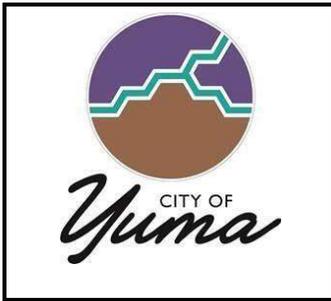


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 May 11, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda

Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ

Monday, May 11, 2020, 4:30 p.m.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means.

City Hall Council Chambers will be closed to the public.

Members of the public may view the meetings live on City Channels 73 and 72 and live-streamed on the City of Yuma website. Recordings of the meetings will be available on the City's website after the meeting. Public comment regarding any **agenda** item shall be limited to those provided in written format to the Planning and Zoning Commission secretary at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

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.

APPROVAL OF MINUTES

January 27, 2020 (3 of 4 required: *Hamel, Dammeyer, Counts, and Follmuth*)

April 27, 2020 (3 of 5 required: *Hamel, Counts, Arney, Scott, and Edgar*)

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS –

1. **SUBD-29684-2020:** This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the preliminary plat for the Cielo Verde Units 2B, 4 and 6 Subdivision. This subdivision contains approximately 40.89 acres and is proposed to be divided into 177 residential lots, ranging in size from approximately 4,513 square feet to 17,257 square feet, for the property located at the northwest corner of E. 36th Street and S. Avenue 8 1/2E, Yuma, AZ.

PUBLIC HEARINGS – NONE

INFORMATION ITEMS

1. STAFF
2. COMMISSION
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
January 27, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 27, 2020, at the Public Works Training Room, 155 W. 14th St., Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, Vice-Chairman Dammeyer and Commissioners Gregory Counts, and Jacqueline Follmuth, Commissioner Mohindra was absent. There are two vacancies.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil City Engineer; Alyssa Linville, Assistant Director DCD / Zoning Administrator; Robert Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Charysse Casillas, Administrative Assistant; and Jessenia Juarez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:51 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – December 9, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Dammeyer, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0, with 1 absent).

PUBLIC HEARINGS

GP-28531-2019: This is a request by the City of Yuma to adopt the 2020 Tree and Shade Master Plan. This policy document outlines the benefits of trees, an analysis of existing conditions, a vision for the future, and an implementation plan as it specifically relates to our community. The Plan is in accordance with the 2016 Parks & Recreation Master Plan and the City of Yuma 2012 General Plan. (Continued from January 13, 2020.)

Alyssa Linville, Assistant Director DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel commented he was happy to see the involved groups taking ownership of such a lofty plan.

Dammeyer asked if any grants were received and if those grants were deducted from the total of the budget allocation. **Linville** said the Parks and Recreation department were actively applying for grants and had received one for \$200,000, but she was not aware if this was deducted.

APPLICANT / APPLICANT'S REPRESENTATIVE

Not Required

PUBLIC COMMENT

None

MOTION

Motion by Follmuth, second by Dammeyer to APPROVE Case Number GP-28531-2019. Motion carried unanimously (4-0, with 1 absent).

GP-27420-2019: This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaile Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32nd Street. (This is the second of two public hearings.) (Continued from January 13, 2019.)

Jennifer Albers, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Dammeyer to APPROVE Case Number GP-27420-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28098-2019: This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, to rezone a 19.3-acre parcel from Agriculture (AG) to Low Density Residential (R-1-6), for the property located east of the southeast corner of Avenue 8½E and 40th Street. (Continued from January 13, 2020.)

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Najeh Edais, 3075 S. Ave. 4E, Yuma, AZ, thanked staff and was available for questions.

Hamel asked if the applicant would be extending the road.

Edais stated he had spoken with Engineering and had come to an agreement to extend the road.

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Follmuth to APPROVE Case Number ZONE-28098-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28275-2019: This is a request by Kerry A. Schimpf, on behalf of The Nelson Family Trust, 4/13/95 and Kerry & Gail Schimpf Trust, 11-19-03, and Kyle P. Nelson, to rezone approximately 14.9 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District, for the properties located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ. (Continued from January 13, 2020.)

Alyssa Linville, Assistant Director of DCD/Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kerry Schimpf, 2295 Fletcher Parkway, #200, El Cajon, CA, gave a presentation on the proposed project.

Hamel expressed his satisfaction with seeing new construction and business in this portion of the City.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Follmuth to APPROVE Case Number ZONE-28275-2019. Motion carried unanimously (4-0, with 1 absent).

INFORMATION ITEMS

Staff

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, reminded the Commission their attendance is important due to the few Commissioners available.

Hamel said he was not available for the Planning and Zoning Meeting on February 10, 2020, and advised staff to make the necessary arrangements for the continuation.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Minutes approved this _____ day of _____, 2020

Chairman

Planning and Zoning Commission Meeting Minutes
April 27, 2020

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 27, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Chairman Chris Hamel, and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, and Janice Edgar. Commissioners Fred Dammeyer and Barbra Beam were absent.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Rodney Short, Deputy City Attorney, attended the meeting (outside of the meeting room) to assist anyone from the public who wanted to speak on an item or who may have questions regarding an item; Alyssa Linville, Assistant Director DCD; and Jessenia Juarez, Administrative Assistant.

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

CONSENT CALENDAR

MINUTES – January 27, 2020
February 24, 2020
April 13, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

1. **SUBD-29516-2020:** This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, for approval of the preliminary plat for La Estancia Subdivision. This subdivision contains approximately 40 acres and is proposed to be divided into 179 residential lots, ranging in size from approximately 6,005 square feet to 12,785 square feet, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street, Yuma, AZ.
2. **SUBD-29644-2020:** This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the preliminary plat for the Desert Sands Subdivision Unit 2, proposed to be divided into 97 residential lots ranging in size from 5,095 square feet to 14,138 square feet. The property is located at the southwest corner of E. 44th Street and S. Avenue 7 ½E, Yuma, AZ.

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as amended with the deferral of the minutes from January 27, 2020 to a future meeting, and removing Case # ZONE-27421-2019 from Consent for further discussion. Motion carried unanimously (5-0, with 2 absent).

3. **ZONE-27421-2019:** This is a request by Core Engineering Group, on behalf of Susan Lee Bettaille Trust, to rezone 3.25 acres from the Agriculture (AG) District to General Commercial (B-2) District, for the property located at 7600 E. 32nd St., Yuma, Arizona.

Alyssa Linville, Assistant Director of DCD, summarized the staff report, recommending **APPROVAL**. **Linville** noted the applicant was not in favor of Condition # 5, and was asking for the timeframe to satisfy the Conditions of Approval be open-ended. **Linville** continued by stating that a mechanism for extending the timeframe was available in the form of a Statutory Compliance Hearing. This hearing could extend a deadline from two years to six years if that was how long it was going to take to meet the approval conditions.

QUESTIONS FOR STAFF

Hamel asked if the applicant had been advised of the Statutory Compliance Hearing process. **Linville** stated yes.

Edgar asked for clarification on the six-year mark Staff previously mentioned. **Linville** explained it was an example to show how the two years could be extended to a date in the future.

Hamel asked Staff to outline the steps available for extending the timeframe. **Linville** said Staff would notify the applicant of the pending expiration. The applicant would then advise if they would be able to complete the conditions within the time period. If the conditions were not completed, the property would have conditional zoning. Staff would then take the expired application to City Council for a Statutory Compliance Hearing, which would formally extended the timeframe for completing all conditions.

Edgar asked for clarification as to whether or not the commercial zoning had already been approved. **Linville** stated that the General Plan Amendment changing the land use designation to commercial had been approved earlier in the year, but this request before the Commission was for the rezoning of the property from Agriculture to General Commercial. The Planning and Zoning Commission makes a recommendation on the zoning application, and that recommendation is then forwarded to City Council for their consideration and a final determination.

Hamel questioned if the Commission was able to take action on this item. **Linville** stated the Commission could and either vote to amend Condition # 5, or leave it as written in the Staff Report.

APPLICANT / APPLICANT’S REPRESENTATIVE

Hamel stated Kevin Burge did not appear telephonically as expected.

PUBLIC COMMENT

None

Motion by Counts, second by Arney, to APPROVE Case Number ZONE-27421-2019, subject to the Conditions of Approval as listed in the Staff Report. Motion carried unanimously (5-0, with 2 absent).

PUBLIC HEARINGS – None

APPEAL HEARINGS - None

INFORMATION ITEMS

Staff

None

Commission

None

Public

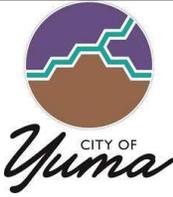
None

ADJOURNMENT

Hamel adjourned the meeting at 4:46 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



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

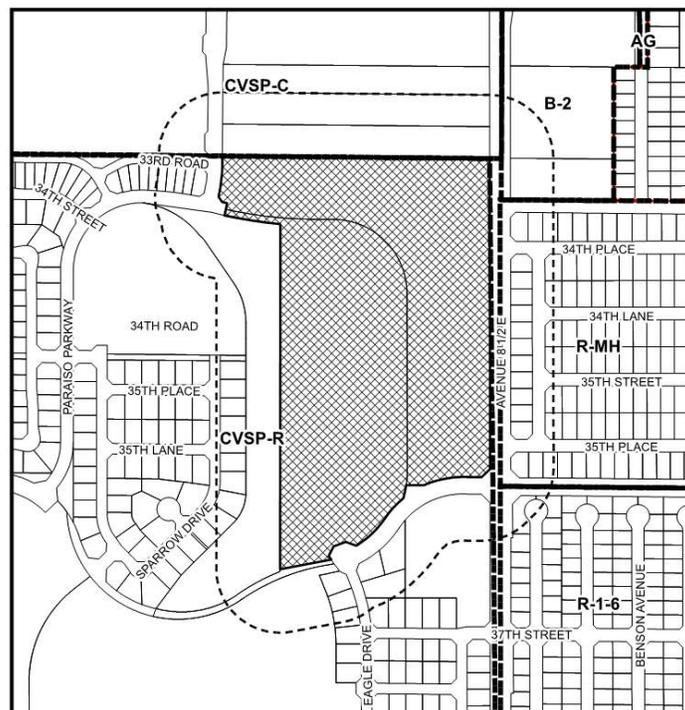
Hearing Date: May 11, 2020

Case Number: SUBD-29684-2020

Project Description/Location: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the preliminary plat for the Cielo Verde Units 2B, 4 and 6 Subdivision. This subdivision contains approximately 40.89 acres and is proposed to be divided into 177 residential lots, ranging in size from approximately 4,513 square feet to 17,257 square feet, for the property located at the northwest corner of E. 36th Street and S. Avenue 8 ½ E, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Cielo Verde Specific Plan (CVSP-R)	Vacant desert	Low Density Residential/Commercial Medium Density Residential
North	Cielo Verde Specific Plan (CVSP-C)	Vacant desert	Commercial/ Medium Density Residential
South	Cielo Verde Specific Plan (CVSP-R)	Cielo Verde Unit 5	Low Density Residential
East	Residence-Manufactured Home (R-MH)	Savant Estates	Low Density Residential
West	Cielo Verde Specific Plan (CVSP-R)	Retention basin	Low Density Residential/ Commercial

Location Map



Prior site actions: Annexation: O97-075 (12/19/97); Development Agreement: Cielo Verde Specific Plan (R2001-30).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for Cielo Verde Units 2B, 4 and 6 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-29684-2020 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 Cielo Verde Units 2B, 4 and 6 Subdivision, which includes 177 lots ranging in size from approximately 4,513 square feet to 17,257 square feet, for the property located at the northwest corner of E. 36th Street and S. Avenue 8 ½ E, 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: Cielo Verde Units 2B, 4 and 6 Subdivision is proposed for site-built single-family dwellings on lots 4,513 square feet or greater on vacant land, located at the northwest corner of E. 36th Street and S. Avenue 8 ½ E.

Access will be via S. Avenue 8 ½ E and S. Cielo Verde Drive. The portion of E. 36th Street from S. Avenue 8 E to S. Avenue 8 ½ E will be completed along with the subdivision, allowing additional access.

The following are some of the development standards required in the Cielo Verde Specific Plan (CVSP) District:

- The maximum lot coverage in the Cielo Verde Specific Plan (CVSP) District shall not exceed 50% of the lot area.
- A minimum front yard setback of: 20 feet; or 15 feet with an increased rear yard.
- A minimum side yard setback of: 7 feet; multi-family can be zero feet.
- A minimum rear yard setback of 10 feet; or 15 feet if front yard reduced.
- A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

A Municipal Improvement District (MID) will be established for the maintenance of required subdivision landscaping. If developed in phases, the MID for each phase will need to be established prior to the issuance of any residential building permits.

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

Yes This preliminary plat meets CVSP development standards.

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

Yes

3. Does the subdivision comply with the Transportation Element, plans and policies?

Yes

Transportation Element	Planned	Existing	Difference	Requested
Avenue 8 ½ E – 2 Lane Collector	40 FT H/W	40 FT H/W	0 FT	0 FT

4. Is the subdivision the site of any public facility in the General Plan?

No

Public Comments Received None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: None held.

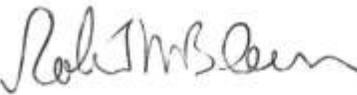
Proposed conditions delivered to applicant on: April 9, 2020

Final staff report delivered to applicant on: April 29, 2020

- Applicant agreed with all of the conditions of approval on: April 9, 2020
- 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
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Aerial Photo	Staff Research

Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189 **Date:** 4/14/20
 Robert.Blevins@yumaaz.gov

Approved By: 
 Alyssa Linville,
 Assistant Director Community Development **Date:** 04/14/2020

**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.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (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 request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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. 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 phase, including fencing along Avenue 8 1/2E and E. 40th Street. 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.

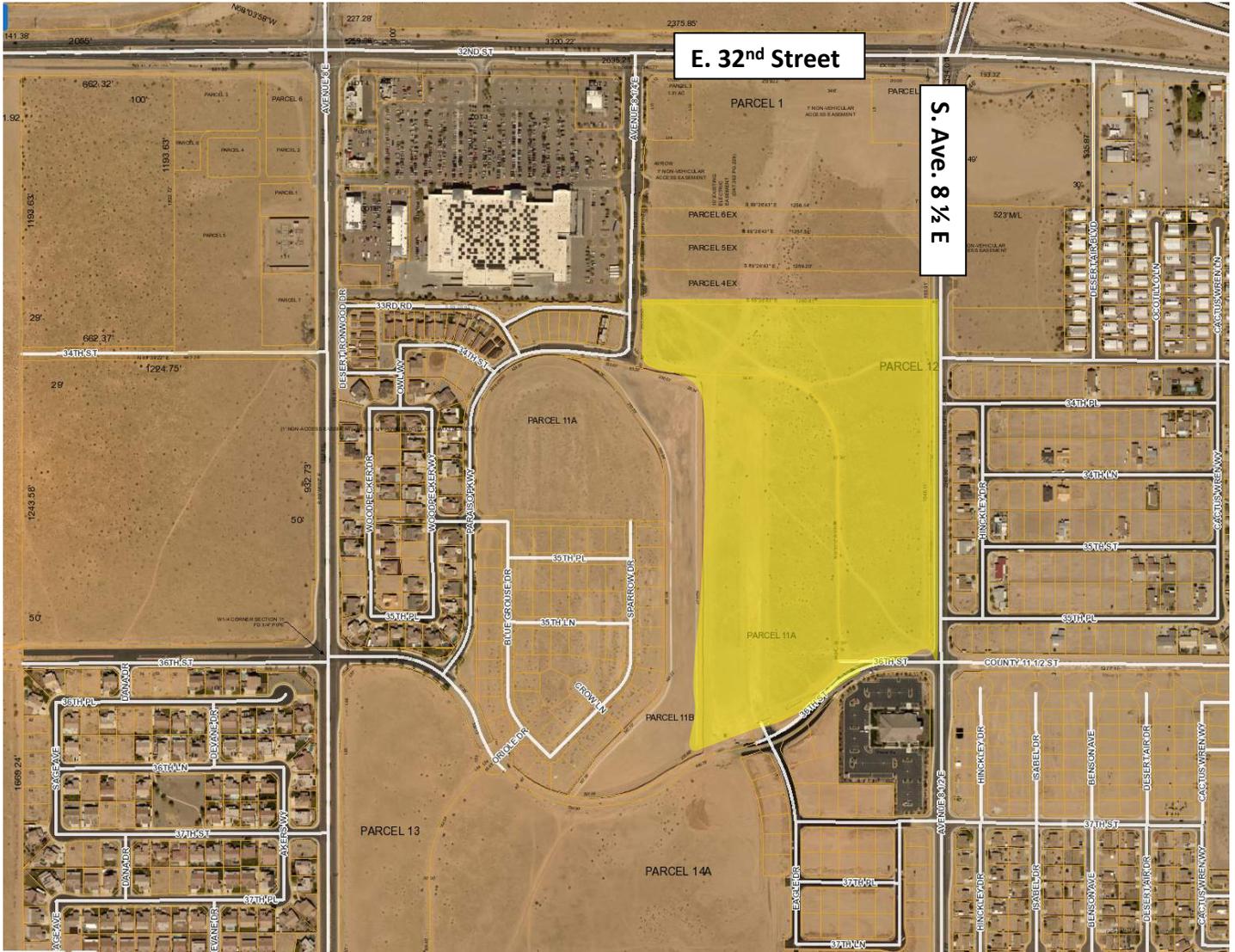
Community Planning Conditions: Robert M. Blevins, Principal Planner (928) 373-5189:

7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District One, to enable the district to adequately plan for future school facilities.
8. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recordation of the final plat.

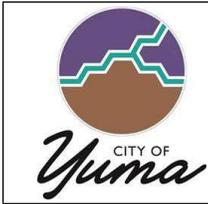
9. The Owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained 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
AERIAL PHOTO



**ATTACHMENT D
STAFF RESEARCH**



STAFF RESEARCH –PRELIMINARY PLAT

**CASE #: SUBD-29684-2020
CASE PLANNER: BOB BLEVINS**

I. PROJECT DATA

Project Location:	NWC E. 36 th Street and S. Avenue 8 1/2E										
Parcel Number(s):	699-34-012, 699-41-155, & 699-49-002										
Parcel Size(s):	012: 867,393 SF; 155: 903,761; 002: 10,067 SF										
Total Acreage:	40.8912										
Proposed Dwelling Units:	177										
Address:	Not yet assigned										
Applicant:	Stewart Title and Trust of Phoenix, Inc.										
Applicant's Agent:	Jacobson Companies, Inc.										
Land Use Conformity Matrix:	Conforms:		Yes	X	No						
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	Use(s) on-site	General Plan Designation
Site	Cielo Verde Specific Plan (CVSP-R)	Vacant desert	Low Density Residential/Commercial Medium Density Residential
North	Cielo Verde Specific Plan (CVSP-C)	Vacant desert	Commercial/ Medium Density Residential
South	Cielo Verde Specific Plan (CVSP-R)	Cielo Verde Unit 5	Low Density Residential
East	Residence-Manufactured Home (R-MH)	Savant Estates	Low Density Residential
West	Cielo Verde Specific Plan (CVSP-R)	Retention basin	Low Density Residential/ Commercial

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	O97-075 (12/19/97)
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes	X	No	Cielo Verde Specific Plan (R2001-30)
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes	X	No	PDM-16262-2016 (12/06/16)
Design Review Commission	Yes		No	N/A
Enforcement Actions	Yes		No	N/A
Avigation Easement Recorded	Yes	X	No	Fee #2001-34657
Land Division Status:	Parcels are legal lots of record.			
Irrigation District:	None			
Adjacent Irrigation Canals & Drains:	N/A			
Water Conversion: (5.83 ac ft/acre)	N/A			
Water Conversion Agreement Required	Yes		No	X

II. ZONING CODE AND DISTRICT DEVELOPMENT STANDARDS

Standard	Subdivision				Conforms				
	Lot Size	Minimum:	4,513.1 SF		Maximum:	17,257.4 SF		Yes	X
Lot Depth	Minimum:	71.66 SF		Maximum:	172.48 SF		Yes	X	No
Lot Width/Frontage	Minimum:	40 FT		Maximum:	208.52 FT		Yes	X	No
Setbacks	Front:	15		Rear:	10		Side:	7	
District Size	40.89	Acres				Yes	X	No	
Density	4.32	Dwelling units per acre				Yes	X	No	
Issues: None									

III. SUBDIVISION CODE DEVELOPMENT STANDARDS

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	X	No		N/A	
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		No		N/A	X
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	X	No		N/A	
Double Frontage	Yes	X	No		N/A	
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						

IV. CITY OF YUMA GENERAL PLAN

Land Use Element:										
Land Use Designation:				Low Density Residential/Commercial/Medium 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	
Avenue 8 1/2E- 2 Lane Collector				40 FT H/W	49 FT H/W					
Bicycle Facilities Master Plan				Avenue 8 1/2E Bike Lane						

YCAT Transit System	None											
Issues:	None											
Parks, Recreation and Open Space Element:												
Parks and Recreation Facility Plan												
Neighborhood Park:	Existing: Saguaro Park					Future: Saguaro Park						
Community Park:	Existing: Kennedy Park					Future: Aqua Viva Park						
Linear Park:	Existing: East Main Canal Linear Park					Future: Gila Gravity Main Canal Linear Park						
Issues:	None											
Housing Element:												
Special Need Household:	N/A											
Issues:	None											
Redevelopment Element:												
Planned Redevelopment Area:	N/A											
Adopted Redevelopment Plan:	North End:			Carver Park:			None:			X		
Conforms:	Yes		No		N/A		X					
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 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	Dwellings & Type		Projected		Police		Water		Wastewater			
	<i>Single Family</i>		Population		Impact		Consumption		Generation			
	Proposed	Per Unit			Officers		GPD	AF	GPD			
	177	2.8	496		0.94		148,680	166.6	49,560			
Fire Facilities Plan:	Existing: Fire Station No. 5					Future: Fire Station No. 7						
Water Facility Plan:	Source:	City	X	Private	Connection		8" PVC at Eagle Drive					
Sewer Facility Plan:	Treatment:	City	X	Septic	Private		12" PVC at Eagle Drive					
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											

NOTIFICATION

- Legal Ad Published: The Sun 04/17/20
- 300' Vicinity Mailing: 03/23/20
- 34 Commenting/Reviewing Agencies noticed: 03/26/20
- Site Posted: 03/25/20
- Neighborhood Meeting: n/a
- Hearing Dates: 05/11/20
- Comments Due: 04/06/20

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
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.	YES	03/31/20	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	03/30/20	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Franklin, Fire	YES	03/26/20	X		
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	04/03/20	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				

Neighborhood Meeting	Comments Available
N/A	N/A
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

PUBLIC COMMENTS RECEIVED: NONE