


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, September 9, 2024, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<h2>Agenda</h2> <h3>Planning and Zoning Commission Meeting</h3> <p>City Hall Council Chambers One City Plaza, Yuma, AZ Monday, September 9, 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 – August 26, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – **Continue to October 14, 2024**

SUBD-42905-2024: *This is a request by Dahl, Robins & Associates, on behalf of Hard Red Turtle, LLC, for approval of the preliminary plat for the HRT Subdivision Unit Nos. 1, 2, 3, 4 and 5. This subdivision will contain approximately 77.1 acres and is proposed to be divided into 304 residential lots, ranging in size from approximately 6,061 square feet to 20,384 square feet, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.*

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 **SUBD-42965-2024:** *This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 200 residential lots, ranging in size from approximately 6,022 sq. ft. to 9,069 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.*

D. PUBLIC HEARINGS –

D.1 **GP-42762-2024:** *This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.31 acres, for the property located at the southeast corner of Avenue A and 16th Street, Yuma, AZ.*

D.2 **GP-42834-2024:** *This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19th Street and Avenue A, Yuma, AZ.*

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
August 26, 2024

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 26, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning & Neighborhood Services; Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Robert Blevins, Principal Planner; Amelia Dombay, Principal Planner; Zenia Fiveash, Assistant Planner; and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES – August 12, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – CONTINUED to September 9, 2024

SUBD-42905-2024: *This is a request by Dahl, Robins & Associates, on behalf of Hard Red Turtle, LLC, for approval of the preliminary plat for the HRT Subdivision Unit Nos. 1, 2, 3, 4 and 5. This subdivision will contain approximately 77.1 acres and is proposed to be divided into 304 residential lots, ranging in size from approximately 6,061 square feet to 20,384 square feet, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.*

APPROVALS – None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).

Action Items– NONE

Public Hearings –

ZONE-42943-2024: *This is a request by the City of Yuma for Zoning Code Text Amendments to amend Title 15, Chapter 154: Article 01- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Chris Hamel said that he noticed the increase of light shields on street poles in residential areas and noted that the Marine Corps Air Station is also adopting similar light measures to address concerns about light invasion.

Commissioner Gregory Counts asked who would be the most affected by the text amendment request, and asked if property owners would be grandfathered in. **Blevins** said that it would benefit everyone and mentioned that the city held a stakeholder meeting where a number of contractors were in attendance and

were pleased with the proposed text amendment. **Counts** said he was concerned about the mom-and-pop shops having to replace their lighting. **Jennifer Albers, Assistant Director of Neighborhood Services**, added that comments from contractors at the stakeholder meeting were taken into consideration and that this request is focused on new commercial development and no retrofit would be required. **Albers** also said that one of the benefits of having contractors in the stakeholder meeting is that they consult with clients to determine the best lighting options and added that one of the issues that arose was light trespass, which the contractors can help address by advising customers to ensure that their lighting stays within their own property. **Albers** clarified that the current code does not provide a mechanism to address this issue noting that this text amendment would change that. **Counts** asked if signs would have to meet certain light requirements as well. **Albers** said that signs also have certain lighting and timing requirements they must meet.

APPLICANT/APPLICANT'S REPRESENTATIVE

No

PUBLIC COMMENT

None

Motion by Chelsea Malouff, second by Lorraine Arney to APPROVE ZONE-42943-2024 as presented. Motion carried unanimously, (7-0).

ZONE-42944-2024: *This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Maria Del Rosario Gonzalez, 733 S. Clifford Way, Yuma, AZ was available for questions and stated that she agreed with the conditions.

PUBLIC COMMENT

None

Motion by Gregory Counts, second by John Mahon to APPROVE ZONE-42944-2024 as presented. Motion carried unanimously, (7-0).

INFORMATION ITEMS

Staff

None

Commission

None

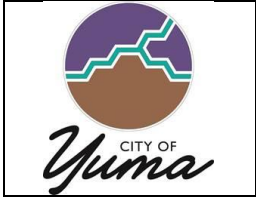
Public

None

Chairman Chris Hamel adjourned the meeting at 4:50 PM.

Minutes approved this _____ day of _____, 2024.

Chairman



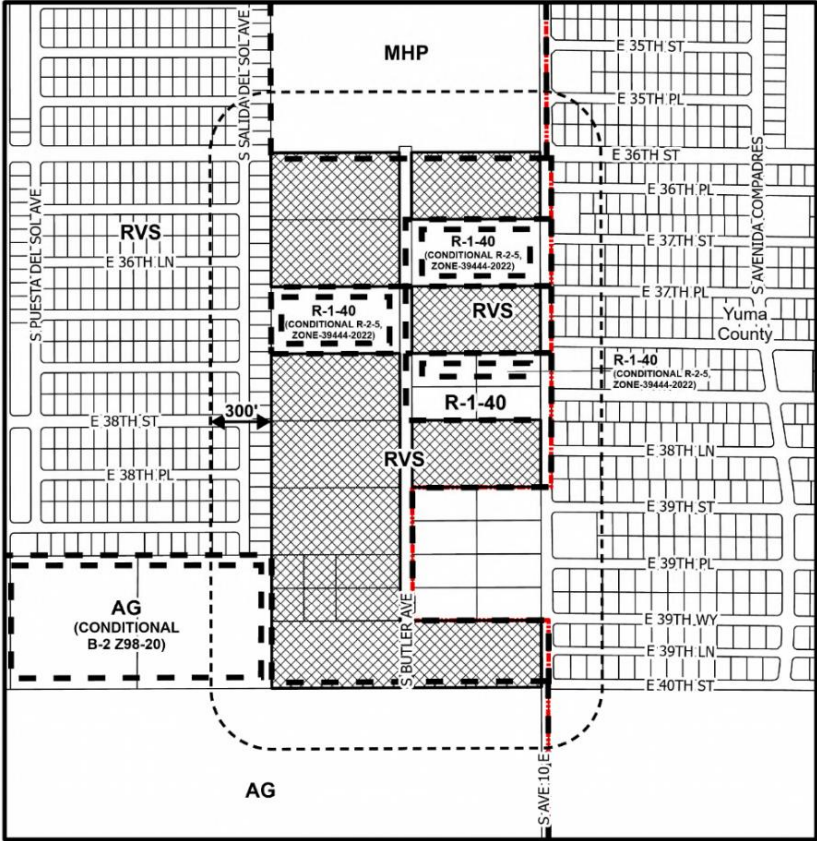
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2024 **Case Number:** SUBD-42965-2024

Project Description/Location: This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 203 residential lots, ranging in size from approximately 6,003 sq. ft. to 11,735 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Recreational Vehicle Subdivision (RVS)	Vacant	Medium Density Residential
North	Manufactured Home Park (MHP)	Westwind RV Resort	High Density Residential
South	Agriculture (AG)	Vacant	Low Density Residential
East	County Recreational Vehicle Subdivision (RVS)	Via Chaparral Subdivision	Medium Density Residential
West	Recreational Vehicle Subdivision (RVS)	Vista Del Sol Subdivision	Medium Density Residential/ Low Density Residential

Location Map



Prior site actions: Annexation: ANEX-7505-2014 (03/18/2015).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-42965-2024 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 preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Butler Estates Units 1, 3, and 4 Subdivision which includes 203 lots ranging in size from 6,003 square feet to 11,735 square feet for the property located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ., subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The proposed Units 1, 3, and 4 have been planned to be aligned with Unit 2 (which is under separate ownership). The developers of Unit 1, 3, and 4 are working with the owner of Unit 2 to ensure a seamless, cohesive residential neighborhood. There will be deed restrictions on all units to affirm the principal use as site-built residences only.

The original application for Units 1, 3 and 4 identified a total number of 200 lots. Upon initial review of the submitted plat, City Engineering requested revisions to combine several retention basins, and neighboring property owners encouraged the basins to be placed to help establish a buffer from existing homes. In a slight redesign of several cul-de-sacs, a more efficient layout of retention basins enabled the buffer and the creation of three additional lots for a total of 203 lots.

The subject properties and the adjacent properties to the north and south were part of Ranchos el Toreo, a residential subdivision of 28 lots, each lot was approximately 4.8 acres in size. This subdivision was recorded in 1965. The northern portion, which extended all the way to Highway 80 (now Interstate 8), is the location of Westwind RV and Golf Resort (formerly Roger's).

The southern half of Ranchos el Toreo has remained undeveloped aside for the construction of six homes with access to Avenue 10E, a paved roadway. There are no other paved roads in or adjacent to this subdivision. Of the original lots, all have been annexed, except lots 24 and 25 which remain outside of the City of Yuma limits. Lots 24 and 25 were split into a total of 8 lots, and are the location of 5 of the 6 homes built in Ranchos el Toreo.

Upon annexation in 2015, the lots in Ranchos el Toreo retained the same zoning as they had in the County. A mixture of Recreational Vehicle Subdivision (RVS) and Low Density Residential (R-1-40). No additional annexations are anticipated.

To the east is Via Chaparral Subdivision, zoned RVS in the County, which features site-built homes on lots measuring approximately 6,500 square feet. To the north is the aforementioned RV resort zoned Manufactured Home Park (MHP) in the City. To the west is Vista del Sol Subdivision, zoned RVS in the City with a mixture of dwelling types. To the south of 40th Street is vacant desert in the City zoned Agriculture (AG).

Standard	Subdivision				Conforms				
Lot Size	Minimum:	6,003 SF		Maximum:	11,735 SF		Yes	X	No
Lot Depth	Minimum:	80.65 FT		Maximum:	140.29 FT		Yes	X	No
Lot Width/Frontage	Minimum:	60.00 FT		Maximum:	69.51 FT		Yes	X	No
Setbacks	Front:	20 FT	Rear:	10 FT	Side:	5	Yes	X	No
District Size	53.93	Acres					Yes	X	No
Density	3.76	Dwelling units per acre					Yes	X	No
Issues: Density below 5 units per acre. Zoning predates General Plan requirements. Annexed as RVS.									

1. Does the subdivision comply with the zoning code and the zoning district development standards?
Yes.

2. Does the subdivision comply with the subdivision code requirements? Yes.

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes	X	No		N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes	X	No		N/A	
Half Streets	Yes	X	No		N/A	
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes	X	No		N/A	
Orientation to Arterials	Yes	X	No		N/A	
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues: None						

3. Does the subdivision comply with the elements, plans and policies of the General Plan?
Yes.

Land Use Element:									
Land Use Designation:		Medium Density Residential							
Issues:		Density below 5 units per acre. RVS Zoning predates General Plan.							
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	

Historic Buildings on Site:	Yes		No	X				
Transportation Element:								
FACILITY PLANS								
TRANSPORTATION MASTER PLAN	Planned	Existing	Gateway	Scenic	Hazard	Truck		
Avenue 10E- 4 Lane Minor Arterial	50 FT H/W ROW	50 FT H/W ROW						
40 th Street - 4 Lane Minor Arterial	50 FT H/W ROW	17-50 FT H/W ROW						X
Bicycle Facilities Master Plan	Avenue 10E- Proposed Bike Lane.							
YCAT Transit System	S. Frontage Road- Gold Route.							
Issues:	None							
Parks, Recreation and Open Space Element:								
Parks and Recreation Facility Plan								
Neighborhood Park:	Existing: Saguaro Park				Future: None			
Community Park:	Existing: None				Future: Agua Viva Urban Lake Park			
Linear Park:	Existing: None				Future: Gila Main Canal Linear Park			
Issues:	None							
Housing Element:								
Special Need Household:	N/A							
Issues:	None							
Redevelopment Element:								
Planned Redevelopment Area:	None							
Adopted Redevelopment Plan:	North End:			Carver Park:			None:	X
Conforms:	Yes	X	No					
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	<i>Single Family</i>		Population	Impact	Consumption		Generation	
	Proposed	Per Unit		Officers	GPD	AF	GPD	
	203	2.71	550	1.04	113,877	127.6	38,509	
Fire Facilities Plan:	Existing: Fire Station #5				Future: Fire Station #7			
Water Facility Plan:	Source:	City	X	Private	Connection	10" PVC on Stetson Street		
Sewer Facility Plan:	Treatment:	City		Septic	Private	X	Foothills Utilities	
Issues:	None							
Safety Element:								
Flood Plain Designation:	Zone X		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							

Public Comments Received:

Name:	Sheila Ickes			Contact Information:	928-941-8827				
Method of Contact:	Phone	X	FAX	Email		Letter		Other	
Worried about row of new houses to the west. They will be extremely close to west side of Avenue 10E.									

Name:	Phone call- did not leave name.			Contact Information:					
Method of Contact:	Phone	X	FAX	Email		Letter		Other	
She requested the meeting be moved to January since "50% affected are snowbirds and did not get notice. It takes a month or two to forward mail and it is iffy."									
<i>Response for the developer:</i>									
<i>"Our timing has nothing to do with winter visitors being gone. We are trying to work with the adjacent Lines project which already has a tentative plat approval. They are very anxious to start their development and we are trying to help with infrastructure, since our first phase coincides with their development.</i>									
<i>"Our project will be built in 3 phases and not all phases will be built at the same time. The project will most likely be spread over 3-10 years, allowing for 40th Street and other traffic improvements to be done by the city in that timeframe."</i>									

Name:	Ron Hewitt			Contact Information:	rjhewitt@live.com				
Method of Contact:	Phone		FAX	Email		Letter		Other	
<p>"There is a great deal of development going on in this neighborhood. What I do not see is improvements to infrastructure to support this development. Traffic is my main concern. A lot more vehicles will be using the existing roads. They need to be improved on. There needs to be a light at 10E and the South Frontage road at a minimum. That is a horrible and poorly designed intersection. There is no visibility if turning left onto the Frontage from 10E. I've witnessed several severe accidents at his intersection. A friend spent 6 months in hospital as a result of an accident at that corner. If you've never done it then I invite you to head on over here, drive north on 10E to the Frontage and see for yourself that which I speak of. Then imagine it's January and thousands more cars are here. Paving 40E west for 10E would relieve a lot pressure from the Frontage. The Frontage road needs widening. They did it on the north side. Time to do the south side.</p> <p>"The water pressure here is outrageous. I measured 140psi at my house when a line broke in the night causing extensive damage. A representative of Foothills Utilities explained to me that some of their water lines laid down many years ago are very narrow. In order to get a minimum pressure to these older homes through the narrow pipes the pressure needs to be high. A fix needs to be put in place.</p> <p>"How many Sheriff Deputies will be hired with the increased revenue? With all these new houses and businesses being built I'm sure the County's tax intake has increased. What is this money being spent on? It needs to be spent improving the infrastructure. I'm firmly against any new development until these or similar improvements are made. I've communicated my thoughts to my elected official as well.</p> <p><i>Response from the developer: "The water is supplied by the City of Yuma and already has an assured water agreement with the ADWR. It is my understanding that the City is working on plans to extend 40th Street to Avenue 10E to relieve traffic congestion in this area."</i></p>									

Name:	Larry Dixon			Contact Information:	shelad06@gmail.com >					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	

Not that Yuma nor the builders care about our desert, just where is the water going to come from after these 200 lots are completed? In my honest opinion, no. There should be no more housing in this area. Just look at the housing going in behind the Walmart. Nobody has answered the question about where the water for that will come from. I can't sit back, watch the builders build, and then worry about the consequences later. Not to mention the sewer smells we live with that still hasn't been resolved. Whats 200 more lots gonna do. And traffic. What are the plans for all the traffic? Just lower the speed limit again? No, we don't need more housing. The city can't plan for and take care of whats here already. So what I am hearing is the city has assured a water agreement even if there is a shortage of water. And why wouldn't the city ensure that the traffic situation is taken care of prior to building. There are accidents at 10E and 32nd all the time. Even fatalities. So dumping 200 more families in the area is a good idea? Lets do the math. 200 families. At average, 2 cars per family. 400 more cars. And so far all that's been done is lower the speed limit from 45 mph to 40 mph. And the winter visitors are not even here yet. Now my understanding is out here, 40th street is county. And the 22 years I have lived here, the city could not extend 40th because of that. These problems need to be fixed first.

Response from the developer:

"The water is supplied by the City of Yuma and already has an assured water agreement with the ADWR.

"It is my understanding that the City is working on plans to extend 40th Street to Avenue 10E to relieve traffic congestion in this area. I'm not sure I can elaborate more about the City's assured water supply. I am unaware of any water shortage. It would probably be best if the City responded to the water supply and any proposed improvements to address traffic issues at Avenue 10E & the South Frontage Road, as well as the timing of improvements to 40th Street going west."

External Agency

See Attachment C.

Comments:

Neighborhood Meeting

See Attachment E.

Comments:

Proposed conditions delivered to applicant on: 08/07/24

Final staff report delivered to applicant on: 08/26/24

- Applicant agreed with all of the conditions of approval on: 08/14/24
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F	G	H
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Robert M. Blevins* **Date:** 08/13/24
Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: *Jennifer L. Albers* **Date:** 8/15/24
Jennifer L. Albers,
Assistant Director of Planning

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

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

1. The conditions 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 Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a) pay to cross the easement to reach any structure on the lot;
 - b) prevent the utilities from providing service to any structure on a lot; or
 - c) effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, x 3044:

6. Owner/Developer shall provide a traffic study per City of Yuma construction standard 2-040, with recommendations for onsite and offsite improvements. Please contact the City traffic engineer for the boundaries of the traffic study.
7. Owner/Developer shall provide on and offsite mitigation or payment in lieu of, for portions of the offsite improvements listed in the traffic study, if City is agreeable.
8. Owner/Developer shall design and construct the east half of Butler Avenue between 38th Lane and 39th Lane, except for the sidewalk adjacent to any undeveloped County lot.
9. Owner/Developer shall dedicate right-of-way to the City of Yuma at the northwest corner of Avenue 10E & 40th Steet for a southbound to west bound right turn lane.

10. Owner/Developer shall dedicate a corner triangle at the Northwest corner of 40th Steet & Avenue 10E with 40-foot legs.
11. Owner/Developer shall dedicate a corner triangle at the southwest corner of 36th Street (Stetson Street) & Avenue 10E with 40-foot legs.
12. Owner/Developer shall arrange the small Tracts D, E, G, H, and I such that they back up to each other where possible.
13. Owner/Developer shall design Butler Avenue with the sidewalk setback 3 feet from the edge of curb, such that future expansion of Butler Avenue can occur if needed to a residential collector street in the future.
14. Owner/Developer shall layout and construct no parking signs along Butler Avenue per the Manual of Uniform Traffic Control Devices (MUTDC).
15. Owner/Developer shall construct a 20 foot wide emergency access road per City of Yuma construction standard 2-045, along 40th Street and Butler Avenue connecting with Unit 2 between 39th Street and 39th Place, in the event that 40th Street has not been constructed, when development of Unit 2 goes forward. If 40th Street has been constructed, then only the leg along Butler Avenue would be required to provide secondary emergency access.
16. Owner/Developer shall provide a 1' non-access easement along the east property line of properties adjoining Avenue 10E, the south property lines of properties adjoining 40th Street, and the north property lines of properties adjoining 36th Street/Stetson Street.
17. Owner/Developer shall design and construct a 6 foot tall concrete masonry unit block wall as measured from the highest adjacent grade around the subdivision perimeter per City of Yuma construction standard 1-015. An alternative wall design can be proposed with appropriate structural engineering calculations.
18. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision, including fencing along E. 36th Street (Stetson Street), 40th Street, Butler Avenue, and Avenue 10E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:

19. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

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 C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/16/24
- **300' Vicinity Mailing:** 07/22/24
- **34 Commenting/Reviewing Agencies noticed:** 07/25/24
- **Site Posted on:** 07/30/24
- **Neighborhood Meeting:** 08/06/24
- **Hearing Date:** 09/09/24
- **Comments due:** 08/05/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/29/24	X		
Yuma County Engineering	YES	07/26/24		X	X
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/26/24	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	07/29/24	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	07/29/24		X	X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/30/24		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
AGENCY COMMENTS**

COMMENT NO COMMENT

Enter comments below:

Will the City of Yuma be annexing those portions of 10E?

DATE: **7/26/24** NAME: **Santos Guerrero** TITLE: **Deputy Director**
AGENCY: **Yuma County**
PHONE: **(928) 341-2500**
RETURN TO: **Robert.Blevins@YumaAZ.gov**

Condition(s) No Condition(s) Comment

Enter conditions here: **Provide paved primary and secondary fire department access0 (40th St. from Butler Ave to Ave 10E, and 36th St. in either direction).**

DATE: **7/29/24** NAME: **Kayla Franklin** TITLE: **Fire Marshal**
CITY DEPT: **Fire**
PHONE: **928-373-4865**
RETURN TO: **Robert Blevins**
Robert.Blevins@YumaAZ.gov

Condition(s) No Condition(s) Comment

Enter conditions here: **The subject parcel is located approximately 2 miles from the Barry M. Goldwater Range West (BMGR-W) northern boundary. It is requested that Avigation easement and Range Disclosure Statements be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, BMGR, and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.**

DATE: **30 July 2024** NAME: **Antonio Martinez** TITLE: **Community Liaison Specialist**
CITY DEPT: **MCAS Yuma**
PHONE: **928-269-2103**

A. Mantz

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 08/06/24

Location: The west side of Ave.10E at 36th St.

Attendees:

Applicant/Agent: Nathan and Lane Heida

City Staff: Bob Blevins

Eleven neighbors in attendance: Norm Olsen, Cheryl Hendricksen, Sheila Ickes, Gary Albert, Jennifer Matthews, Lester Favish, Emert & Laura Knaresboro, Chris Marche, Liz Lara, Virginia Mendoza, Marissa Gomez.

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

Neighbor (N); Developer (D)

(N) This is RVS so no high-rise? (D) Correct, 100% one story houses.

(N) Traffic is an issue.

(D) 209 [200] houses in this subdivision.

(N) Will 37th Street be open to Vista del Sol? (D) Yes.

(N) Problem is sewer.

(D) Foothills Utilities confirms capacity is available. New lift station and new building/roof improvements.

(N) When was this annexed? (D) 20 years ago. [actually in 2015]

(N) This is RVS. When did it change? Snowbirds won't like this. They are already moving away.

(D) RVS gives option to park an RV & CCRs limit construction to site-built homes.

(N) Someone needs to contact the school district. They are over-crowded. All schools are over-capacity.

(N) Do you know about the protected species? Burrowing owl and horned lizard.

(D) Fish and Game is notified. We get a Public Report. It also confirms water and sewer.

(D) We would like to start construction in about a year. Will be in phases for a few years. We are trying to work with the adjacent project which already has plat approval. They want to start their development and we are coordinating with them, since our first phase coincides with their development.

(N) Hopefully a stop light at the Frontage Road? City won't do a thing.

(N) Existing 10E subdivision [built by this developer] looks like a housing project.

(N) We were not notified of the outcome of the prior subdivision public hearing. We will do a class action suit.

(N) Cannot handle this new subdivision. Fry's is crowded and the shelves are empty.

(N) Need a new Walmart and new grocery store.

(D) Sprouts is coming. (N) This is not a Sprouts type of crowd.

(N) There will be 5 backyards behind me. You should put retention basin as a buffer.

(N) There is a water flow issue.

(N) Takes 20 minutes to get on the Frontage Road.

(N) 40th Street needs to be paved. (D) Maybe in 2 years.

(D) Fire department reviews access.

(N) This will overload schools, and grocery stores.

ATTACHMENT F NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
4W AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
AGUILERA & COLINA FAMILY TRUST 5-18-2023	1493 LA CHICA DR	CHULA VISTA	CA	91911
ANAYA ALONSO FRANCO	9728 E 36TH ST	YUMA	AZ	85364
ARGUELLES ELIZABETH	PO BOX 4933	YUMA	AZ	85366
ARY MORGAN B & MONICA C	11832 S AVENUE 10 E	YUMA	AZ	85365
BAILEY CARL & BETTY TRUST 12-19-2017	9723 E 36TH LN	YUMA	AZ	85367
BAILEY CARL A JR & CARRIE E	3240 FAIRLAND DR	RENO	NV	89523
BANUELOS GRISELDA J	10441 E 36TH PL	YUMA	AZ	85365
BARREIRO SHERRY REVOCABLE TRUST 2-15-2022	11274 S FORTUNA RD STE D2	YUMA	AZ	85367
BECERRA RODOLFO	9742 E 38TH ST	YUMA	AZ	85365
BERMUDEZ CRISPIN R	3099 W 31ST ST	YUMA	AZ	85364
BILLMAN JOE ETAL JT	10123 E 38TH PL	YUMA	AZ	85365
BOCKUS ROBERT N & JANET C	3849 S SALIDA DEL SOL	YUMA	AZ	85365
BONIFACIUS ROBERT L & BETTY J TRUST 3-23-07	9745 E 38TH PL	YUMA	AZ	85365
BOWEN FAMILY TRUST 12-30-2008	3781 S SALIDA DEL SOL AVE	YUMA	AZ	85365
BROWN DWIGHT E JR & LINDA HONG	10129 E 39TH PL	YUMA	AZ	85365
CAGLE BRENDA M	9737 E 36TH ST	YUMA	AZ	85365
CAMARENA KRISTOPHER J	3676 W 36TH ST	YUMA	AZ	85365
CAMARILLO ANTONIO FELIX	10133 E 38TH PL	YUMA	AZ	85367
CASEY JEFFREY & LISA	PO BOX 55353	NORTH POLE	AK	99705
CASTELLANOS ALEJANDRO	10122 E 36TH ST	YUMA	AZ	85365
CHASE S	3801 S SALIDA DEL SOL	YUMA	AZ	85365
CHRISTENSEN FORREST H & BARBARA A JT	BOX 92	BARNWELL	AB	T0K 0B0
CROTTS DENNIS E & GAYLA A TRUST 8-10-2010	662 QUAIL LN	LE ROY	KS	66857
DAVIS RONALD L & PATRICIA E REVOCABLE LIVING TRUST	PO BOX 1555	CLATSKANIE	OR	97016
DE LA CRUZ JACQUELINE	10136 E 37TH ST	YUMA	AZ	85365
DE LA TORRE JUAN & YOLANDA JT	4617 S BLOSSER RD	SANTA MARIA	CA	93455
DELGADILLO GUADALUPE	9727 E 37TH PL	YUMA	AZ	85365
DESERT VIEW HOMES INC AZ CORP	8671 S FRONTAGE RD	YUMA	AZ	85365
DIEZ FAMILIA AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
DIEZ FAMILIA AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
DIXON LARRY A & SHEILA M JT	3671 S SALIDA DEL SOL AVE	YUMA	AZ	85365
EMERY THOMAS JERRY & DEBRA ANN	148 BLUE LAKES BLVD N #181	TWIN FALLS	ID	83301
ESCH PHILIP J TRUST 1-31-214	4830 GETTEL RD	SEBEWAING	MI	48759
EZELL TYLOR MARIE	10113 E 37TH ST	YUMA	AZ	85365
FARMER MAURICE G & SHARON	6152 W WHISTLE STOP RD	SOUTH JORDAN	UT	84009
FAVISH SHELLEY M	10123 E 37TH ST	YUMA	AZ	85365
FIETEN WILLY	9746 E 38TH LN	YUMA	AZ	85367
FOOTHILLS WATER & SEWER LLC	250 SW TAYLOR ST	PORTLAND	OR	97204
FUERST WILMA J	9722 E 36TH LANE	YUMA	AZ	85365
GARCIA FAUSTO	10126 E 38TH LN	YUMA	AZ	85365
GILLAM SHARON	9694 E 36TH LN	YUMA	AZ	85365
GOHL RICHARD L & CYNTHIA A JT	9728 E 38TH ST	YUMA	AZ	85365
GOMEZ-ABUNDIZ ELUTERIO	3861 S SALIDA DEL SOL AVE	YUMA	AZ	85365
GONZALEZ RENEE SANDOVAL	9729 E 38TH ST	YUMA	AZ	85365
GONZALEZ VICENTE H & MARIA D JT	3645 S SALIDA DEL SOL AVE	YUMA	AZ	85365
GOWAN ROBERT W SR & LUZ M REVOCABLE LIVING TRUST	9695 E 36TH LN	YUMA	AZ	85365
GRANGER JOSHUA C	10145 E 37TH PL	YUMA	AZ	85365
GREEN LOLITA Y	11115 WESTONHILL DR	SAN DIEGO	CA	92126
GREENE ROBERT MICHAEL & ELIZABETH	10139 E 38TH LN	YUMA	AZ	85365
GRIESEMER MICHAEL J & JUDY N JT	10127 E 38TH LN	YUMA	AZ	85365
GUERRERO MIGUEL A ET AL	10121 E 35TH PL	YUMA	AZ	85365
GUTIERREZ MANUEL FRANCISCO	6219 E 44TH ST	YUMA	AZ	85365
GUZMAN FRANCISCO & SANDRA	5640 LONDON ST SE	SALEM	OR	97306
HARDKNOCKS AZ LP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LLLP	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85365
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85364
HARDKNOCKS LTD PART	190 S MADISON AVE STE 2	YUMA	AZ	85365
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364

HARDNOCKS AZ LTD PARTNERSHIP	242 S 1ST AVE	YUMA	AZ	85364
HARR MICHAEL J & CONNIE KAYE JT	11788 S AVENUE 10 E	YUMA	AZ	85365
HERNANDEZ GREGORY ROMERO	3837 S SALIDA DEL SOL	YUMA	AZ	85365
HERNANDEZ SINDY MARISOL BRAVO	9703 E 38TH PL	YUMA	AZ	85365
HEWITT RONALD J & MARY E CPWROS	10152 EAST 39TH STREET	YUMA	AZ	85367
HIMES RICHARD & JANICE JT	1602 3RD ST	TILLAMOOK	OR	97141
HIMES RICHARD L & JANICE M TRUST 6-4-1998	1602 3RD ST	TILLAMOOK	OR	97141
HOKLAND CHRIS & XIAOYING	9705 E 38TH LN	YUMA	AZ	85364
HOWEY KENNETH & DONNA JT	105 1339 MCGIL RD	KAMLOOPS	BC	V2C 6K7
HURTADO JESUS M & MARIA D	9699 E 37TH PL	YUMA	AZ	85365
HUTMACHER JESSE	10133 E 37TH ST	YUMA	AZ	85365
IBARRA JOSE ALBERTO & MARIA LOURDES JT	10124 E 37TH PL	YUMA	AZ	85365
ICKES TRUST 6-6-2019	9743 E 38TH ST	YUMA	AZ	85365
JOHNSTON LOYD D & LINDA R JT	20597 COUNTY RD 306	BUENA VISTA	CO	81211
JOHNSTON LYMAN & SHARON TRUST 4-15-1993	8297 S 4340 ROAD	WELCH	OK	74369
JOHNSTON LYMAN E & SHARON K TRUST 4-15-1993	8297 S 4340 ROAD	WELCH	OK	74369
KAMMERZELL TERRY & ROSALIE	3825 S SALIDA DEL SOL AVE	YUMA	AZ	85365
KAMPE ELIZABETH ANNE TRUST	14889 E 47TH LN	YUMA	AZ	85367
KELLY FAMILY TRUST 4-5-1993	2232 LA CRESTA RD	EL CAJON	CA	92021
KNARESBORO EMERT & LAURA TRUST 12-30-2022	10131 E 39TH WAY	YUMA	AZ	85367
KOTTKE MATTHEW R	10145 E 36TH PL	YUMA	AZ	85365
KRAUTER DONNA MAE E	9700 E 38TH ST	YUMA	AZ	85365
KUHN DAVID JOHN & DEBBRA EARLINE	70132 LAKEWOOD RD	NORTH BEND	OR	97459
LEINBACH DARCI ANN & JASON C JT	10136 E 38TH ST	YUMA	AZ	85365
LEONHART STEVEN THOMAS	3551 S SALIDA DEL SOL	YUMA	AZ	85365
LOPEZ SILVIA	9729 E 36TH ST	YUMA	AZ	85365
MACLEAN A&T TRUST 1-31-2023	10135 E 36TH PL	YUMA	AZ	85365
MALDONADO MIGUEL MIRANDA	9733 E 38TH LN	YUMA	AZ	85365
MARMOLEJO DAVID C II & MARY E	10144 E 37TH PL	YUMA	AZ	85365
MARTINEZ ANTONIO	10114 E 38TH LN	YUMA	AZ	85365
MARTINSON FAMILY TRUST 11-16-08	21801 NE 266TH ST	BATTLE GROUND	WA	98604
MATTHEWS WAYNE & JENNIFER A JT	9290 E 22ND PL	YUMA	AZ	85365
MCCLARAN KEVIN D	10116 E 38TH ST	YUMA	AZ	85365
MENDEZ SAUL & AIDEE	10142 E 36TH ST	YUMA	AZ	85365
MENDOZA ROMAN & VIRGINIA CEBREROS	9304 E SADDLE DR	YUMA	AZ	85365
MILLER JAMES P & VERONE K TRUST 3-24-2005	3657 S SALIDA DEL SOL AVE	YUMA	AZ	85365
MIRANDA JACQUELINE NIKOLE	10128 E 39TH STREET	YUMA	AZ	85365
MIRANTE TRUST 11-7-2022	9732 E 38TH LN	YUMA	AZ	85365
MITCHELL DIRK R	9704 E 38TH LN	YUMA	AZ	85365
MURAVEZ DENNIS L & JEANIE K TRUST 10-27-2006	104 CANYON GREENS CT	LEWISTON	ID	83501
NARDOZZA FAMILY TRUST 11-7-2007	709 PONSETTIA PARK SOUTH	ENCINITAS	CA	92024
NEWBIGGING WILLIAM R & JACQUELINE C JT	11521 S EBY RD	CANBY	OR	97013
OLSEN NORMAN C	3635 S SALIDA DEL SOL AVE	YUMA	AZ	85365
ORTIZ MARCO A & CARMEN M TRUST 11-15-01	PO BOX 4787	YUMA	AZ	85366
OSCAR INVESTMENTS LLC	14551 E 42ND PL	YUMA	AZ	85367
PALMER CHAD G	8066 COMMERCE DR	CASPER	WY	82604
PANEK DEANE M	3885 S SALIDA DEL SOL AVE	YUMA	AZ	85365
PAVLICK-HICKS TRUST 8-15-05	1650 LA MESA AVE	SPRING VALLEY	CA	91977
PEGRUM FAMILY LIVING TRUST 12-6-2010	10141 E 38TH ST	YUMA	AZ	85365
PEREZ MONICA	3639 S SALIDA DEL SOL AVE	YUMA	AZ	85365
POWLUSKO LARRY & KAREN JT	79 BURROUGHS PL NE	CALGARY	AB	T1Y 6K5
PROCELL ROBERT PATRICK & PAMELA SUE TRUST 2-9-2018	14766 E 52ND ST	YUMA	AZ	85367
QUINTERO FERNANDO L & MARIA F	10141 E 39TH PL	YUMA	AZ	85365
QUINTERO TIMOTHY & SHANA CPWROS	10143 E 39TH ST	YUMA	AZ	85365
R AND R RENTAL PROPERTIES DE LLC	3426 HEATHERWOOD DR	EL CAJON	CA	92019
RAMIREZ ARAN D	10119 E 39TH WY	YUMA	AZ	85366
RICHARDS WILLIAM JR & KYLEE SIERRAH	3848 S AVE 10E	YUMA	AZ	85365
RICO TRENT & DARIAN	9411 E WAGON WHEEL DR	YUMA	AZ	85365
RIES FAMILY TRUST 10-16-2023	3821 S BRIGHTON LN	SPOKANE	WA	99223
RJN LIVING TRUST JUNE 1, 2022	102 E MAIN ST	EL CENTRO	CA	92243
ROMERO JOSE A	3813 S SALIDA DEL SOL AVE	YUMA	AZ	85365
ROSALES MARIA	10144 E 39TH LN	YUMA	AZ	85365
ROSON REAL ESTATE & INVESTMENTS AZ LLC	2851 S AVE B SUITE 18	YUMA	AZ	85364
RUBY TRUST	10143 E 39TH WAY	YUMA	AZ	85365
SALISBURY CHARLES B & DEBRA D	PO BOX 405	EL SINORE	UT	84724
SEGOVIA MARTIN	PO BOX 2980	SOMERTON	AZ	85350

SHERMAN DAVID K & TAMMY S JT	10115 E 38TH LANE	YUMA	AZ	85365
SILVA ADRIAN & ANNETTE	10118 E 39TH WAY	YUMA	AZ	85365
SIMS BEVERLY	10114 E 36TH PL	YUMA	AZ	85365
SITZMANN TYFFANY NIDEY & PAUL ROMAN	10143 E 38TH PL	YUMA	AZ	85365
SKIPPING ROBERT J & RAYLENE JT	9702 E 38TH PL	YUMA	AZ	85365
SLATER PAUL & JENNY K CPWROS	3587 S SALIDA DEL SOL AVE	YUMA	AZ	85365
SMITH JASON N	10134 E 36TH PLACE	YUMA	AZ	85365
SOTO ALAN R & BETH A MONTES CPWROS	10140 E 39TH ST	YUMA	AZ	85365
SP TRUST 4-5-2021	14303 E 51ST ST	YUMA	AZ	85367
SP TRUST 4-5-2021	14303 E 51ST ST	YUMA	AZ	85367
ST CLAIR SAMUEL DOUGLAS & JUSTINE AUTUMN	10125 E 37TH PL	YUMA	AZ	85365
STAMATIS LUKE MILTON KING & KATIE ANNE	10117 E 39TH PL	YUMA	AZ	85365
STANLEY SIEGLINDE R	3873 S SALIDA DEL SOL AVE	YUMA	AZ	85365
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
STATZER WILLIAM H & CONNIE G JT	3683 S SALIDA DEL SOL AVE	YUMA	AZ	85365
STEELE LIVING TRUST 2-2-2020	10151 E 38TH LN	YUMA	AZ	85365
THOMAS GREGORY L & SAMRIENG	10150 E 38TH LN	YUMA	AZ	85365
TOBIAS ALFONSO JR & GLORIA JT	9735 E 36TH PL	YUMA	AZ	85365
TOLAN VICKIE LYNN	10144 E 36TH PL	YUMA	AZ	85365
TORRES EDUARDO	10116 E 39TH ST	YUMA	AZ	85365
TRIPLE A CONSTRUCTION LLC	4600 E PURPLE MOUNTAIN ST	YUMA	AZ	85365
URIARTE HECTOR J & ROSA	11268 S BUTLER AVE	YUMA	AZ	85365
VALENZUELA LIZBETH	10143 E 37TH ST	YUMA	AZ	85365
VALLE RODRIGO JR	9737 E 36TH LN	YUMA	AZ	85365
VAN MATRE CHAD LEE	10141 E 35TH PL	YUMA	AZ	85367
VANDERPUTTEN MICHAEL ANTHONY	9738 E 37TH ST	YUMA	AZ	85365
VILLA BEVERLY A	9697 E 37TH ST	YUMA	AZ	85365
VILLASENOR FERNANDO C JR	10114 E 37TH PL	YUMA	AZ	85365
WALLACE BRUCE H & SUSAN J TRUST 12-8-2005	13377 S AVENUE 4 1/4 E	YUMA	AZ	85365
WAMMACK JENNIFER L	10131 E 35TH PL	YUMA	AZ	85365
WEINRICH TYLER J	10112 E 36TH ST	YUMA	AZ	85365
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WESTWIND R V & GOLF RESORT AZ LLC	9797 E 32ND ST	YUMA	AZ	85365
WHEELER MATTHEW RICHARD & JACKELYN BAILEN JT	9744 E 38TH PL	YUMA	AZ	85365
WHEELER WILLIAM J	9696 E 36TH ST	YUMA	AZ	85365
WHITE NICOLE E	11810 S AVENUE 10 E	YUMA	AZ	85365
WHITEHEAD TIMOTHY EDWARD	10130 E 39TH WAY	YUMA	AZ	85365
WINGER CHRISTOPHER	10135 E 37TH PL	YUMA	AZ	85365
YOUNESS JOHN D & RACHEL CPWROS	3565 S SALIDA DEL SOL AVE	YUMA	AZ	85365
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
ZIELKE SIDNEY C & BARBARA A	617 E LAUREL RD	BELLINGHAM	WA	98226
ZIELKE SIDNEY C & BARBARA A CPWROS	617 E LAUREL RD	BELLINGHAM	WA	98226
ZUBIETA PETER A & KAREN JT	2495 LARK LN	EMMETT	ID	83617

ATTACHMENT G NEIGHBOR POSTCARD

This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 200 residential lots, ranging in size from approximately 6,022 sq. ft. to 9,069 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-42965-2024**

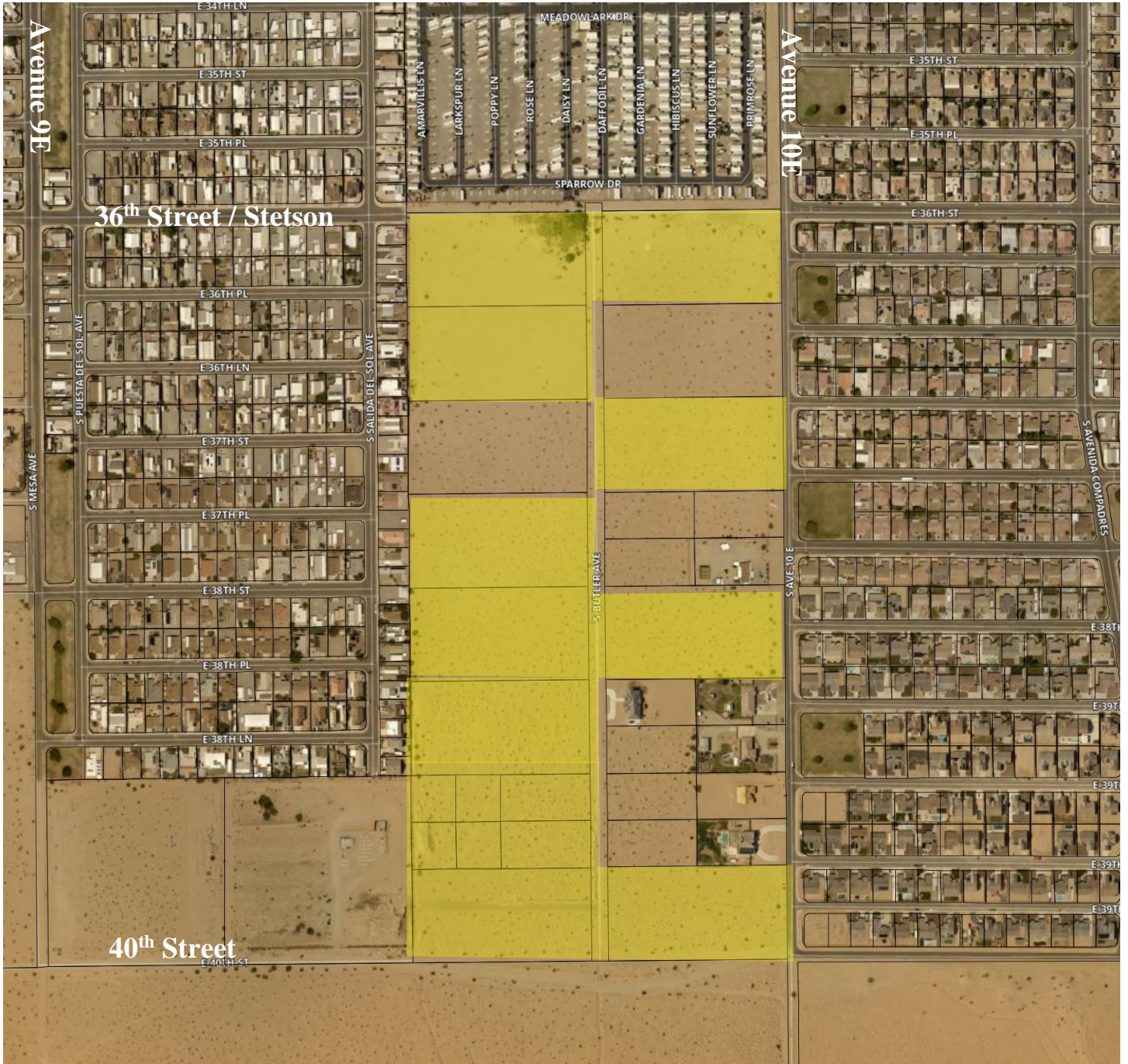
**NEIGHBORHOOD MEETING
08/6/2024 @ 5PM WEST SIDE OF
AVENUE 10E & 37TH PLACE**

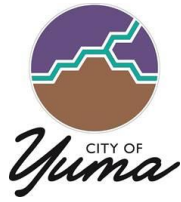
**PUBLIC HEARING
9/9/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of the SWC of E.36th Street and S. Avenue 10E, Yuma, AZ., you are invited to attend the meetings to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

ATTACHMENT H
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Amelia Domby

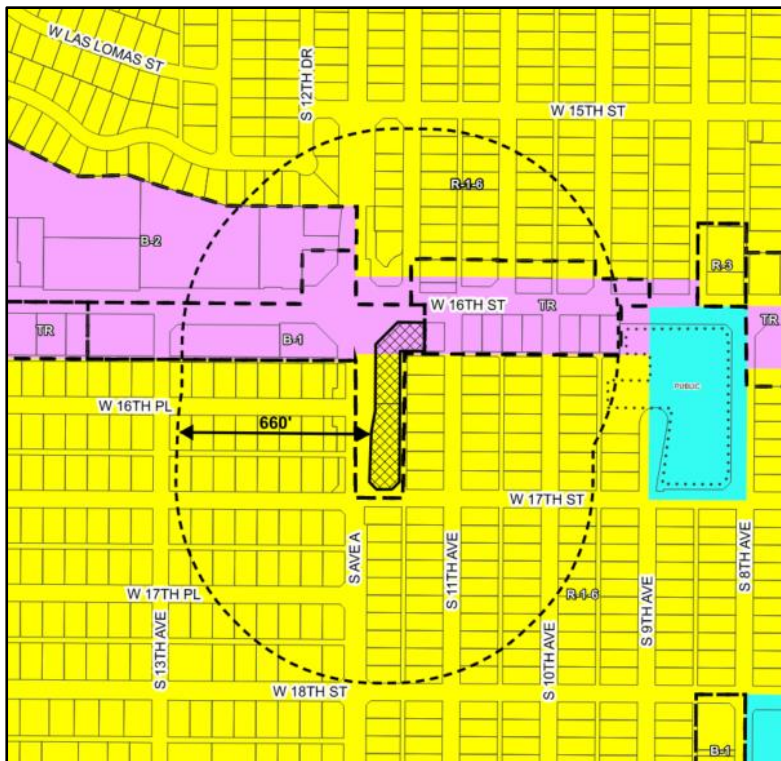
Hearing Date: September 9, 2024

Case Number: GP-42762-2024

Project Description/Location: This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.3 acres, for the property located at the southeast corner of Avenue A and 16th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial (B-1) District	Undeveloped	Mixed Use and Low Density Residential
North	Transitional (TR) District and Low Density Residential (R-1-6) District	Residential	Mixed Use
South	Low Density Residential (R-1-6) District	Residential	Low Density Residential
East	Transitional (TR) District and Low Density Residential (R-1-6) District	Office/Residential	Mixed Use and Low Density Residential
West	Limited Commercial (B-1) District and Low Density Residential (R-1-6) District	Office/Residential	Mixed Use and Low Density Residential

Location Map



- LOCATION OF SUBJECT PROPERTY
- NOTIFICATION AREA

GENERAL PLAN - LAND USE

- Low Density Residential
- Mixed Use
- Public/Quasi-Public

ZONING DISTRICTS

- B-1 - Limited Commercial
- B-2 - General Commercial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-3 - High Density Residential
- TR - Transitional
- Public (P) Overlay

Prior site actions: Annexation: Ord. 585 (November 28, 1952); Rezone: Z83-5 (Denied 2/16/83); ZONE-3746-2013 (Ordinance No. O2013-47); Conditional Use Permit: CU86-12 (12/9/86) Lot Tie: Lot Tie/Lot Split Southeast Corner of Avenue "A" and 16th Street (08/28/2017)

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 1.3 acres from Mixed Use and Low Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for 1.3 acres from Mixed Use and Low Density Residential to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.3 acres, for the property located at the southeast corner of Avenue A and 16th Street, Yuma, AZ.

The existing Mixed Use land use designation (.3 acres) supports the following types of zoning: Low Density Residential (R-1-5 and R-1-6), Medium Density Residential (R-2 and R-2-5), Residence-Manufactured Housing (R-MH), Manufactured Housing Subdivision (MHS), Transitional (TR), and Limited Commercial (B-1).

The existing Low Density Residential land use designation (1 acre) supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) Districts.

The proposed High Density Residential land use designation (1.3 acres) supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP).

The City's intent in changing the land use designation, is to dispose of the properties, allowing the future property owner the opportunity to rezone to High Density Residential (R-3) for the future development of multi-family units.

Density

The current land use designation of Mixed Use and Low Density Residential would allow from 3 to 8 dwelling units to be constructed on the 1.3 acres.

The proposed High Density Residential land use designation would allow from 17 to 39 dwelling units to be constructed on 1.3 acres. The proposed land use designation would allow the applicant to pursue a rezoning that would support multi-family development.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing type. The information results in an average household size of 1.6 persons per high density type dwelling in the City of Yuma.

Comparing the densities allowed within the General Plan, the potential persons expected are:

- Mixed Use/Low Density:
Minimum 3 homes – Expected population: 5
Maximum 8 homes – Expected population: 13
- High Density Residential:
Minimum 17 homes – Expected population: 27
Maximum 39 homes – Expected population: 62

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore the expected school-age population is estimated at:

- Mixed Use/Low Density:
Minimum expected population: 5 – School Age: 1
Maximum expected population: 13 – School Age: 3
- High Density Residential:
Minimum expected population: 27 – School Age: 5
Maximum expected population: 62 – School Age: 12

Transportation

The property is located at the southeast corner of Avenue A and 16th Street. Direct access to the subject property would be determined at project design but will likely connect to 17th Street via the alley. Avenue A is a 4-lane minor arterial roadway and 16th Street is a 4-lane minor arterial roadway.

According to the City of Yuma Transportation Master Plan, Avenue A and 16th Street operate at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2023 as 19,911 along Avenue A near the southeast corner of Avenue A and 16th Street. In addition, the daily traffic counts for 2023 along 16th Street near the subject property is 27,043.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the

General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of Alice Byrne Elementary School located at 811 W. 16th Street and junior high school students are within the boundary of R. Pete Woodard Junior High School located at 2250 S. 8th Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Kofa High School located at 3100 S. Avenue A.

1. Does the proposed amendment impact any elements of the General Plan?

No. The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
16 th Street – 4-Lane Minor Arterial	50 FOOT H/W	61 FOOT H/W
Avenue A – 4-Lane Minor Arterial	50 FOOT H/W	Varies

2. Does the proposed amendment impact any of the facility plans?

No. The change in land use will not significantly impact any of the facility plans.

3. Is the proposed amendment in conflict with Council’s prior actions?

Yes. This area has been designated with the Low Density Residential and Commercial since the adoption of the 1983 City of Yuma General Plan on January 5, 1983, Resolution No. 2292.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 9, 2024
- City of Yuma City Council: October 2, 2024

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Attachments

A	B	C	D	E	F
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

Prepared By: Amelia Domby

Date: August 22, 2024

Amelia Domby
Principal Planner
Amelia.Domby@yumaaz.gov

(928) 373-5000, x1234

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

Date: 8/22/24

Approved By: Alyssa Linville
Alyssa Linville,
Director, Planning and Neighborhood Services

Date: 08/26/2024

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	MJ Hogan			Contact Information:	(619) 956-6552			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about the request and asked for clarification on the zoning of his property and permitted uses.								
Name:	Nicole Burns			Contact Information:	(928) 580-7454			
Method of Contact:	Phone	X	FAX	Email	nicolepelroy@gmail.com	Letter		Other
Comment: Opposed to this request. Concerns with traffic – agriculture buses, school buses, stop signs within the neighborhood and multi-family development will contribute to the traffic issues within the area.								
Name:	Anthony Darwin			Contact Information:	Adarwin1981@gmail.com			
Method of Contact:	Phone		FAX	Email	X	Letter		Other
Comment: Requested additional information and asked if the proposed minor general plan amendment request changed the zoning of the surrounding areas. Staff informed the property owner that this is a minor general plan amendment request to change the land use designation for the subject property. This request does not change the land use or zoning of the adjacent properties.								
Name:	Christopher Robins			Contact Information:	crobins@dahlrobins.com			
Method of Contact:	Phone		FAX	Email	X	Letter		Other
Comment: Asked for information about this request and who the applicant is. Staff informed Mr. Robins the applicant is the City of Yuma and explained the Minor General Plan Amendment Request.								
Name:	Branden Chavez			Contact Information:	Brandonchavez53@aol.com			
Method of Contact:	Phone		FAX	Email	X	Letter		Other
<p>Comment: To whom it may concern:</p> <p>My name is Brandon Chavez. I am a local business owner of Code Boutique and Yuma Cleaners. I am a born and raised resident and tax payer of the City of Yuma. Currently, I own several properties in the North End and North West End of Yuma. I own the property on 16th Street and Avenue A on which Code Boutique resides. I say this to express my level of which I am vested in my community. I am in opposition for the proposal of the Minor General Plan Amendment- Mixed Use and Low Density Residential to High Density or to be made residential use in general.</p> <p>My reasoning is because it is a step back and disservice to City of Yuma and it's community. There has been significant time and money the City has spent on plans for future development of the intersection to only go back to where we started. Additionally, removing tax paying citizens from their homes and losing out on the tax revenue generated by those homes for so many years. These are</p>								

significant steps back for a now developing area. There are more businesses and buildings being renovated and occupied now after such a long period of time, which are local businesses, who are also investing in their community. Now more than ever there should be a push for our community to grow and expand financially which in turn will provide jobs, services and tax revenue to be put back into our community.

Please take the time to consider what one of your contributing community members has to say because I am not the only one that feels this way on something that can considerably impact the community and businesses around the proposed changes for this property.

Respectfully,
Brandon Chavez
(928)581-8792

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	06/19/24	NAME:	James Sheldahl	TITLE:	District Superintendent
AGENCY:	Yuma Elementary School District #1			PHONE:	(928) 502-4303
<i>Enter comments below:</i>					
<p>Amelia, On behalf of Yuma Elementary School District #1, I am writing in support of proposed General Plan Amendment GP-42762-2024. This type of infill housing helps build back some of the 1300 housing units in District #1 that have been transferred to Company Housing for H2A Visa employees. Sincerely, Jamie Sheldahl</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-42762-2024 CASE PLANNER: AMELIA DOMBY</p>
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I. PROJECT DATA

Project Location:		Southeast corner of Avenue A and 16 th Street					
Parcel Number(s):		665-33-139 & 665-33-138					
Parcel Size(s):		1.31 acres					
Total Acreage:		1.3					
Proposed Dwelling Units:		Maximum: 39		Minimum: 17			
Address:							
Applicant:		City of Yuma					
Applicant's Agent:		N/A					
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	No	X	
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None X
Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE

	Existing Zoning	Current Use	General Plan Designation
Site	Limited Commercial (B-1) District	Undeveloped	Mixed Use and Low Density Residential
North	Low Density Residential (R-1-6) District	Residential	Mixed Use and Low Density Residential
South	Low Density Residential (R-1-6) District	Residential	Low Density Residential
East	Transitional (TR) District / Low Density Residential (R-1-6) District	Office / Residential	Mixed Use / Low Density Residential
West	Limited Commercial (B-1) District / Low Density Residential (R-1-6) District	Medical Office / Residential	Mixed Use / Low Density Residential

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Adopted 11/28/1952, Ord. 585
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes	X	No	Lot Tie/Lot Split Southeast Corner of Avenue "A" and 16 th Street (Fee no. 2017-05105)
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	Date: N/A
Enforcement Actions	Yes		No	N/A

Land Division Status:	Legal Lot of record					
Irrigation District:	None					
Adjacent Irrigation Canals & Drains:	None					
Water Conversion: (5.83 ac ft/acre)	7.63 Acre Feet a Year					
Water Conversion Agreement Required	Yes		No	X		

II. CITY OF YUMA GENERAL PLAN

Land Use Element:										
Land Use Designation:			Mixed Use and Low Density Residential							
Issues:			None							
Historic District:	Brinley Avenue		Century Heights			Main Street		None		X
Historic Buildings on Site:			Yes	No	X					
Transportation Element:										
FACILITY PLANS										
Transportation Master Plan			Planned	Existing	Gateway	Scenic	Hazard	Truck		
16 th Street – 4-Lane Minor Arterial			50 FOOT H/W	61' H/W	X			X		
Avenue A – 4-Lane Minor Arterial			50' FOOT H/W	Varies				X		
Bicycle Facilities Master Plan			Avenue A – Existing Bike Route 16 th Street – Proposed Bike Lane							
YCAT Transit System			Purple Route 6A							
Issues:										
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:	Existing: Netwest Park				Future: Netwest 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:										
Housing Element:										
Special Need Household:			N/A							
Issues:										
Redevelopment Element:										
Planned Redevelopment Area:			N/A							
Adopted Redevelopment Plan:	North End:			Carver Park:		None:	X			
Conforms:			Yes	No						
Conservation, Energy & Environmental Element:										
Impact on Air or Water Resources			Yes	No	X					
Renewable Energy Source			Yes	No	X					
Issues:										
Public Services Element:										
Population Impacts			Dwellings & Type	Projected Population	Police Impact	Water Consumption		Wastewater Generation		
Population projection per 2018-2022 American Community Survey			<i>Single Family</i>							
Police Impact Standard: 1 officer for every 530 citizens;			Maximum	Per Unit		Officers	GPD	AF	GPD	
2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			39	2.71	106	0.20	21,878	24.5	7,398	
			Minimum							
			17	2.71	46	0.09	9,536	10.7	3,225	
Fire Services Plan:			Existing: Fire Station No. 4				Future: Fire Station No. 4			
Water Facility Plan:	Source:	City	X	Private	Connection:	10" PVC off Avenue A, 4" AC in alley				
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" VCP Avenue A into alley				

Issues:								
Safety Element:								
Flood Plain Designation:		500-Year Flood		Liquefaction Hazard Area:		Yes	No	X
Issues:								
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:								

NOTIFICATION

- **Legal Ad Published: The Sun** 08/17/24
- **Display Ad Published:** 08/17/24
- **660' Vicinity Mailing:** 06/18/24
- **54 Commenting/Reviewing Agencies noticed:** 06/11/24
- **Site Posted:** 07/03/24
- **Neighborhood Meeting:** 07/11/24
- **Hearing Dates:** 09/09/24
- **Comments Due:** 08/10/24

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	06/17/24	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	YES	06/19/24		X
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	06/17/24	X	
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	06/12/24	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	YES	07/25/24	X	
Kayla Franklin, Fire – Prevention	YES	06/12/24	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
July 11, 2024	See Attachment D.
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: July 11, 2024

Location: On-site – 5pm

Attendees: Staff/Applicant: Amelia Domby, Erika Peterson, Robert Blevins, Guillermo Moreno-Nunez

Neighbors in attendance: Ruben, Sunae Moree, Mary Lehrer, Tyler and Nicole Burns, Michael Cabrales, Sandra Ramos, Debra Robles, Ernesto Andrade, Beatrice Silva, Gordon and Pessy Grisson, Enrique Montoya, and Edgar Garibay

SUMMARY OF ATTENDEE’S COMMENTS RELATED TO THE PROJECT:

- Staff informed the neighbors in attendance this is a request by the City of Yuma for a Minor General Plan Amendment Request to change the land use designation from Mixed Use and Low Density Residential to High Density Residential. This is a City owned property and staff informed the neighbors in attendance that elevations and a site plan is not provided during the General Plan process. Staff added that the developer of the site would move forward with a rezone request.
 - Neighbors in attendance expressed their concern with pedestrian and vehicular traffic. The neighbors added that they were concerned for the safety of the children walking to school and there are many blind spots for drivers in the area.
 - One neighbor in attendance suggested a gated apartment complex and a block wall for the neighbors adjacent to this property.
 - Neighbors stated there were homes on this property previously and the city removed them by eminent domain to widen Avenue A, then the properties remained vacant.
 - Suggested developing townhomes instead of apartments and noted that they were opposed to a two-story multi-family development.
 - Neighbors in attendance stated they preferred commercial development over an apartment complex and added that there were successful businesses within the vicinity. The neighbors added that there is a need for commercial development. Staff added that the property was currently zoned Limited Commercial (B-1) District and has not been developed.
 - Neighbors noted that if they were aware that this property would be developed as an apartment complex, they would not have purchased their residential property.
 - A real estate agent in attendance noted that multi-family development on this property may increase property taxes.

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

OWNER	ADDRESS			
2014 LOC HOANG NGUYEN TRUST 9-20-2014	1376 S HETTEMA ST	YUMA	AZ	85364
309 PROPERTIES LLC	2900 S PALO VERDE LN UNIT 20	YUMA	AZ	85365
ABDT LLC	PO BOX 6431	YUMA	AZ	85366
ACACIA HOME HEALTH INC	103 E 24TH ST	YUMA	AZ	85364
ACACIA HOME HEALTH INC	103 E 24TH ST	YUMA	AZ	85364
ACOSTA FRANCISCO AND	1245 W 16TH PL	YUMA	AZ	85364
AD5401 DESERT PROPERTIES LLC	386 VANCE ST	CHULA VISTA	CA	91910
ADAM JIM & JIMMY LLC	30 N GILBERT RD	MESA	AZ	85203
ADAM JIM & JIMMY LLC	30 N GILBERT RD	MESA	AZ	85203
ADKINS NEAL E	1701 S 10TH AVE	YUMA	AZ	85364
AGUILAR STEPHEN C & JAMIE JT	1619 S 10TH AVE	YUMA	AZ	85364
AGUIRRE MICHELLE	1514 S 9TH AVE	YUMA	AZ	85364
AITKEN ASHLEY SCHANELLE MORGAN	1258 W 17TH ST	YUMA	AZ	85364
ALDAMA EDWARD A & ANITA PALACIO JT	1729 S 11TH AVE	YUMA	AZ	85364
ALVARADO MARCO ANTONIO & IDALYNN JT	1205 W 15TH ST	YUMA	AZ	85364
AMAYA DELIA R	1732 S 10TH AVE	YUMA	AZ	85364
AMAYA EDGAR ALAN	1622 S 11TH AVE	YUMA	AZ	85364
ANDRADE ERNESTO A	1522 S 10TH AVE	YUMA	AZ	85364
ANDRADE TERESA	1734 S 11TH AVENUE	YUMA	AZ	85364
APODACA MICHAEL EDWARD & JOSEFA	1714 S 11TH AVE	YUMA	AZ	85364
ARIAS LUIS & IDUVINA JT	3585 S 18TH AVE	YUMA	AZ	85364
ARNOLD DONALD MARCUS & KAREN JANICE JT	2713 W 12TH PL	YUMA	AZ	85364
BADILLA JOSEPH P & PATRICIA JT	1516 S 11TH AVE	YUMA	AZ	85364
BEALS EDWARD R & SHERYL E JT	1304 W 17TH PL	YUMA	AZ	85364
BENITEZ ALEXIS TEMOC	1710 S 11TH AVE	YUMA	AZ	85364
BERGIN MARTIN K & DEBORAH L	1718 S 11TH AVE	YUMA	AZ	85364
BERGIN MARTIN K & DEBORAH L JT	1721 S 11TH AVE	YUMA	AZ	85364
BERNAL ANNETTE M	1505 S 10TH AVE	YUMA	AZ	85364
BESHEARS EMILIA M	PO BOX 6745	YUMA	AZ	85366
BRANDENBERGER DONNA	1701 S 13TH AVE	YUMA	AZ	85364
BURNS NICOLE & TYLER	1627 S 10TH AVE	YUMA	AZ	85364
BUSTAMANTE VIRGINIA	1281 W 16TH PL	YUMA	AZ	85364
CABRALES MICHAEL & KIMBERLY JT	1726 S 11TH AVE	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CAMINO OTERO REAL ESTATE INVESTMENTS LLC	340 W 32ND ST #504	YUMA	AZ	85364
CAMPA JESUS	1210 W 17TH ST	YUMA	AZ	85364
CAMPA JESUS	1210 W 17TH ST	YUMA	AZ	85364
CARBAJAL VICTORIA	1257 W 17TH ST	YUMA	AZ	85364
CARRE CODY ALLEN	1720 S 10TH AVE	YUMA	AZ	85364
CB HOLDING LLC	1580 S AVENUE A	YUMA	AZ	85364
CERON RICARDO RUIZ & PATRICIA	1405 S 11TH AVE	YUMA	AZ	85364
CHAVEZ AUSTREBERTO	1221 W 17TH PL	YUMA	AZ	85364
CHESSER HARRY W TRUST 12-13-2017	1509 S 11TH AVE	YUMA	AZ	4558
CONE LARA ROSE	1525 S 10TH AVE	YUMA	AZ	85364
CORONA JOHN A	1621 S 11TH AVE	YUMA	AZ	85364
CORRAL PEDRO & DANIA	PO BOX 779	SOMERTON	AZ	85350

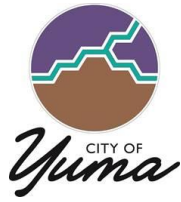
CRAMP LEON W	1221 W 16TH PL	YUMA	AZ	85364
CRUZ CANDELARIO GUTIERREZ	1210 W 17TH PL	YUMA	AZ	85364
D'LOA-ELIAS LUIS ANGEL	1201 W 15TH ST	YUMA	AZ	85364
DAVIS IRIS	1282 W 16TH PL	YUMA	AZ	85364
DE LOS REYES MONICA MARIA	1234 W 16TH PL	YUMA	AZ	85364
DE SANTIAGO JAVIER	1202 S 4TH AVE	YUMA	AZ	85364
DJZ LLC	1207 W 16TH ST STE A	YUMA	AZ	85364
DOUGLASS MARY	1707 S AVENUE A	YUMA	AZ	85364
DUARTE HERIBERTO VALLES & MARCELINA G	1505 S 12TH DR	YUMA	AZ	85364
ELDRIGE MICHAEL R	1705 S 10TH AVE	YUMA	AZ	85364
ELDRIGE MICHAEL R	1705 S 10TH AVE	YUMA	AZ	85364
ENRIQUEZ KENIA A	1526 S 9TH AVE	YUMA	AZ	85364
EQUITY CASHOUTS LLC	2679 W 28TH PL	YUMA	AZ	85364
ESCHENBAUM GARY M & LINDA S TRUST 6-15-2011	1509 S 10TH AVE	YUMA	AZ	85364
FIKE DORIS J LIVING TRUST 4-17-06	1233 W 17TH ST	YUMA	AZ	85364
FLECK DONALD ROBERT & HERMINIA G JT	PO BOX 4531	YUMA	AZ	85366
FURROW KENT M & TERRI A JT	1611 S 10TH AVE	YUMA	AZ	85364
GARIBAY FINANCIAL LLC	350 W 16TH ST STE 104	YUMA	AZ	85364
GILL CLYDE	1529 S 10TH AVE	YUMA	AZ	85364
GL THOMAS PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
GL THOMAS PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
GOMEZ JUAN ANTONIO & MICHELLE	1282 W 17TH PL	YUMA	AZ	85364
GONZALES SANDRA N & LORENZO A	1234 W 17TH PL	YUMA	AZ	85364
GRAVELY THOMAS B	1258 W 17TH PL	YUMA	AZ	85364
GREEN HENRY DOUGLAS	6682 E MOUNTAIN VIEW PL	YUMA	AZ	85365
GRIFFIN ADAM	1234 W 17TH ST	YUMA	AZ	85364
GRIFFIN SANDRA B TRUST 10-7-2015	1269 W 17TH ST	YUMA	AZ	85364
GRIFFIN SANDRA B TRUST 10-7-2015	1269 W 17TH ST	YUMA	AZ	85364
GRISSOM WILLIAM G & PEGGY S JT	1617 S 11TH AVE	YUMA	AZ	85364
GUERRA JUAN GABRIEL JR & ANNETTE	1501 S 12TH DR	YUMA	AZ	85364
HAIFLEY TRACY	1717 S 11TH AVE	YUMA	AZ	85364
HANDCOCK TRUST 2-25-2020	1246 W 16TH PL	YUMA	AZ	85364
HATCH ROGER D & FRODESEN JANET C TRUST 8-12-2014	1269 W 17TH PL	YUMA	AZ	85364
HEHE FRANK R & JEANE A TRUST 5-30-01	1270 W 17TH PL	YUMA	AZ	85364
HENDERSON MARIA L	1741 S 11TH AVE	YUMA	AZ	85364
HERNANDEZ JAIME C & ELVIA G JT	1440 W 9TH PL	YUMA	AZ	85364
HERNANDEZ YESENIA	1505 S 11TH AVE	YUMA	AZ	85364
HIGGINS EDWARD D & GUADALUPE L JT	1245 W 17TH ST	YUMA	AZ	85364
HOGAN MJ	699 EMERALD AVE	EL CAJON	CA	92020
HOLLAND C JEAN	1620 S 10TH AVE	YUMA	AZ	85364
HUTTON FAMILY TRUST 3-8-2022	1517 S 10TH AVE	YUMA	AZ	85364
IBARRA CECILIA	PO BOX 1469	SOMERTON	AZ	85350
JARAMILLO JOHNNY J & RUTH ANN JT	1281 W 17TH ST	YUMA	AZ	85364
JIMENEZ ALBERTO V & SYLVIA L JT	1709 S 11TH AVE	YUMA	AZ	85364
JONES DAVID DANIEL & JOSEPHINE	1510 S 11TH AVE	YUMA	AZ	85364
JUAREZ MARIA MERCEDES & HECTOR	3895 W 36TH PL	YUMA	AZ	85365
KING CORTNI J	1506 CENTRAL AVE	GREAT FALLS	MT	59401
KNIGHT RONALD C	1716 S 10TH AVE	YUMA	AZ	85364
LACEY VINCENT P & MARY E JT	1518 S 10TH AVE	YUMA	AZ	85364

LAGUNAS ANTONIO VILLA & RANDA LYNN	1513 S 10TH AVE	YUMA	AZ	85364
LARA GERARDO A	1723 S AVENUE A	YUMA	AZ	85364
LAU BM FAMILY TRUST 10-18-2017	1310 W RIDGEVIEW DR	YUMA	AZ	85364
LAWRENCE JOHN DAVIS	1610 S 11TH AVE	YUMA	AZ	85364
LEHRER MARY FAYE	1530 S 10TH AVE	YUMA	AZ	85364
LEWIS SAMUEL J & ASHLEY B JT	1705 S 11TH AVE	YUMA	AZ	85364
LOPEZ CARLOS ALBERTO & MARISELA JT	1614 S 11TH AVE	YUMA	AZ	85364
LOPEZ JUAN C & MARIA G LIZARDE JT	1517 S 11TH AVE	YUMA	AZ	85364
LOPEZ MARIO & DORIS JT	1704 S 10TH AVE	YUMA	AZ	85364
LOPEZ ROMAN & BLANCA P	1720 S 14TH AVE	YUMA	AZ	85634
LOPEZ ROSALIE	1270 W 17TH ST	YUMA	AZ	85364
LOPEZ TRUST 6-25-2020	1213 W 15TH ST	YUMA	AZ	85364
LOYNES ANTHONY BERNARD	1246 W 17TH PL	YUMA	AZ	85364
MADRID CAROLE A	1351 W 16TH PL	YUMA	AZ	85364
MAGANA STANLEY DUANE TRUST 9-13-2023	1730 S 11TH AVE	YUMA	AZ	85364
MARQUEZ JORGE ESTEBAN	1630 S 11TH AVE	YUMA	AZ	85364
MARTINEZ ANACRISITNA	1615 S 10TH AVE	YUMA	AZ	85364
MAY SAMUEL R & VIOLA M JT	1613 S 11TH AVE	YUMA	AZ	85364
MC NEELY BRIANNA MEZEI & ALEXANDER JASON	1623 W 10TH AVE	YUMA	AZ	85364
MCDONALD EDWARD GENE	1245 W 17TH PL	YUMA	AZ	85364
MEJIA FAMILY PROPERTIES LLC	3293 S PINTO WAY	YUMA	AZ	85365
MEJIA MISAEL ROSADO	1715 S AVENUE A	YUMA	AZ	85364
MONTERO HUMBERTO & IRMA JT	1881 S 4TH AVE STE B	YUMA	AZ	85365
MONTOYA ENRIQUE & MELISSA LOUISE QUINTERO	1122 W 17TH ST	YUMA	AZ	85364
MOREE FAMILY TRUST 9-18-2006	13066 OLD WEST AVE	SAN DIEGO	CA	92129
MORFIN RONALD A	3831 W 27TH LN	YUMA	AZ	85364
MORGAN JULIO CESAR & FAVIOLA	8747 BLUE LAKE DR	SAN DIEGO	CA	92119
MORGAN RUTH	3538 ISLA VISTA DR	SAN DIEGO	CA	92105
MUNOZ ISABEL	1257 W 17TH PL	YUMA	AZ	85364
NASH DEBORAH	1722 S 11TH AVE	YUMA	AZ	85364
NAVA RICARDO & JULIETTE	4831 W 17TH PL	YUMA	AZ	85364
OCHOA BARBARA G	1222 W 16TH PL	YUMA	AZ	85364
ODONNELL TIMOTHY W	1521 S 11TH AVE	YUMA	AZ	85364
ONTIVEROS MARINA	1524 S 11ST AVE	YUMA	AZ	85364
ORSBORN KATY MARIE	1632 S 10TH AVE	YUMA	AZ	85364
ORTEGA FRANCISCO & PATRICIA JT	1702 S 11TH AVE	YUMA	AZ	85364
PLAZA ANNA B	1012 S BARDEAUX AVE	YUMA	AZ	85364
PONCE RICHARD & YOLANDA	1506 S 11TH AVE	YUMA	AZ	85364
RAINEY ARACELY T	1628 S 10TH AVE	YUMA	AZ	85364
RAMIREZ ANA LYDIA	1733 S 11TH AVENUE	YUMA	AZ	85364
RAMIREZ JOSE M DIAZ	1521 S 10TH AVE	YUMA	AZ	85364
RAMOS ADOLFO & SANDRA JT	1600 S VIA CIELO	YUMA	AZ	85364
RANGEL FERNANDO	1731 S AVENUE A	YUMA	AZ	85364
READHEAD ROBERT JOSEPH	1514 S 10TH AVE	YUMA	AZ	85364
REX SCOTT P & REBECCA J JT	1209 W 17TH PL	YUMA	AZ	85364
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYES CLEMENTE V	PO BOX 2689	SOMERTON	AZ	85350
REYNOLDS MARK A & SUE S JT	1298 W 17TH ST	YUMA	AZ	85364

RHODES GREGORY TYLER & CARBAJAL JESSICA JT	1233 W 17TH PL	YUMA	AZ	85364
RICHARDS JACKIE	1514 S 11TH AVE	YUMA	AZ	85364
RICHARDS JACKIE &	1242 W 18TH ST	YUMA	AZ	85364
RIVERA CARLOS J & PETRA JT	1728 S 10TH AVE	YUMA	AZ	85364
ROBLES ALONDRA	1510 S 10TH AVE	YUMA	AZ	85364
ROBLES DEBRA S	1270 W 16TH PL	YUMA	AZ	85364
ROBLES FRANK & KAREN S	1294 W 16TH PL	YUMA	AZ	85364
ROBLES MAGDALENA M	1612 S 10TH AVE	YUMA	AZ	85364
RODRIGUEZ MIREYA	1529 S 11TH AVE	YUMA	AZ	85364
RODRIGUEZ VICENTE JR	1246 W 17TH ST	YUMA	AZ	85364
ROJAS ARACELY	1712 S 10TH AVE	YUMA	AZ	85364
ROJAS ARACELY	1712 S 10TH AVE	YUMA	AZ	85364
ROJAS ROBERT F &	1740 S 11TH AVE	YUMA	AZ	85364
RONQUILLO AURORA	1150 S JEWEL AVE	YUMA	AZ	85364
ROSALES TERESA	1717 S 10TH AVE	YUMA	AZ	85364
ROSS GLENN A	1258 W 16TH PL	YUMA	AZ	85364
RUELAS APOLINAR & ESTHER JT	1233 W 16TH PL	YUMA	AZ	85364
SALGADO RAMIRO CORTEZ	1713 S 10TH AVE	YUMA	AZ	85364
SANCHEZ NATALEE ESMERALDA	1739 S AVE A	YUMA	AZ	85364
SANDOVAL LEE A	1501 S 11TH AVE	YUMA	AZ	85364
SANDOVAL ROSARIO	1513 S 11TH AVE	YUMA	AZ	85364
SHADAN PROPERTIES LLC	2177 W 22ND PL	YUMA	AZ	85364
SOTO JESUS E Y & BARBARA A JT	1219 W 17TH ST	YUMA	AZ	85364
SOTO RUBEN A	1502 S 10TH AVE	YUMA	AZ	85364
STOKES WAYNE CLAY II	8607 GOLDEN RIDGE RD	LAKESIDE	CA	92040
SULLIVAN HOLDINGS	992 W 16TH ST	YUMA	AZ	85364
SULLIVAN HOLDINGS	992 W 16TH ST	YUMA	AZ	85364
SULLIVAN HOLDINGS AZ LLC	992 W 16TH ST	YUMA	AZ	85364
THOMAS G L PROPERTIES LLC	PO BOX 6486	YUMA	AZ	85366
TORRES FAMILY TRUST 3-6-2024	3195 S HORSESHOE BEND AVE	YUMA	AZ	85364
TORRES HUMBERTO & MARTHA	194 N 22ND AVE	YUMA	AZ	85364
VALENCIA ANITA	1526 S 10TH AVE	YUMA	AZ	85364
VISION ASSETS LLC	PO BOX 4507	SAN LUIS	AZ	85349
VITAL YURIKO	1212 W 18TH ST	YUMA	AZ	85364
WALSMA PAMELA TRUST 11-4-2004	3644 W 12TH LN	YUMA	AZ	85364
WELTER MARK J & SYLVIA M	1518 S 9TH AVE	YUMA	AZ	85364
WILLIAMS JAMES F	1637 S 11TH AVE	YUMA	AZ	85364
WONG RENE & ESTELLA A	1532 S 11TH AVE	YUMA	AZ	85364
YARWOOD CHRISTINA M	1525 S 11TH AVE	YUMA	AZ	85364
YOUNG GEORGE L	2229 E 24TH PL	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364

ATTACHMENT F
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

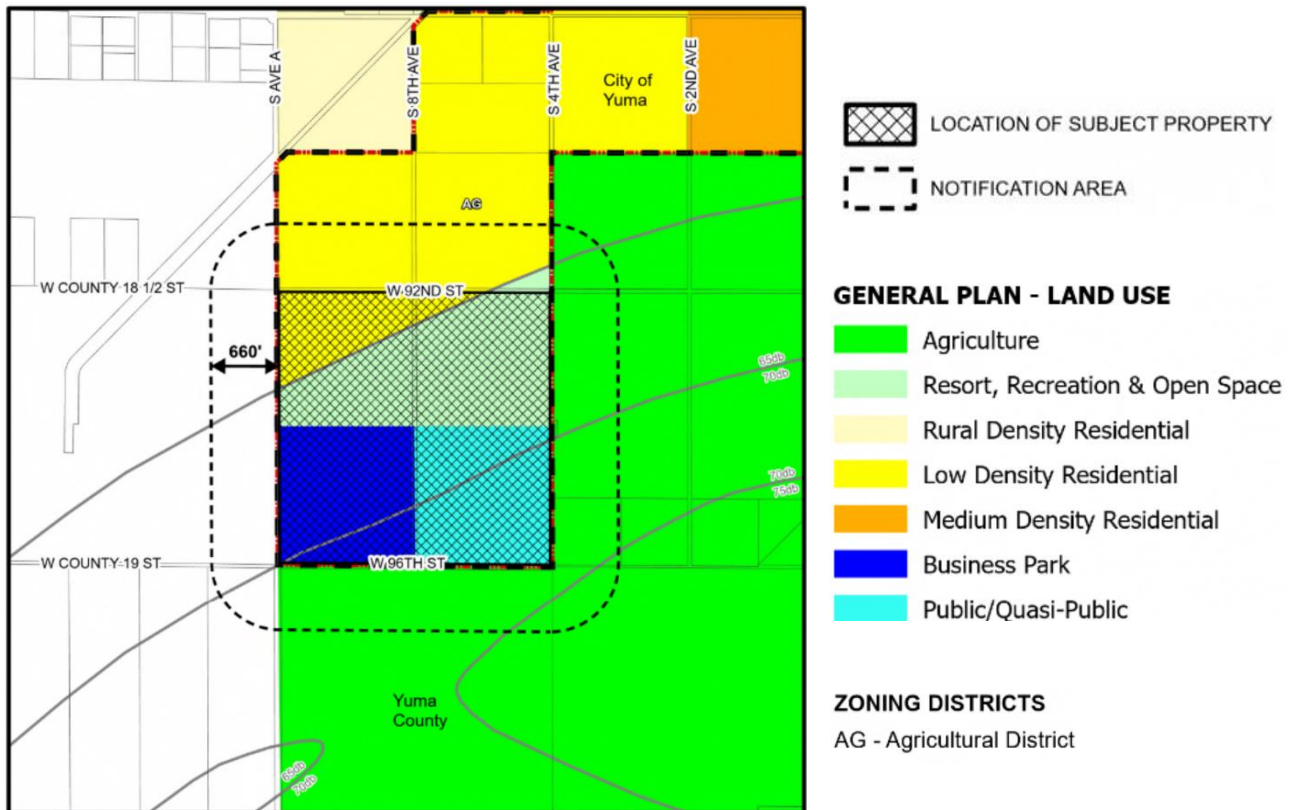
Hearing Date: September 9, 2024

Case Number: GP-42834-2024

Project Description/Location: This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19th Street and Avenue A, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG) District	Agriculture	Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public
North	Agriculture (AG) District	Agriculture	Low Density Residential, Resort/Recreation/Open Space
South	County Rural Area-10 (RA-10)	Agriculture	Agriculture
East	County Rural Area-10 (RA-10)	Agriculture	Agriculture
West	County Rural Area-10 (RA-10)	Agriculture	County Agricultural/Rural Residential

Location Map



Prior site actions: Pre-Annexation Agreement: Res. R2009-31 (June 15, 2009); Annexation: Ord. O2009-39 (July 3, 2009); General Plan Amendment: GP-2009-003, Resolution R2009-87 (November 18, 2009) Major Amendment to change land use designation to a mix of uses.

Staff Recommendation: Staff recommends the Planning and Zoning Commission take public comment at this, the first of two public hearings. The second public hearing will be held on October 14, 2024.

Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Staff Analysis: This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19th Street and Avenue A, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) Districts.

The existing Resort, Recreation & Open Space land use designation is intended to identify parks and recreation sites and supports the following types of zoning: Agriculture (AG) and Recreation and Open Space (RO).

The existing Business Park land use designation supports the following types of zoning: General Commercial (B-2), Business Park (BP), and Industrial Park (I-P) districts.

The existing Public/Quasi-Public land use designation allows publicly owned and operated facilities or those devoted to public use by the governmental and quasi-public or non-profit entities such as schools, hospitals, churches, military installations and/or government buildings. The Public/Quasi-Public land use designation supports a full range of zoning districts.

The proposed Industrial land use designation supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I), and Heavy Industrial (H-I) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site for future industrial development.

Land Use

The Land Use Element of the City of Yuma 2022 General Plan is a guide for the appropriate locations for residential, commercial, and industrial development. Objective 2.4 notes providing additional opportunities for employment:

Objective 2.4: Achieve a diversified economy that is open to new opportunities and resistant to seasonal employment fluctuations.

The subject properties have historically been used for farming and are presently lemon groves. Due to economic shifts and changes in citrus cultivation, the proposed

industrial land use change could potentially create a variety of year-round employment opportunities.

The area is part of a previous General Plan amendment, GP2009-003, the Estancia development. The planned mixed-use development in the Estancia Development Area, has not materialized, leaving much of the land predominantly as farmland. The proposed changes in land use will have a minimal impact on the surrounding area.

Density

The current land use designations of Low Density Residential (23 acres), Resort, Recreation & Open Space (57 acres), Business Park (40 acres), and Public/Quasi-Public (40 acres) would allow the development of residences, public parks, public schools, playgrounds, government buildings and commercial developments.

The proposed Industrial land use designation comprised of 160 acres would allow for the development of business, industrial or scientific research centers, assembly or fabrication of products, warehousing, automotive and equipment repair, lattice tower structures for personal wireless communication facilities, and printing services.

Population

The change in land use designation from Low Density Residential for 23 acres to Industrial is expected to result in a decrease in population, as the intended use for the site will be for industrial purposes.

Transportation

The properties are situated at the northeast corner of County 19th Street and S. Avenue A. Currently, access to the property is available from County 19th Street. There are no bus stops in the vicinity. The closest proposed bike lane is on County 18th Street, between Avenue A and Avenue 3E. The existing surrounding roadways have variable right-of-way widths and pavement surfaces. Possible infrastructure improvements would be needed depending on the need of the proposed future developments.

According to the City of Yuma Transportation Master Plan, County 19th Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2023 as 2,196 vehicles on the west side of the County 19th Street and S. Avenue B intersection. Currently, County 19th Street is developed as a 2-lane roadway and is identified in the Transportation Master Plan as a 4-lane Minor Arterial. The change in land use is not expected to cause a change in roadway classifications.

Public Services

Currently, the area is outside the boundaries of the existing water treatment, wastewater treatment and delivery facilities to support the proposed development. Additionally, the 2009 Estancia General Plan Amendment highlighted the need to construct new facilities to serve the development in this area. The facilities would include new water treatment, water reclamation, police sub-station and fire station to provide services and acceptable aid for the future developments in the Estancia area.

Growth Areas

The Estancia Area is designated as a Future Growth Area in the General Plan. This approximately 3,741.5-acre area was intended for a mixed-use development,

complete with its own public services. However, since the adoption of the 2009 Estancia General Plan Amendment, infrastructure development has not yet begun. The Estancia amendment highlighted the necessity to update several of the facility plans within the City of Yuma and construct new facilities to adequately serve the area. It is advisable to engage in further discussions about the future and development of the Estancia Area to determine the best path forward.

For the overall Estancia area this is a minor change to the mix of land uses. The existing Business Park land use was intended to provide employment for the area. The expanded area of Industrial will provide additional lands for employment activity.

1. Does the proposed amendment impact any elements of the General Plan?

No The change in land use will have a minimal impact on the mix of land uses within the City of Yuma and for the Estancia area.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
County 19 th Street - 4 Lane Minor Arterial	50 FT HW	53 FT FW
County 18 ½ Street - not identified	To be determined	Varies
Avenue A - not identified	To be determined	Varies
4 th Avenue - not identified	To be determined	Varies

2. Does the proposed amendment impact any of the facility plans?

No As noted in the Estancia General Plan amendment, the area is lacking in infrastructure for roads, utilities and parks. Future development will need to address the infrastructure needs.

3. Is the proposed amendment in conflict with Council’s prior actions?

Yes Both the City Council adoption of R2009-87, the Estancia General Plan amendment and the 2022 City of Yuma General Plan identified these areas as Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 9, 2024
- City of Yuma Planning and Zoning Commission: October 14, 2024
- City of Yuma City Council: November 20, 2024

Public Comments Received: None Received
Agency Comments: See Attachment B
Neighborhood Meeting Comments: None Required

Attachments

A	B	C	D	E
Agency Comments	Staff Worksheet	Neighbor Notification List	Estancia Map	Aerial Photo

Prepared By: Erika Peterson

Date: 8/20/2024

Erika Peterson
Senior Planner
Erika.Peterson@YumaAZ.Gov

(928) 373-5000, x3071

Reviewed By: Jennifer L. Albers

Date: 8/22/24

Jennifer L. Albers,
Assistant Director of Planning

Approved By: Alyssa Linville

Date: 09/04/2024

Alyssa Linville,
Director, Planning and Neighborhood Services

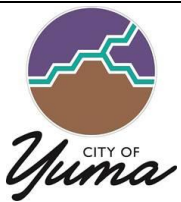
**ATTACHMENT A
AGENCY COMMENTS**

DATE:	7/12/2024	NAME:	Rhonda Buss, AICP	TITLE:	Planner III
AGENCY:	Arizona State Land Department			PHONE:	(602)542-3126
<i>Enter comments below:</i>					
<p>Thank you for the public notice regarding GP-42834-2024. There are no comments on the proposed Land Use Designations changes.</p> <p>However, it is important to note that ASLD does not see any road ROWs along County 19th Street and Avenue A bordering the subject site. Please contact ASLD ROW at RWS@azland.gov for questions regarding legal access on State Trust Land (STL) if needed. ASLD ROW applications are available on-line at https://land.az.gov/applications-permits if an application is required.</p> <p>Please feel free to contact us should you have any questions.</p> <p>Thank you,</p> <p>Rhonda Buss, AICP Planner III Arizona State Land Department <u>1110 West Washington Street Phoenix, AZ 85007</u> O: 602-542-3126 rbuss@azland.gov</p>					

DATE:	7/11/2024	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>MCAS Yuma has reviewed this request for APN 212-16-011 & 012 and offer no comments. Thank you for the opportunity to review.</p> <p align="center"><i>A. Mantz</i></p>					

		COMMENT	X	NO COMMENT	
DATE:	6/24/24	NAME:	Kayla Franklin	TITLE:	Fire Marshal
AGENCY:	YFD		PHONE:	928-373-4865	
<i>Enter comments below:</i>					
<p>Adequate fire flow and hydrant spacing will be required for development, along with paved primary and secondary fire department access and site flow.</p>					
RETURN TO:	Erika Peterson at Erika.Peterson@YumaAz.gov				

**ATTACHMENT B
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-42834-2024 CASE PLANNER: ERIKA PETERSON</p>
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I. PROJECT DATA

Project Location:		NEC of County 19 th Street and Avenue A							
Parcel Number(s):		212-16-011 and 212-16-012							
Parcel Size(s):		80 acres and 80 acres							
Total Acreage:		160							
Proposed Dwelling Units:		Maximum: 0		Minimum: 0					
Address:									
Applicant:		19 A, LLC							
Applicant's Agent:		Kevin Dahl - Dahl, Robins and Associates, Inc.							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	No	X			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X	
Airport	Noise Contours	65-70	X- AUX 2	70-75	75+	APZ1	APZ2	CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG) District	Agriculture	Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public
North	Agriculture (AG) District	Agriculture	Low Density Residential, Resort/Recreation/Open Space
South	County Rural Area-10 (RA-10)	Agriculture	Agriculture
East	County Rural Area-10 (RA-10)	Agriculture	Agriculture
West	County Rural Area-10 (RA-10)	Agriculture	County Agricultural/Rural Residential

Prior Cases or Related Actions:

Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	X	No	R2009-31, recorded 6/15/2009
Annexation	Yes	X	No	O2009-39 adopted 7/3/2009
General Plan Amendment	Yes		No	R2009-87, adopted 11/18/2009
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	Date: N/A
Enforcement Actions	Yes		No	N/A

Land Division Status:	Legal Lots of Record (entire parcels)
Irrigation District:	YMIDD
Adjacent Irrigation Canals & Drains:	
Water Conversion: (5.83 ac ft/acre)	932.80 Acre Feet a Year

Water Conversion Agreement Required	Yes		No	X	
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II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Low Density Residential, Resort/Recreation/Open Space, Business Park and Public/Quasi Public					
Issues:	Provision of services and protection of agriculture					
Historic District:	Brinley Avenue		Century Heights		Main Street	None X
Historic Buildings on Site:	Yes		No	X		

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
County 19 th Street- 4 Lane Minor Arterial	50 FT HW	53 FT FW				X
County 18 ½ Street- not identified	To be determined	40 FT FW				
Avenue A- not identified	To be determined	Varies				
4 th Avenue- not identified	To be determined	Varies				
Bicycle Facilities Master Plan	None					
YCAT Transit System	None					
Issues:	Roadway connections					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Las Casitas Park	Future: Las Casitas Park
Community Park:	Existing: Smucker Memorial Park	Future: Smucker Memorial Park
Linear Park:	Existing: Eastmain Canal Linear Park	Future: Eastmain Canal Linear Park
Issues:	No facilities planned in the area and the request is eliminating available open space	

Housing Element:

Special Need Household:	N/A
Issues:	Provisions of services

Redevelopment Element:

Planned Redevelopment Area:	N/A					
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X
Conforms:	Yes		No			

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:					

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 Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Non-residential</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	0	0	0	0.00	0	0.0	0
	Minimum						
0	0	0	0.00	0	0.0	0	

Fire Services Plan:	Existing: Fire Station No. 2				Future: Fire Station No. 2				
Water Facility Plan:	Source:	City	X	Private	Connection:	None at this time			
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: None at this time			
Issues:	Connections to water and sewer are not available in this area.								
Safety Element:									
Flood Plain Designation:	500 Year Flood				Liquefaction Hazard Area:	Yes		No	X
Issues:									
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	X	None		
Issues:	For the overall Estancia Area this is a minor change to the mix of land use.								

NOTIFICATION

- **Legal Ad Published: The Sun** 8/24/24
- **Display Ad Published:** 8/24/24
- **660' Vicinity Mailing:** 6/25/24
- **54 Commenting/Reviewing Agencies noticed:** 6/18/24
- **Site Posted:** 8/26/24
- **Neighborhood Meeting:** N/A
- **Hearing Dates:** 9/9/24, 10/14/24
- **Comments Due:** 8/17/24

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization <small>(ARS)</small>	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	YES	6/19/2024	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 <small>(ARS)</small>	NR			
Yuma Elementary School District #1 <small>(ARS)</small>	NR			
Crane School District #13 <small>(ARS)</small>	NR			
City of San Luis <small>(ARS)</small>	NR			
City of Somerton <small>(ARS)</small>	NR			
Imperial County, California <small>(ARS)</small>	NR			
Qwest Communications <small>(ARS)</small>	NR			
Arizona Public Service <small>(ARS)</small>	NR			
Time Warner Cable <small>(ARS)</small>	NR			
Southwest Gas <small>(ARS)</small>	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	YES	7/12/2024		X
MCAS / C P & L Office <small>(ARS)</small>	YES	7/11/2024		X
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	6/19/2024	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			

El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

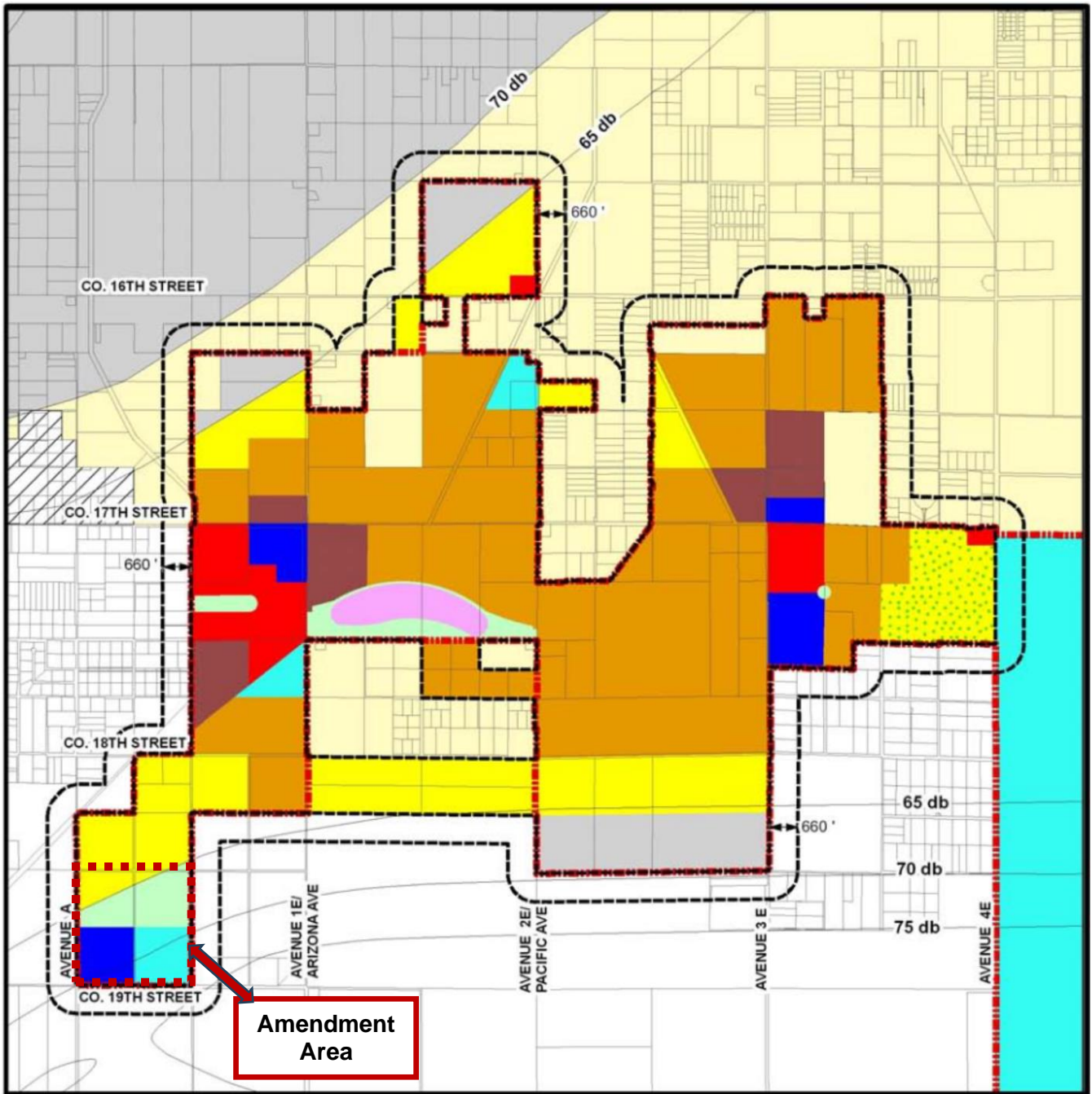
City of Yuma Internal List	Response Received	Date Received	“No Comment”	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	6/24/2024		X
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
No meeting required	N/A
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBOR NOTIFICATION LIST

NAME	ADDRESS	CITY	STATE	ZIP CODE
19 A LLC	190 S MADISON AVE STE 2	YUMA	AZ	85364
CR&R INC	11292 WESTERN AVE	STANTON	CA	90680
RBC CITRUS LLC	416 E SOUTH AVE	FOWLER	CA	93625
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
YELLOWSTONE LAND COMPANY LLC	3064 S AVENUE B	YUMA	AZ	85364
YUMI DATE COMPANY LAND HOLDINGS LLC	5701 TRUXTUN AVE STE 201	BAKERSFIELD	CA	93309

ATTACHMENT D
ESTANCIA MAP



ATTACHMENT E
AERIAL PHOTO

