


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, July 8, 2024, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p>Agenda</p> <p>Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza, Yuma, AZ Monday, July 8, 2024, 4:30 p.m.</p>
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A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission, or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES – June 24, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

CUP-42680-2024: *This is a request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, for a Conditional Use Permit to allow a new cocktail lounge in the Light Industrial (L-I) District for the property located at 4104 E. 32nd Street, Yuma, AZ.*

D. PUBLIC HEARINGS –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continued from June 10, 2024).*

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continued from June 10, 2024).*

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.3 PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
June 24, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 24, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Vice-Chairman Joshua Scott and Commissioners Ashlie Pendleton, Gregory Counts, Chelsea Malouff. Chairman Chris Hamel and Commissioners Lorraine Arney and John Mahon were absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning & Neighborhood Services; John LeSueur, Assistant City Attorney; Erika Peterson, Associate Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant Planner; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

Vice-Chairman Scott called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –May 13, 2024 & June 10, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Gregory Counts, second by Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

Action Items– NONE

Public Hearings –

ZONE-42569-2024: *This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10th Avenue, Yuma, AZ.*

Guillermo Moreno-Nunez, Assistant Planner asked the commission to continue the case. **Moreno-Nunez** mentioned that the intent of the applicant was to withdraw their request and he is waiting for written confirmation.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

ZONE-42650-2024: *This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.*

Zenia Fiveash, Assistant Planner, informed the commission that the applicant was not present and asked the commission to continue the case.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

ZONE-42689-2024: *This is a request by Arick Dombrowski, on behalf of Yuma Memorial Park, LLC, for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial Zoning District.*

Erika Peterson, Associate Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Vice-Chairman Scott asked if the request would apply to a specific location or Citywide. **Peterson** said it would be a Citywide text amendment. **Scott** then asked, if once the applicant had a location and applied for a Conditional Use Permit, would the neighboring properties have an opportunity to submit comments. **Peterson** confirmed.

APPLICANT/APPLICANT’S REPRESENTATIVE

Arick Dombrowski, 3880 S. 4th Avenue, Yuma, AZ was available for questions. **Commissioner Malouff** asked the applicant for the location of the subject property. **Dombrowski** said that the location was North of 40th Street near 3880 S. 4th Avenue.

PUBLIC COMMENT

None

Motion by Ashlie Pendleton, second by Chelsea Malouff to APPROVE ZONE-42689-2024 as presented. Motion carried unanimously, (4-0).

INFORMATION ITEMS

Staff

None

Commission

None

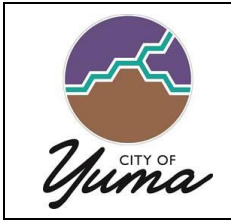
Public

None

Chairman Chris Hamel adjourned the meeting at 4:38PM.

Minutes approved this _____ day of _____, 2024.

Chairman



**STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: MEREDITH BURNS**

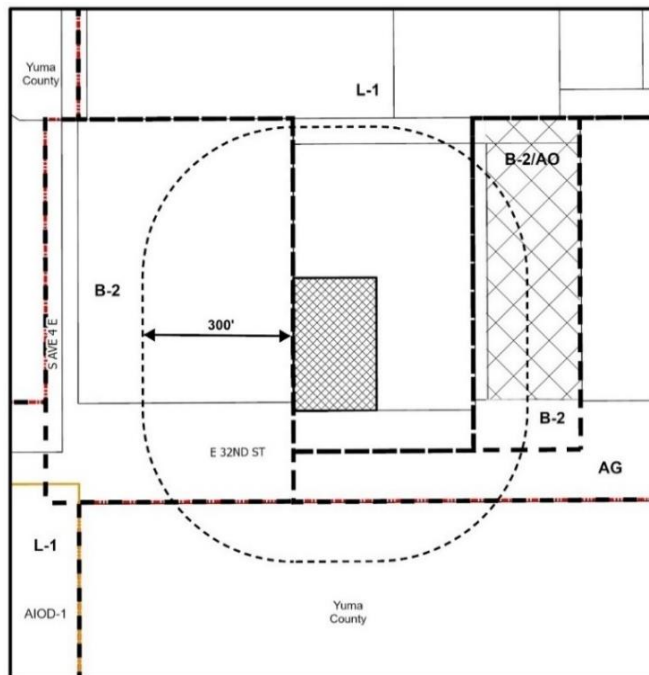
Hearing Date: July 8, 2024

Case Number: CUP-42680-2024

Project Description/Location: This is a request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, for a Conditional Use Permit to allow a new cocktail lounge in the Light Industrial/Airport Overlay (L-I/AO) District for the property located at 4104 E. 32nd Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Airport Overlay (L-I/AO) District	Yuma Dispensary	Commercial
North	Light Industrial/Airport Overlay (L-I/AO) District	Southwest Turf and Rock, All Play Synthetic Lawns & Landscaping	Commercial
South	Yuma County General Commercial/70 dB Noise Zone (C-2) District	Agriculture, Car Dealership	Industrial
East	Light Industrial/Airport Overlay (L-I/AO) District	Southwest Turf and Rock, All Play Synthetic Lawns & Landscaping	Commercial
West	General Commercial/Airport Overlay (B-2/AO) District	Niceride Factory Store	Commercial

Location Map:



Prior site actions: Annexation (Ordinance No. O96-026, effective March 21, 1996), Rezone from AG to L-I (Ordinance No. O96-61, Z95-51), MM80, LLC Lot Split (LOTS-002016-2012, Fee # 2013-08303)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow a new cocktail lounge in the Light Industrial/Airport Overlay (L-I/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-42680-2024 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, to allow a new cocktail lounge in the Light Industrial/Airport Overlay (L-I/AD) District for the property located at 4104 E. 32nd Street, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property is located along 32nd Street and is approximately one acre in size. This property is located within the Light Industrial/Airport Overlay (L-I/AD) District.

The applicant is requesting a Conditional Use Permit to allow a new cocktail lounge within the existing 4,800 square foot building located on the east side of the subject property. The building was constructed in 2016 and was previously used as an automotive repair shop and warehouse. The west side of the subject property also features an existing 2,745 square foot building, which will continue to operate as a dispensary.

According to the applicant, the cocktail lounge will operate between 10a.m. and 2a.m. and will have up to four employees per shift. The applicant indicated the hours of operation and number of employees may change as part of the normal changes that occur with the operation of this business.

As indicated on the applicant's proposed floor plan (Attachment C), customers will be served in the southern portion of the building. The northern portion of the building will include restrooms, a 200 square foot kitchen, and approximately 1,677 square feet for brewing craft beer and storing products associated with the brewing process. The applicant anticipates building and operating the kitchen when the brewery is activated, which is planned for late 2025. In addition, the owner's intent is to only sell the brewery's products to customers at this location.

Based upon the proposed use for the subject property, the parking requirement is as follows: retail is one space for each 400 square feet of gross floor area, and cocktail lounges require one space for each 75 square feet of gross floor area where the public is served. The applicant's proposed site plan (Attachment B) shows new striping in the parking lot to create a total of 34 parking spaces, which meets parking

requirements for the existing retail and proposed sit-down cocktail lounge uses on the property.

The property is within the 70-74 dB noise contour and has a recorded avigation easement (Fee # 2013-08302). Tenant improvements will be reviewed for noise level reduction measures in areas where the public is received and areas where the normal noise level is low.

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	No issue.	
B.	Parking	Provide sufficient parking to accommodate the new use, as shown on proposed site plan.	1
C.	Lighting	No issue.	
D.	Hours of Operation	No issue.	
E.	Indoor/Outdoor Activities	No issue.	
F.	Noise	No issue.	
G.	Air Quality	No issue.	
H.	Hazardous Materials	No issue.	
I.	Crime Prevention (CPTED)	No issue.	
J.	Other	No issue.	

2. Does the site plan comply with the requirements of the zoning code?

Yes.

3. Does the proposed use and site plan comply with Transportation Element requirements?

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
32 nd Street – Principal Arterial	50 FT H/W ROW	80 FT H/W ROW				X
Bicycle Facilities Master Plan	32 nd Street – Proposed Bike Path					
YCAT Transit System	Orange Route 2 – 32 nd Street					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The list of Conditional Uses in the Light Industrial (L-I) District includes “any uses allowed in the General Commercial (B-2) District, except any type of medical facility” per section 154-09.02(E)(3). Cocktail lounges are listed as permitted uses with the B-2 District, per section 154-08.04(B)(4).

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The proposed use will not be detrimental to the health and safety of the public, or to the value of property in the vicinity. The area has a mixture of commercial and industrial uses, and there are no adjacent residential dwelling units.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. The applicant is not proposing changes to the subject property's layout or access points. Additionally, there is an existing two-way continuous left turn lane and a westbound right turn lane on 32nd Street that will allow traffic to move out of the main traffic flow before decelerating to enter the site.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. There is no existing or planned residential development within the subject property's vicinity. The applicant is not proposing expanding the existing buildings, which meet required setbacks. In addition, the parking lot will be striped to add parking spaces to meet the zoning code requirements for the property's existing retail and the proposed cocktail lounge.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The buildings on the subject property are already developed and are compatible with the general character of development in the vicinity.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. The applicant is not proposing outdoor uses. City staff will review building plans to ensure noise level reduction measures are incorporated into the design and construction of areas where the public is received. Staff will review any new exterior lighting to ensure it meets city code.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The exterior areas and parking lot are already developed and are compatible with adjoining areas. No changes are proposed to the subject property's access points.

Public Comments Received: None Received

Agency Comments: See Attachment F

Neighborhood Meeting Comments: See Attachment G

Discussions with Applicant/Agent:

04/04/24, 05/02/24, 05/03/24, 05/06/24, 05/20/24, 05/21/24
05/23/24, 05/28/24, 05/30/24, 06/06/24

Proposed conditions delivered to applicant on: 05/23/24

Final staff report delivered to applicant on: 06/24/24

Applicant agreed with all of the conditions of approval on: 06/06/24

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	Site Plan	Floor Plan	Site Photos	Agency Notifications
F	G	H	I	J
Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Mailings	Aerial Photo

Prepared By: *Meredith Burns*

Date: 06/12/24

Meredith Burns

Assistant Planner Meredith.Burns@YumaAZ.gov

(928) 373-5000, x3047

Approved By: *Jennifer L. Albers*

Date: 6/24/24

Jennifer L. Albers,
Assistant Director of Planning

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

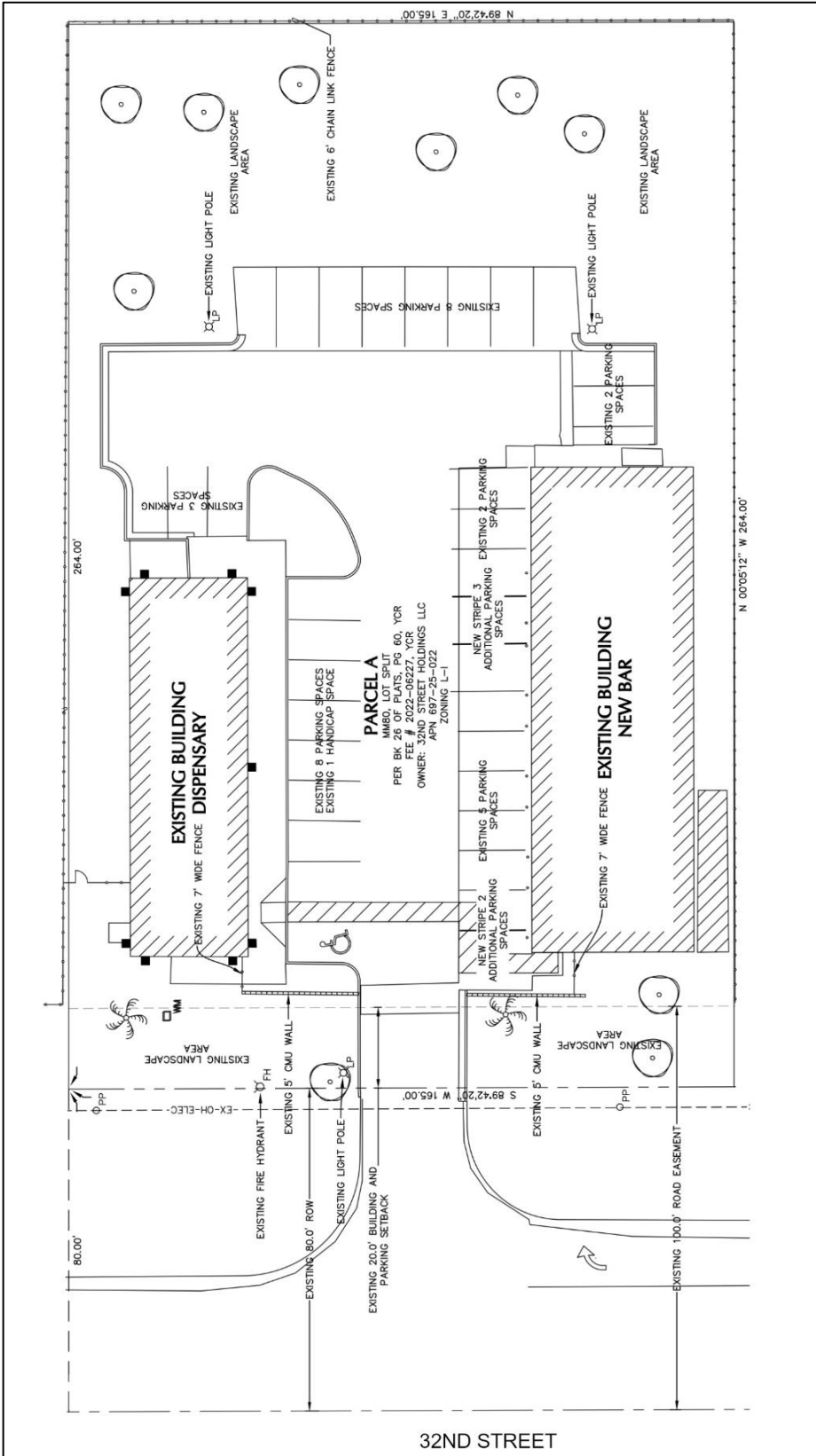
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning: Meredith Burns, Assistant Planner, (928) 373-5000, x 3047

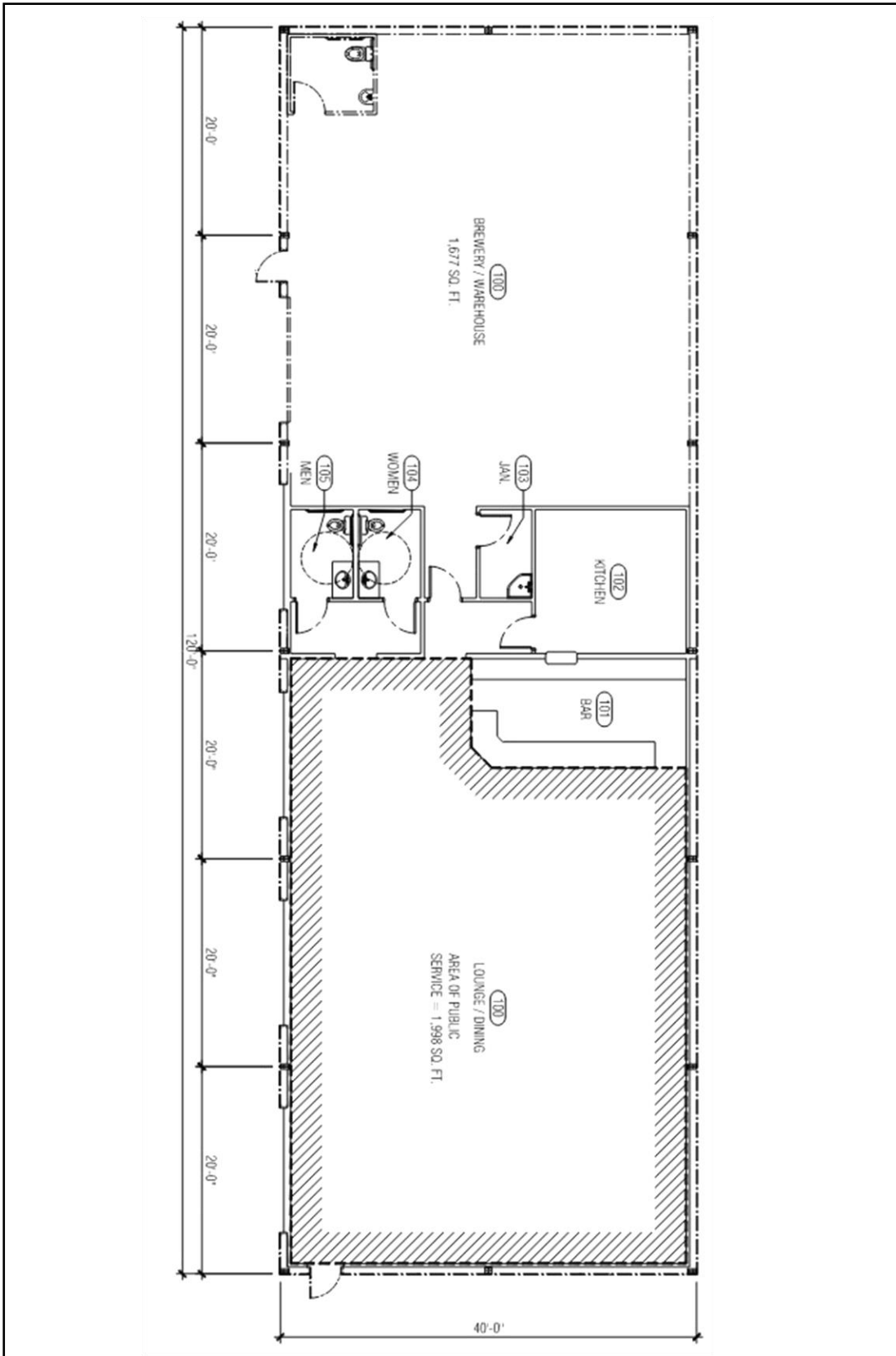
3. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
4. The conditions listed above shall be completed within two (2) years of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
5. In any case where a Conditional Use Permit has not been used within two years after the granting thereof, it shall be null and void.
6. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B SITE PLAN



ATTACHMENT C
PROPOSED FLOOR PLAN



**ATTACHMENT D
SITE PHOTOS**



**ATTACHMENT E
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 06/14/24
- 300' Vicinity Mailing: 05/06/24, 05/23/24
- 34 Commenting/Reviewing Agencies noticed: 05/09/24
- Site Posted on: 05/14/24
- Neighborhood Meeting: 05/20/24
- Hearing Date: 07/08/24
- Comments due: 05/20/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	05/09/24			X
Yuma County Engineering	NR				
Yuma County Public Works	YES	05/09/24	X		
Yuma County Water Users' Assoc.	YES	05/10/24	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	05/09/24	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	05/09/24	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	05/13/24			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F
AGENCY COMMENTS**

Enter comments below:

The subject property is within the 70 dB noise contour of MCAS Yuma/Yuma International Airport. Measures to achieve noise level reduction of 25 should be incorporated into the design/construction of portions of buildings where the public is received. Please file an Avigation Easement with MCAS Yuma recognizing noise, interference and vibrations will occur due to aviation activity at MCAS Yuma/Yuma International Airport.

DATE: 5/9/24 NAME: Gen Grosse TITLE: Property/Community Relations

AGENCY: Yuma County Airport Authority, Inc.

PHONE: 928-726-5882

Enter conditions here: The subject parcel (APN 697-25-022) is fully located within the 70-74dB noise contour. If any construction is to occur, the following conditions apply: Measures to achieve noise level reduction (NLR) of 25dB must be incorporated into the design and construction of portions where the public is received, office areas, noise sensitive areas or where the normal noise level is low. Eating and drinking establishments are compatible with the recommended condition on this noise zone. Thank you for the opportunity to review and comment.

DATE: 13 May 2024 NAME: Antonio Martinez TITLE: Community Liaison Specialist

CITY DEPT: MCAS Yuma
PHONE: 928-269-2103



ATTACHMENT G
NEIGHBORHOOD MEETING COMMENTS

Date Held: 05/20/24

Location: On-site

Attendees: Meredith Burns, City of Yuma Staff, and Christopher Robins, Agent.

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- NO NEIGHBORS IN ATTENDANCE. NO COMMENTS OR QUESTIONS.

**ATTACHMENT H
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
32ND STREET HOLDINGS LLC	1862 N HIGLEY RD	MESA AZ 85285
JACOBSON COMPANIES INC AZ CORP	1334 S 5TH AVE	YUMA AZ 85364
JOENIC LLC	3864 W 36TH ST	YUMA AZ 85365
NR HWY 80 LLC	4136 E 32ND ST	YUMA AZ 85365
SYNERGY AZ LLC	PO BOX 5754	YUMA AZ 85366
SYNERGY AZ LLC	8206 EASTPORT DR	HUNTINGTON BEACH CA 92646

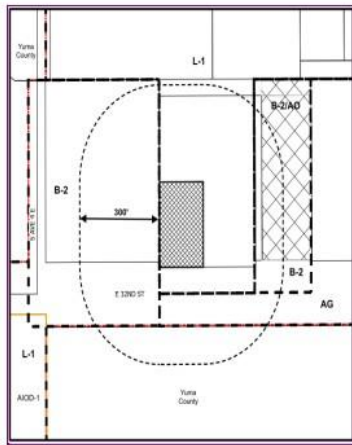
**ATTACHMENT I
NEIGHBOR MAILINGS**

This is a request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, for a Conditional Use Permit to allow a new cocktail lounge in the Light Industrial (L-I) District for the property located at 4104 E. 32nd Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
CUP-42680-2024**

NEIGHBORHOOD MEETING
05/20/2024 @ 5PM
ON-SITE

PUBLIC HEARING
06/24/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ

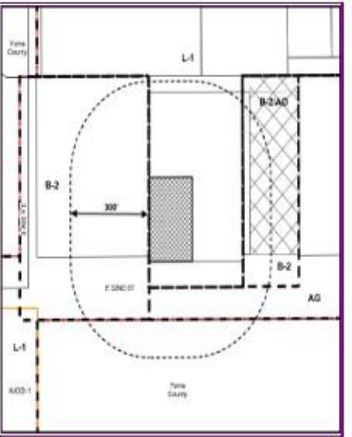


Because you are a neighbor within 300' of 4104 E. 32nd Street, Yuma, AZ., you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Meredith Burns by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Burns@YumaAz.gov

This is a request by Dahl, Robins & Associates, on behalf of 32nd Street Holdings LLC, for a Conditional Use Permit to allow a new cocktail lounge in the Light Industrial/Airport Overlay (L-I/AD) District for the property located at 4104 E. 32nd Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
CUP-42680-2024**

PUBLIC HEARING
07/8/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ

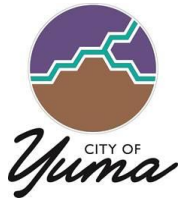


Because you are a neighbor within 300' of 4104 E. 32nd Street, Yuma, AZ., you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Meredith Burns by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Burns@YumaAz.gov

**ATTACHMENT J
AERIAL PHOTO**



Subject Property



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: ERIKA PETERSON

Hearing Date: July 8, 2024

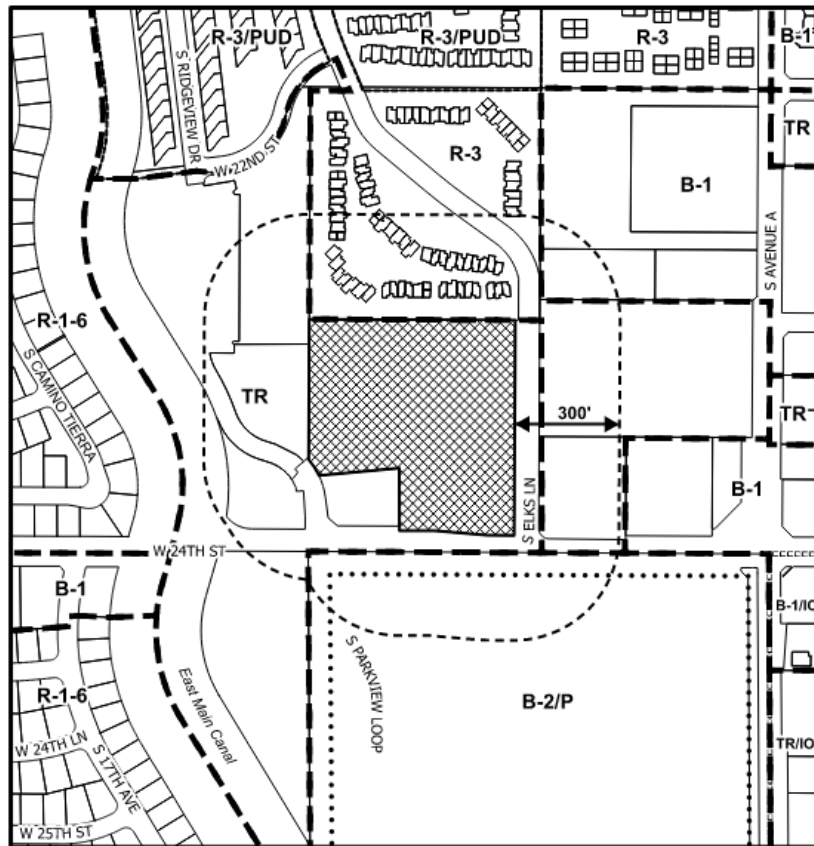
Case Number: ZONE-42599-2024

Project Description/
Location:

This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Transitional (TR)	Medical Office	Commercial
North	High Density Residential (R-3)	Townhouses	High Density Residential
South	General Commercial	YRMC	Public/Quasi-Public
East	High Density Residential (R-3)	Apartments	High Density Residential/Mixed Use
West	Transitional (TR)	Ridgeview Transitional Rehabilitation	Mixed Use

Location Map



Prior site actions: Annexation: Ordinance 787, December 31, 1959; General Plan Amendment: R2023-049, Changed land use designation from Mixed Use to Commercial; Pre-Development Meeting: May 4, 2023

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Transitional (TR) District to the General Commercial (B-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42599-2024 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property, approximately 7.4 acres, is located on the northwest corner of 24th Street and Elks Lane and is currently zoned Transitional (TR) District. Recently the property was part of a Minor General Plan Amendment, which was approved on November 1, 2023, changing the land use designation from Mixed Use to Commercial.

With this request, the applicant is seeking to rezone the subject property from the Transitional (TR) District to the General Commercial (B-2) District, for the future development of the YRMC MedEd Building and a parking structure.

The proposed development will be broken up into two phases. The MedEd Building, Phase 1, will be comprised with an area of 100,000 square feet and a height of 3-stories, and the MedEd Building Phase 2, with an area of 50,000 square feet and a height of 3-stories. The proposed project will also feature a parking structure with approximately 1,000 parking stalls and a height of 4 stories.

While the intended development of the property will be a medical education building and related facilities, the rezoning to the General Commercial (B-2) District will allow for a variety of commercial uses including the retail sale of goods, repair shops and services, restaurants, grocery stores, offices, hospitals, and miscellaneous health and social services.

All new development will be required to meet the development standards set by the Yuma City Code. Some of the development standards include setbacks, paved access and parking, height limitations, lighting, and landscaping.

The request to rezone the property from the Transitional (TR) District to the General Commercial (B-2) District is in conformance with the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:	
Land Use Designation:	Commercial

Issues:	None						
Historic District:	Brinley Avenue		Century Heights		Main Street		None X
Historic Buildings on Site:	Yes		No	X			

2. Are there any dedications or property easements identified by the Transportation Element?
Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
24 th Street- 4 Lane Minor Arterial	50 FT HW	49 FT HW				X
Elks Lane- 2 Lane Collector	40 FT HW	35 FT HW				
Bicycle Facilities Master Plan	24 th Street- Existing Bike Lane, 14 th Avenue- Existing Bike Route					
YCAT Transit System	24 th Street- Purple Route 6A, Yellow Route 95, Green Route 4					
Issues:	Necessary improvements to be made in accordance with the recent traffic study					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:								
Parks and Recreation Facility Plan								
Neighborhood Park:	Existing: Sanguinetti Memorial Park			Future: Sanguinetti Memorial Park				
Community Park:	Existing: Smucker Memorial Park			Future: Smucker Memorial Park				
Linear Park:	Existing: East Main Canal Linear Park			Future: East Main Canal Linear Park				
Issues:	None							
Housing Element:								
Special Need Household:	N/A							
Issues:	None							
Redevelopment Element:								
Planned Redevelopment Area:	N/A							
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X		
Conforms:	Yes		No		N/A			
Conservation, Energy & Environmental Element:								
Impact on Air or Water Resources	Yes		No	X				
Renewable Energy Source	Yes		No	X				
Issues:	None							
Public Services Element:								
<u>Population Impacts</u> Population projection per 2018-2022 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation	
	<i>Non-residential</i>				Officers	GPD		AF
	Maximum	Per Unit						
		0	0	0	0.00	0	0.0	0
	Minimum							
	0	0	0	0.00	0	0.0	0	
Fire Facilities Plan:	Existing: Fire Station No. 2			Future: Fire Station No. 2				

Water Facility Plan:	Source:	City	X	Private		Connection:	8" AC on Elks Ln., 16" AC on 24 th St. and 12" PVC on Ridgeview Dr.
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: Connection: 8" PVC on Ridgeview Dr. and 8" PVC on west property line with manholes on site
Issues:	None						
Safety Element:							
Flood Plain Designation:	500 Year Flood			Liquefaction Hazard Area:	Yes	No	X
Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.
	North End		Pacific Ave & 8 th St		Estancia		None X
Issues:	None						

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes. A General Plan Amendment was approved on November 1, 2023, changing the land use designation from Mixed Use to Commercial.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: June 27, 2024

Final staff report delivered to applicant on: June 28, 2024

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- Conditions of Approval were emailed to the applicant on June 28, 2024, and a response has not been received.

Attachments

A	B	C	D	E	F
Conditions of Approval	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Erika Peterson*

Date: June 27, 2024

Erika Peterson
Associate Planner
Erika.Peterson@YumaAZ.Gov

(928)373-5000, x3071

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 6/27/28

Approved By: *Alyssa Linville*

Date: 06/28/2024

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

City Engineering, Andrew McGarvie, Development Engineering Manager, (928) 373-5000 x3044

3. Owner/Developer shall relocate the bus stop on the southside of 24th Street, west of Avenue A, by design, construction, and dedication or easement of a new bus stop with turnout lane per City standards. The old bus stop will need to be removed by the Owner/Developer.
4. Owner/Developer shall relocate the bus stop on the northside of 24th Street by design, construction, and payment to City of Yuma for the purpose of acquiring additional right-of-way to accommodate the bus stop/turnout. The current bus stop will need to be removed by the Owner/Developer. There is a possibility of extending the turn lane on west bound 24th St. for Elks Lane a little further east to accommodate a bus turnout.
5. Owner/Developer shall design and construct a continuous median from the Ring Road/24th Street to Avenue A/24th Street contingent on the traffic study showing overall improvements with the proposed median.
6. Owner/Developer Owner/Developer shall upgrade the signal light equipment at the following intersections, by posting payment in lieu of construction:
 - \$9,532.00 for the Ring Road and 24th Street
 - \$60,264 for Avenue A and 24th StreetMore information can be found in the traffic signal equipment list attached to the report.
7. Owner/Developer shall design and construct new pavement marking at the intersection of 24th Street and Camino Alameida.
8. Owner/Developer shall design and construct a right turn lane at westbound 24th Street into northbound Elks Lane. Owner/Developer shall make payment to the City of Yuma for the costs to acquire the rights-of-way needed for said turn lane. Some standards such as lane widths may need to be reduced to make the turn lane work due to existing structures.
9. Owner/Developer shall design and construct improvements on Elks Lane as needed to channelize southbound traffic to west bound 24th Street, and prohibit left turns at 24th Street, including signage, pavement marking, and raised median as needed.

Community Planning, Erika Peterson, Associate Planner, (928) 373-5000 x3071

10. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 5/17/2024
- **300' Vicinity Mailing:** 4/22/2024
- **34 Commenting/Reviewing Agencies noticed:** 4/25/2024
- **Site Posted on:** 6/3/2024
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 6/10/2024
- **Comments due:** 5/6/2024

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	4/25/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	4/25/2024	X		
Yuma County Water Users' Assoc.	YES	4/26/2024	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	4/25/2024	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	6/27/2024			X
Fire	YES	4/29/2024	X		
Building Safety	NR				
City Engineer	Yes	06/27/24		X	X
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/1/2024	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

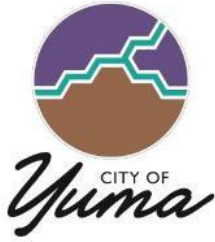
**ATTACHMENT C
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: The Owner/Developer shall incorporate the traffic comments dated 6/26/2024 attached in the report into the traffic study/model.

DATE:	6/27/2024	NAME:	Andrew McGarvie	TITLE:	Development Engineering Manager
CITY DEPT:	Engineering				
PHONE:	(928)373-5000, ext. 3044				
RETURN TO:	Erika Peterson Erika.Peterson@YumaAZ.gov				



Public Works
Engineering
One City Plaza
Yuma, Arizona 85364-1436

(928) 373-5000 #3044
Fax (928) 373-5197
TTY (28) 373-5149

6/26/2024

Kevin Dahl
Dahl, Robins & Associates, Inc.
1560 South 5th Avenue
Yuma, Arizona 85364

Alex Laky
ARCHSOL
8900 East Bahia Drive, Suite 300
Scottsdale, AZ 85260

Re: YRMC Traffic study

Kevin and Alex,

Thank you for the submittal of the traffic study dated March 28th, 2024. We have reviewed the study and offer the following comments:

- 1) Please ensure that the actual turn lane lengths are reflected in the traffic study analysis.
- 2) New signal timings were recently provided by Mohamad Zaid (City of Yuma Traffic Engineer) for the 24th street corridor on 6/4/2024. Please incorporate these new signal timings into the traffic study for assessing traffic operation conditions of the intersections.
- 3) Please add as a model option a continuous center median from the Ring Road/Ridge View Dr./24th Street to Avenue A/24th Street, with one median break for the emergency vehicle access only to the hospital. In this scenario, we are interested to see if the intersection level of service improves. And where does the displaced southbound traffic from Elks Lane disburse too within the study limits?

Should there be any questions with regard to the above referenced information, please feel free to contact me at (928) 373-5000 ext. #3044.

Sincerely

Andrew Mc Garvie
Andrew McGarvie, P.E.
Development Engineering Manager

CC: Dave Wostenberg, City Engineer
Mahammad Zaid, City Traffic Engineer
Steve Wilson, Assistant Director of Engineering
Subdivision File
Signature and Reading Files.

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
2240 # 21 YUMA TRUST 7-27-2015	4296 W COUNTY 15TH ST	SOMERTON	AZ	85350
ANDRADE GUADALUPE ELIZABETH	2240 S ELKS LN #11	YUMA	AZ	85364
ARAIZA MARTHA	2231 S ELKS LN #63	YUMA	AZ	85364
BAGBY MARVIN K & KAREN L	10698 S HENSLEYS BLVD	YUMA	AZ	85367
BARRERA EDUARDO	3526 W 13TH ST	YUMA	AZ	85364
BAUMGARDT SUZANNE D	2240 S ELKS LN, UNIT 16	YUMA	AZ	85364
BRADFORD JESSICA	2240 S ELKS LN #12	YUMA	AZ	85364
BUOY JENNIE ANN	2554 W 16TH ST #476	YUMA	AZ	85364
CHEATWOOD AARON B & BREANNE J CPWROS	2113 GRANDVIEW DR E	GARDEN CITY	KS	67846
COOPER EARL PAGE & PENELOPE JONES JT	9490 N 105TH ST	SCOTTSDALE	AZ	85258
COOPER EARL PAGE & PENELOPE JONES JT	9490 N 105TH ST	SCOTTSDALE	AZ	85258
CUTLER BARBARA J	2240 ELKS SPC 2	YUMA	AZ	85364
ELKS LANE PLAZA LLC	2204 W 12TH ST	YUMA	AZ	85364
EPC SPARTI LLC	4500 DORR ST	TOLEDO	OH	43615
FELIX ALFONSO & JOSEPHINE	2240 S ELKS LN #9	YUMA	AZ	85364
FINDLY MARIA M	1011 W ROSEWOOD DR	YUMA	AZ	85364
GILMORE JENNIFER	10750 E 39TH PL	YUMA	AZ	85365
JACOBSON RACHEL LIN	4130 EL DORADO RD	YUMA	AZ	85364
JUAREZ MICHAEL ALEXANDER	2240 S ELKS LN #1	YUMA	AZ	85364
LOERA XOCHITL	2240 S ELKS LN #19	YUMA	AZ	85364
MACHUCA MARIA D	2240 S ELKS LN #7	YUMA	AZ	85364
MAPLES TOBY D	2240 ELKS LN	YUMA	AZ	85364
MEDPARK APARTMENTS LLC	833 NW 170TH DR	BEAVERTON	OR	97006
MERCADO ANGEL RAFAEL CAMERON	PO BOX 1613	YUMA	AZ	85366
MERCADO PETE & MARGARITA FAMILY TRUST	18386 MEADOW RIDGE RD	SALINAS	CA	93907
MONTGOMERY CHARLES A & GABRIELA G JT	760 PROSPECT AVENUE	HARTFORD	CT	06105
MOSIER ALMA	2240 S ELKS LN #60	YUMA	AZ	85364
OLIVERA CHARLES H &	2240 S ELKS LN #3	YUMA	AZ	85364
OLP MARSHALL T & DIANE M JT	2240 S ELKS LN #50	YUMA	AZ	85364
PAVEY RICHARD EDMUND & CYNTHIA SUE JT	2240 S ELKS LN #62	YUMA	AZ	85364
PETERSON ROBERT KENNEDY & MARIBEL	2240 S ELKS LN UNIT 52	YUMA	AZ	85364
PONDER DENIS & HANNAH	2240 S ELKS LN #6	YUMA	AZ	85364
PRO-MED OF YUMA AZ LLC	1334 S 5TH AVE	YUMA	AZ	85364
PRO-MED OF YUMA AZ LLC	1334 S 5TH AVE	YUMA	AZ	85364
RANDLE DONNIE	2240 S ELKS LN #57	YUMA	AZ	85364
REESE FRED WELDON	2715 W 15TH ST	YUMA	AZ	85364

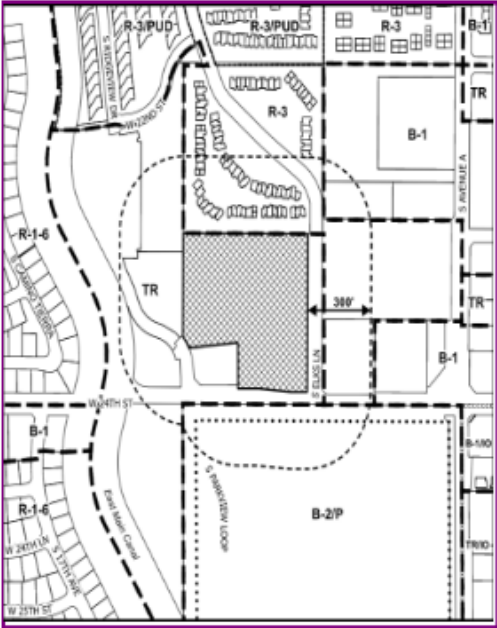
RICE RENTALS 55 LLC	551 S 687 EAST	IVINS	UT	84738
RIOS SEAN BRYANT & ARACELY	2240 S ELKS LN #54	YUMA	AZ	85364
RUSH STONE M	2240 S ELKS LN #61	YUMA	AZ	85364
RYBERTO INVESTMENTS LLC	1803 W GLENHAVEN DR	PHOENIX	AZ	85045
SANDPOINTE LAND PARTNERS LLC	3 BAY DRIVE	LAGUNA BEACH	CA	92651
SHORT KIRK J	2240 S ELKS LN #23	YUMA	AZ	85364
SIEMIENOWSKI JOSEPH V & IRINA G TRUST 11-19-2008	10561 SAND CRAB PL	SAN DIEGO	CA	92130
VISTA DEL VALLE TOWNHOUSE OWNERS	PO BOX 5681	YUMA	AZ	85366
VISTA DEL VALLE TOWNHOUSE OWNERS	PO BOX 5681	YUMA	AZ	85366
WEEKES ROBERT	2240 S ELKS LN #8	YUMA	AZ	85364
WELBROOK YUMA PROPCO LLC	450 S 400 EAST STE 200	BOUNTIFUL	UT	84010
WESSELS LOLA J	2240 S ELKS LN #25	YUMA	AZ	85364
WILDS HARVEY & JULIE FAMILY TRUST 6-24-2022	6210 HANNON CT	SAN DIEGO	CA	92117
WRISTEN WILLIAM & LISA JT	2240 S ELKS LN #5	YUMA	AZ	85364
YODER JORDAN	2240 S ELKS LN UNIT 10	YUMA	AZ	85364
YUMA 2375 MEDICAL PROPERTIES LLC	800 W MADISON, STE 400	CHICAGO	IL	60607
YUMA COUNTY HOSP DIST #1	2400 S AVENUE A	YUMA	AZ	85364
YUMA REGIONAL MEDICAL CENTER	2400 S AVENUE A	YUMA	AZ	85364
YUMA REGIONAL MEDICAL CENTER	2400 S AVENUE A	YUMA	AZ	85364
ZADEH FAMILY TRUST 8-8-2023	1077 W ROSS RD	EL CENTRO	CA	92243
ZAMORANO MARIA DE JESUS	2240 S ELKS LN #46	YUMA	AZ	85364
ZAVODSKY TAD L TRUST 12-29-2023	2240 S ELKS LN UNIT 53	YUMA	AZ	85364

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42599-2024**

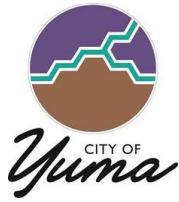
PUBLIC HEARING
06/10/2024 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the northwest corner of 24th Street & Elks Lane, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: ERIKA PETERSON

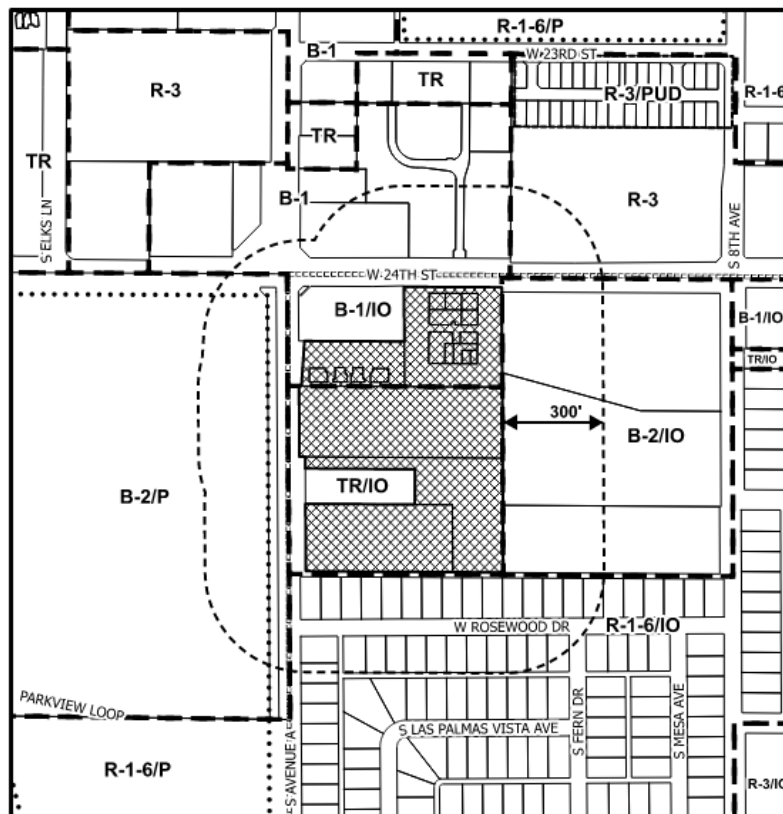
Hearing Date: July 8, 2024

Case Number: ZONE-42601-2024

Project Description/Location: This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional and Limited Commercial/Infill Overlay (TR/B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial/Transitional (B-1/TR)	Medical Offices	Commercial
North	Limited Commercial (B-1)	Medical Offices	Mixed Use
South	Low Density Residential (R-1-6)	Single-family homes	Mixed Use
East	General Commercial (B-2)	Yuma Rehabilitation Hospital/Undeveloped/Medical Offices	Commercial
West	General Commercial (B-2)	Medical Offices/YRMC	Public/Quasi-Public

Location Map



Prior site actions: Annexation Ordinance No. 672, July 21, 1956; General Plan Amendment R2023-048, change the land use designation from Mixed Use to Commercial

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Transitional and Limited Commercial/Infill Overlay (TR/B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42601-2024 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to rezone approximately 9.4 acres from the Transitional and Limited Commercial/Infill Overlay (TR/B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District for the property located at the southeast corner of 24th Street and Avenue A, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject properties are located on the southeast corner of 24th Street and Avenue A and are approximately a total of 9.4 acres combined. Recently, these properties were part of a Minor General Plan Amendment, which was approved on November 1, 2023, changing the land use designation from Mixed Use to Commercial.

With this request, the applicant is seeking to rezone the subject properties from the Transitional and Limited Commercial/Infill Overlay (TR/B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the future development of the YRMC East Outpatient Medical Campus.

The proposed development will consist of the following improvements: a surgical specialist medical office building, with an area of approximately 113,240 square feet, an imaging center, with an area of approximately 112,000 square feet, and a parking structure for approximately 1,000 parking stalls.

While the intended development of the property will be for a medical office building and related facilities, the rezoning to the General Commercial (B-2) District will allow for a variety of commercial uses including the retail sale of goods, repair shops and services, restaurants, grocery stores, offices, hospitals, and miscellaneous health and social services.

All new development will be required to meet the development standards set by the Yuma City Code. Some of the development standards include setbacks, paved access and parking, height limitations, lighting, and landscaping.

The request to rezone the property from the Transitional and Limited Commercial/Infill Overlay (TR/B-1/IO) District to the General Commercial (B-2) District is in conformance with the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:				Commercial					
Issues:				None					
Historic District:		Brinley Avenue		Century Heights		Main Street		None X	
Historic Buildings on Site:		Yes		No		X			

2. Are there any dedications or property easements identified by the Transportation Element? Yes.

FACILITY PLANS							
Transportation Master Plan		Planned	Existing	Gateway	Scenic	Hazard	Truck
24 th Street- Minor Arterial 4 Lanes		50 FOOT HW	33 FOOT HW- varies				X
Avenue A- Minor Arterial 2 Lanes		40 FOOT HW	33 FOOT HW- varies				X
Bicycle Facilities Master Plan		Avenue A- Proposed bike lane					
YCAT Transit System		24 th Street at Avenue A- Yellow Route 95, Avenue A at Southwest Medical Center- Green Route 4					
Issues:		Necessary improvements to be made in accordance with the recent traffic study					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:						
Parks and Recreation Facility Plan						
Neighborhood Park:		Existing: Sanguinetti Memorial Park		Future: Sanguinetti Memorial Park		
Community Park:		Existing: Smucker Memorial Park		Future: Smucker Memorial Park		
Linear Park:		Existing: East Main Canal Linear Park		Future: East Main Canal Linear Park		
Issues:		None				
Housing Element:						
Special Need Household:		N/A				
Issues:		None				
Redevelopment Element:						
Planned Redevelopment Area:		N/A				
Adopted Redevelopment Plan:		North End:		Carver Park:		None: X
Conforms:		Yes		No		N/A
Conservation, Energy & Environmental Element:						
Impact on Air or Water Resources		Yes		No		X
Renewable Energy Source		Yes		No		X
Issues:		None				
Public Services Element:						

Population Impacts Population projection per 2018-2022 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected	Police	Water		Wastewater
	<i>Non-residential</i>		Population	Impact	Consumption		Generation
	Maximum	Per Unit		Officers	GPD	AF	GPD
	0	0	0	0.00	0	0.0	0
	Minimum						
		0	0	0.00	0	0.0	0
Fire Facilities Plan:	Existing: Fire Station No. 2			Future: Fire Station No. 2			
Water Facility Plan:	Source:	City	X	Private	Connection:	12" AC on Ave. A, 12" AC on 24 th St.	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: Connection: 8" PVC on through site into 24 th St., 8" VCP in alley to the south	
Issues:	None						
Safety Element:							
Flood Plain Designation:	500 Year Flood		Liquefaction Hazard Area:		Yes	No	X
Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
	North End	Pacific Ave & 8 th St	Estancia	None	X		
Issues:	None						

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes. A General Plan Amendment was approved on November 1, 2023, changing the land use designation from Mixed Use to Commercial.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: June 27, 2024

Final staff report delivered to applicant on: June 28, 2024

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- Conditions of Approval were emailed to the applicant on June 27, 2024, and a response has not been received.

Attachments

A	B	C	D	E	F
Conditions of Approval	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Erika Peterson*

Date: 6/27/2024

Erika Peterson
Associate Planner
Erika.Peterson@YumaAZ.Gov

(928)373-5000, x3071

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 6/28/24

Approved By: *Alyssa Linville*

Date: 06/28/2024

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Engineering Department, Andrew McGarview, Engineering Manager, (928) 373-5000 x3044

3. Owner/Developer shall design and construct a new bus stop and pullout lane per City standards on the south side of 24th Street east of Avenue A, closer towards the Avenue A intersection.
4. Owner/Developer shall dedicate fee title right-of-way along the eastside of Avenue A and the south side of 24th Street such that the City of Yuma obtains a 50-foot half with consistent with a minor arterial street, City Standard 2-015. Dedication by Warranty Deed or Plat.
5. Owner/Developer shall dedicate the additional right-of-way by Warranty Deed or by Plat under their ownership needed for a turn lane and corner triangle at the southeast corner of Avenue A and 24th Street per Figure 3 of the 2005/2007 Major Roadways Plan with 24th Street and Avenue A as minor arterial streets.
6. Owner/Developer shall design and construct and construct road widening on the east side of Avenue A per City of Yuma construction Standard 2-015 (minor arterial street) including the bike lane, curb, gutter, sidewalk, and streetlights beginning at the alley north of Rosewood Drive continuing up to 24th Street.
7. Owner/Developer shall design, construct, and make payment to the City of Yuma for cost incurred for any right-of-way that the City must acquire for a new turn lane on the southeast corner of Avenue A and 24th Street not owned by the current Owner/Developer.
8. Owner/Developer to add deceleration and turn lanes for any ingress and egress off the east side of Avenue A and south side of 24th Street. Access locations to meet City of Yuma construction Standard 3-125 (access locations).
9. Owner/Developer shall upgrade the signal light equipment at the following intersections, by posting payment in lieu of construction:
 - \$60,264 for 24th Street and 8th Avenue.
 - \$60,264 for 24th Street and 4th Avenue.More information can be found in the traffic signal equipment list attached to the report.
10. Owner/Developer shall design and construct two traffic calming residential speed humps per Maricopa Association of Governments (MAG) Detail 210, at the approximate 1/3 and 2/3 length locations along Rosewood Drive, between Avenue A and 8th Avenue.

11. Owner/Developer will design and construct a raised median to protect the 24th Street west bound to south bound Avenue A turn lane, along 24th Street.

Community Planning, Erika Peterson, Associate Planner, (928) 373-5000 x3071

12. Each of the conditions listed above shall be completed within three (3) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 5/17/2024
- **300' Vicinity Mailing: 4/22/2024**
- **34 Commenting/Reviewing Agencies noticed: 4/25/2024**
- **Site Posted on: 6/3/2024**
- **Neighborhood Meeting: N/A**
- **Hearing Date: 6/10/2024**
- **Comments due: 5/6/2024**

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	4/25/2024	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	4/25/2024	X		
Yuma County Water Users' Assoc.	YES	4/29/2024	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	4/25/2024	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	4/29/2024	X		
Building Safety	NR				
City Engineer	Yes	06/27/2024		X	X
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/1/2024	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT C
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

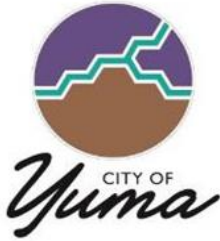
Condition(s)

No Condition(s)

Comment

Enter conditions here: Owner/Developer will update the traffic study/model with the traffic study comments sent 6/26/2024, copy attached to the report.

DATE: 6/27/2024 NAME: Andrew McGarvie TITLE: Development
Engineering Manager
CITY DEPT: Engineering
PHONE: (928)373-5000, ext. 3044
RETURN TO: Erika Peterson
Erika.Peterson@YumaAZ.gov



Public Works
Engineering
One City Plaza
Yuma, Arizona 85364-1436

(928) 373-5000 #3044
Fax (928) 373-5197
TTY (28) 373-5149

6/26/2024

Kevin Dahl
Dahl, Robins & Associates, Inc.
1560 South 5th Avenue
Yuma, Arizona 85364

Alex Laky
ARCHSOL
8900 East Bahia Drive, Suite 300
Scottsdale, AZ 85260

Re: YRMC Traffic study

Kevin and Alex,

Thank you for the submittal of the traffic study dated March 28th, 2024. We have reviewed the study and offer the following comments:

- 1) Please ensure that the actual turn lane lengths are reflected in the traffic study analysis.
- 2) New signal timings were recently provided by Mohamad Zaid (City of Yuma Traffic Engineer) for the 24th street corridor on 6/4/2024. Please incorporate these new signal timings into the traffic study for assessing traffic operation conditions of the intersections.
- 3) Please add as a model option a continuous center median from the Ring Road/Ridge View Dr./24th Street to Avenue A/24th Street, with one median break for the emergency vehicle access only to the hospital. In this scenario, we are interested to see if the intersection level of service improves. And where does the displaced southbound traffic from Elks Lane disburse too within the study limits?

Should there be any questions with regard to the above referenced information, please feel free to contact me at (928) 373-5000 ext. #3044.

Sincerely

Andrew Mc Garvie

Andrew McGarvie, P.E.

Development Engineering Manager

CC: Dave Wostenberg, City Engineer
Mahammad Zaid, City Traffic Engineer
Steve Wilson, Assistant Director of Engineering
Subdivision File
Signature and Reading Files.

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
AGUILAR RODOLFO	940 W ROSEWOOD DR	YUMA	AZ	85364
ALLEYNE ALFREDO J	911 W ROSEWOOD DR	YUMA	AZ	85364
ASKARI HASSAN	2640 S BARKLEY RANCH AVE	YUMA	AZ	85364
B & GS FAMILY LTD PARTNERSHIP	1030 W 24TH ST	YUMA	AZ	85364
BCH LLC AZ	4222 E THOMAS RD STE 360	PHOENIX	AZ	85018
BERNAL BRIAN	2601 S AVENUE A	YUMA	AZ	85364
BORUNDA ALBERTO V & ROSEMARY L JT	3436 E CUERVO LN	YUMA	AZ	85365
CARDIAC HEALTH SOLUTIONS LLC	2799 S 4TH AVE	YUMA	AZ	85364
CARTIER CHRISTIAN ISRAEL	1041 W ROSEWOOD DR	YUMA	AZ	85364
CURRIER CORINNA	PO BOX 6659	YUMA	AZ	85366
DIGESTIVE DISEASES CENTER AZ LLC	1030 W 24TH ST STE H	YUMA	AZ	85364
DONATO SALVADOR & ANTONIA JT	1010 W ROSEWOOD DR	YUMA	AZ	85364
ESCALANTE VIRGINIA ET AL	970 W ROSEWOOD DR	YUMA	AZ	85364
FINDLY MARIA M	1011 W ROSEWOOD DR	YUMA	AZ	85364
GONZALEZ MARIA M	1040 W ROSEWOOD DR	YUMA	AZ	85364
ISAIZ FRANCISCO	1030 W ROSEWOOD DR	YUMA	AZ	85364
JOHNSON GEORGE W & NELLIE C JT	1021 W ROSEWOOD DR	YUMA	AZ	85364
LEMUS AREVALO OCTAVIO & VICTORIA R JT	2609 S AVENUE A	YUMA	AZ	85364
MEDICAL PROPERTIES LLC	800 W MADISON ST STE 400	CHICAGO	IL	60607
MONTERO HUMBERTO & IRMA JT	1881 S 4TH AVE STE B	YUMA	AZ	85365
NEFF THOMAS E	2575 S 36TH DR	YUMA	AZ	85364
NEGRETE TADEO	8686 N ARCHER AVE	TUCSON	AZ	85742
ORTEGA LUIS G & CLEMENCIA S JT	920 W ROSEWOOD DR	YUMA	AZ	85364
PEREDA MARY A	1031 W ROSEWOOD DR	YUMA	AZ	85364
QUEVEDO ERIKA & MARCO	950 W ROSEWOOD DR	YUMA	AZ	85364
RODRIGUEZ LUIS R & MARTHA H JT	941 W ROSEWOOD DR	YUMA	AZ	85364
RODRIGUEZ PEDRO M	1020 W ROSEWOOD DR	YUMA	AZ	85364
ROSEWOOD VILLAGE LLC	1378 S 22ND AVE	YUMA	AZ	85364
SANCHEZ CHARMAINE &	870 W ROSEWOOD DR	YUMA	AZ	85364
SCHMITT BURNEY TINA	1060 W ROSEWOOD DR	YUMA	AZ	85364
SHAYA RAGHEED	101 E 24TH ST	YUMA	AZ	85364
STRICKLAND DONALD L & LELA M TR 10-20-00	542 S ORANGE AVE	YUMA	AZ	85364
STRICKLAND KAREN ANNE	900 COUNTRY CLUB DR SE APT E108	RIO RANCHO	NM	87124
TWENTY FOURTH ST PLAZA OWNERS ASSOC	1030 W 24TH ST STE C 1	YUMA	AZ	85364
VASQUEZ NORMA	930 W ROSEWOOD DR	YUMA	AZ	85364

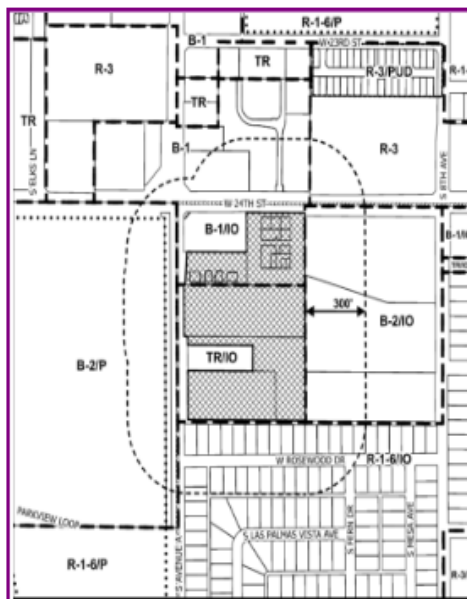
VAZQUEZ LUIS ERNESTO MENDOZA & ROCIO GUADALUPE	1001 W ROSEWOOD DR	YUMA	AZ	85364
YBARRA RITA Y TRUST 7-31-2013	910 W ROSEWOOD DR	YUMA	AZ	85364
YUMA COUNTY HOSP DIST #1	2400 S AVENUE A	YUMA	AZ	85364
YUMA REGIONAL MEDICAL CENTER	2400 S AVENUE A	YUMA	AZ	85364
ZAMORA MARCELINO M	921 S ROSEWOOD DR	YUMA	AZ	85364

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42601-2024**

PUBLIC HEARING
06/10/2024 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of 24th Street & Avenue A, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO

