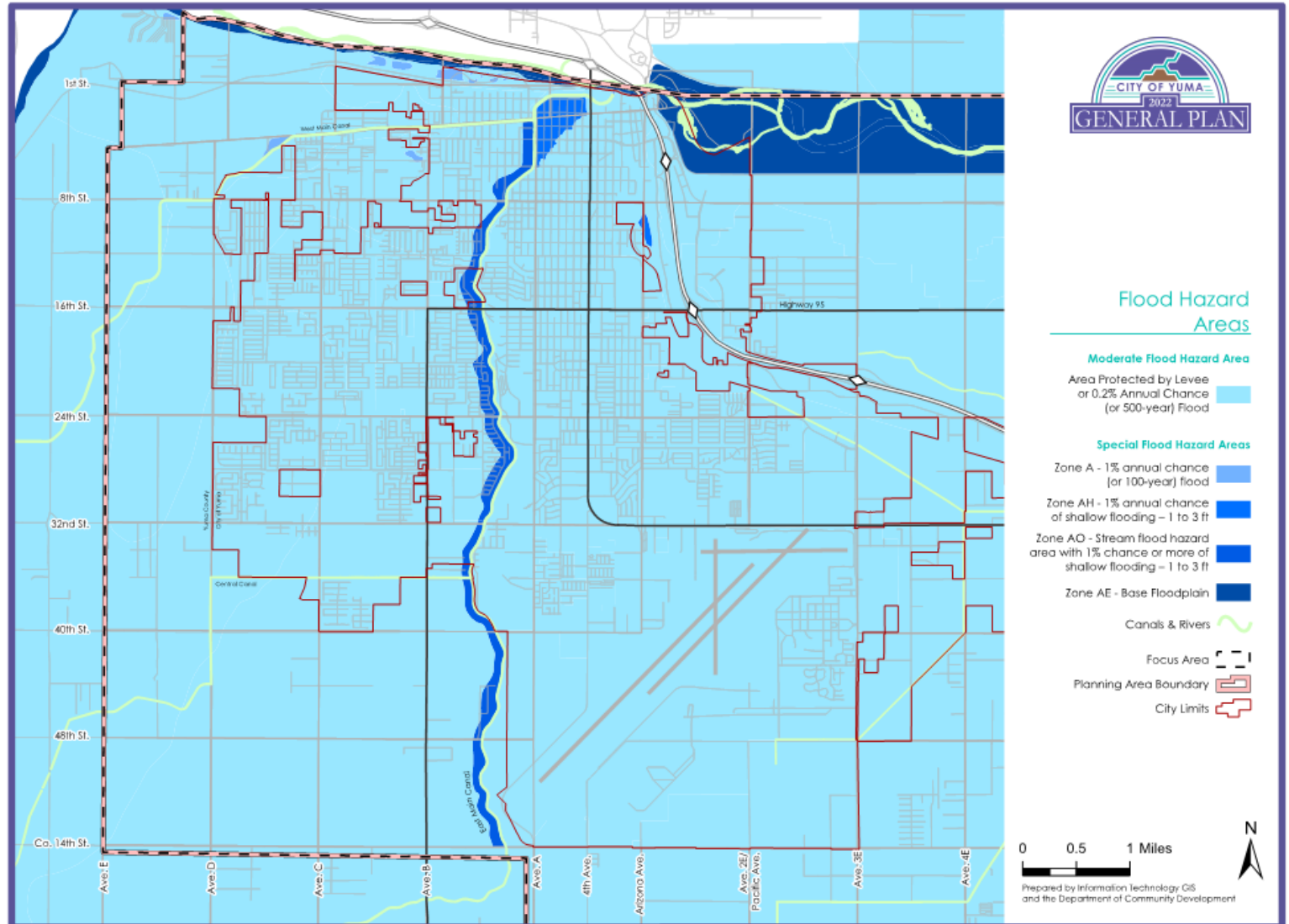
# Safety – Current Issues

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- Update new facilities
- Update new Codes
  - Building
  - Zoning



# Flood Hazard



Safety – Areas of Special Flood Hazard – Map 9-1



# Goal, Objective, & Policy Example

**Goal 1.0:** Protect City residents and businesses from threats of natural and man-made hazards.

**Objective 1.1:** Ensure that necessary preparations to minimize impacts to the City from natural and man-made hazards are maintained and, as necessary, improved.

**Policy 1.1.2:** The City shall upgrade water system capacity where necessary to meet peak load water supply requirements for fire fighting.

**Objective 1.2:** Minimize the economic impact of strong ground motion, liquefaction, and fault rupture on public and private property.

**Policy 1.2.1:** The City shall continue its program of retrofitting and strengthening essential and critical facilities.

**Policy 1.2.2:** The City shall continue to monitor and enforce seismic codes.

**Policy 1.2.3:** The City shall continue to educate the public regarding risks from seismic and geologic hazards.



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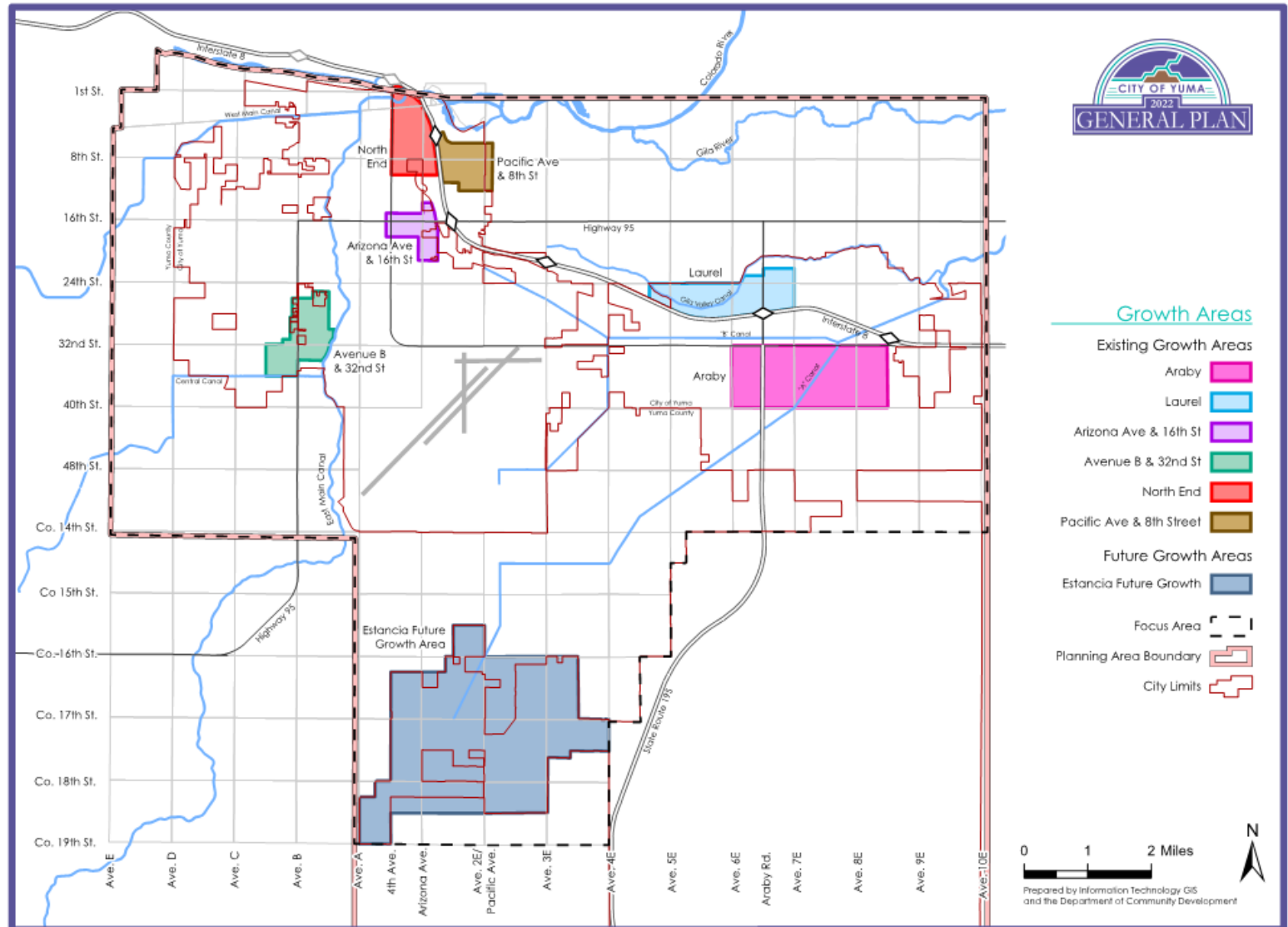
# Chapter 11 - Growth Areas

- Update
  - Reflect development activity
  - Review Areas to determine any changes due to development
- Facility Plans
  - Transportation
  - Parks
  - Bikeways





# Seven Growth Areas



Growth Areas – Growth Areas – Map 11-1



# Growth Areas – Action Plan

Phase	Project	Responsible Agency/ Department	Funding Source	Strategic Outcomes
1-5 years	Identify & include transportation & infrastructure projects for Growth Areas in the 5-year CIP.	Engineering/ Planning & Neighborhood Services	Bond/ Development Impact Fees/ Grants/ Utility Funds/Road Tax	Connected & Engaged
	Modify zoning ordinance districts, where appropriate, to allow for mixed-use zoning in designated Growth Areas in conformance with the General Plan.	Planning & Neighborhood Services	General	Safe & Prosperous
6+ years	Implement incentives for private and infill development in Growth Areas.	Planning & Neighborhood Services	General	Safe & Prosperous
	Prepare specific plans for identified Growth Areas.	Planning & Neighborhood Services	General	Unique & Creative



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## Chapter 12 & 13 – Implementation and Administration

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- Minor Amendments
  - Review need for two public hearings
- Business Park
  - CUP for B-2 in Noise Contours



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# **2022 General Plan**