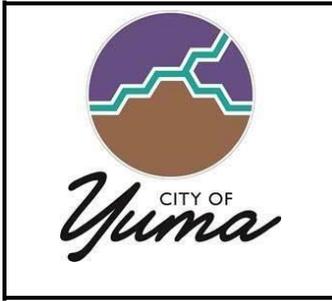


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 September 14, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda
Planning and Zoning Commission Meeting
Public Works Training Room,
155 W. 14th Street, Yuma, AZ.

Monday, September 14, 2020, 4:30 p.m.

COVID 19 ADVISORY

DUE TO COVID-19 THE PUBLIC WORKS TRAINING ROOM WILL HAVE LIMITED PUBLIC ACCESS.

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 meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on September 14, 2020. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

Members of the public may view the meeting live on Zoom through the following link: <https://cityofyuma.zoom.us/> Click on "Calendar" then select the City meeting you wish to view and click "Join".

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

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

July 27, 2020

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS –

SUBD-30786-2020: This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

SUBD-31315-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from

approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.

SUBD-31316-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.

SUBD-31317-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.

C. ACTION ITEMS

C.1 **ZONE-30894-2020:** This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.

C.2 **CUP-31026-2020:** This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.

D. PUBLIC HEARINGS –

D.1 **GP-30928-2020:** This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the first of two public hearings.)

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

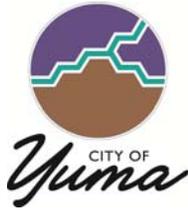
E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion 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).



MEMORANDUM
Department of Community Development

DATE: September 14, 2020
TO: Planning & Zoning Commission
FROM: Alyssa Linville, Assistant Director Community Development
SUBJECT: Approval of Minutes

For many years, the City has required that the approval of minutes be done by a majority of those board members, who were present during the meeting in question. Doing this has caused a lag in the approval process, as it can be a challenge to get a majority of board members present at each meeting; especially during the current times, we find ourselves in.

Because of this, it has been recommended by the City Attorney's Office that we follow the guidance outlined in Robert's Rules of Order. Robert's Rules of Order Newly Revised, 11th edition says this: "It should be noted that a member's absence from the meeting for which minutes are being approved does not prevent the member from participating in their correction or approval. p. 355, ll. 8-11." In the same manner, a member who was not present at a meeting has the right to move approval of the minutes of that meeting or second a motion for approval. In other words, they may participate fully.

Therefore, as we move forward the agenda will no longer identify those board members who may participate in the approval of prior meeting minutes.

Sincerely,

A handwritten signature in blue ink that reads "Alyssa Linville".

Alyssa Linville,
Assistant Director Community Development

**Planning and Zoning Commission Meeting Minutes
July 27, 2020**

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

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

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; 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 & July 13, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar. Motion carried unanimously, (7-0).

PUBLIC HEARINGS –

SUBD-30610-2020: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the final 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.

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Dammeyer, second by Arney, to APPROVE SUBD-30610-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

Hamel noted Barbara Beam arrived at 4:38pm.

ZONE-30691-2020: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 14 Overlay Zoning Districts to establish the Planned Area Development Overlay District (PAD).

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Scott noted the comment from ADOT regarding traffic studies, and asked why their comment was not included in the proposed text. **Linville** replied that it was up to the applicant to determine at the time development plans were submitted if a traffic study was required. If so, Staff would enforce it.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Beam, to APPROVE ZONE-30691-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

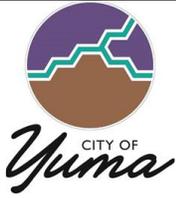
None.

ADJOURNMENT

Hamel adjourned the meeting at 4:42 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



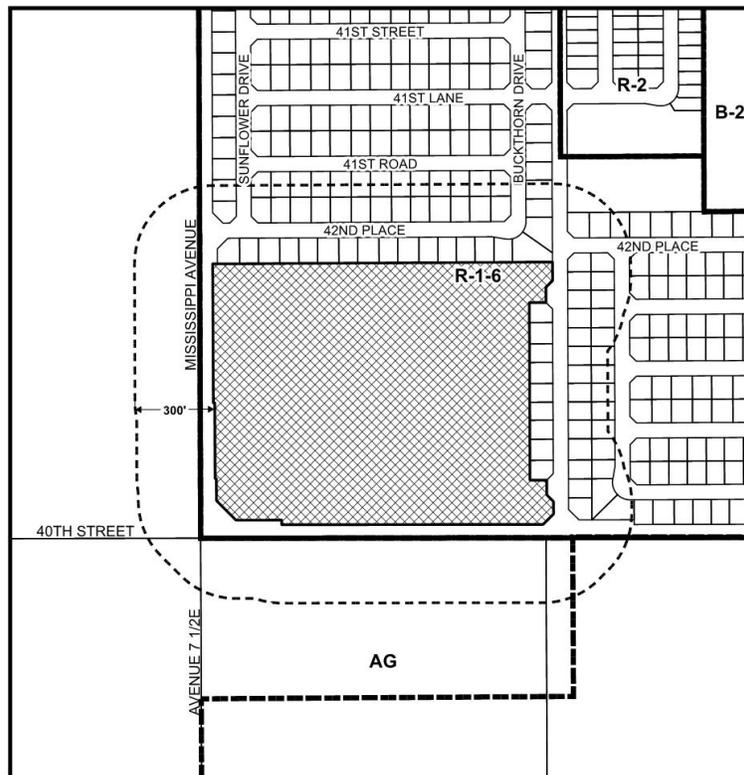
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: ALYSSA LINVILLE

Hearing Date: August 10, 2020 **Case Number:** SUBD-30786-2020

Project Description/Location: This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northeast corner of S. Mississippi Avenue (Avenue 7 1/2E) and E. 44th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
North	Low Density Residential (R-1-6)	Saguaro Unit No. 2 Subdivision	Low Density Residential
South	Medium Density Residential (R-2); Medium Density Single-Family Residential (R-2-5)	Undeveloped	Mixed Use
East	Low Density Residential (R-1-6)	Saguaro Unit No. 3 Subdivision	Low Density Residential
West	Agriculture (AG)	Undeveloped	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. O97-81 (January 2, 1998); General Plan Amendment: Res. R2004-89 (December 13, 2004); Rezone: Ord. O2007-56 (November 7, 2007; Expired); Statutory Compliance Hearing (July 2, 2008); Subdivision: LS2008-02 (June 20, 2008); S2008-005 (Preliminary Plat; Expired); SUBD-3879-2013 (Preliminary Plat; August 26, 2013)

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Saguario Unit No. 4 Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-30786-2020 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 final plat, the Planning and Zoning Commission is authorizing the design of Saguario Unit No. 4 Subdivision for the property located at the northeast corner S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on January 2, 1998. Since the annexation, the property has been subject to a general plan amendment, rezone, and preliminary subdivision review with the intention of developing the site for single-family development. This final plat request is the fourth and final phase of the Saguario Subdivision and will consist of 125 residential lots.

The subject property consists of approximately 28.3 acres with frontage along S. Mississippi Avenue and E. 44th Street. This phase of development is slated to feature residential lots ranging in size from 6,264 square feet to 10,610 square feet. Further specified in §154-05.04, the following are some of the development standards required of a development with the Low Density Residential (R-1-6) District:

1. The maximum lot coverage in the Low Density Residential (R-1-6) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

With this phase of development, Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance

of any residential building permits. The developer has been permitted to delay the installation of subdivision landscaping for phases one and two until the recording of the fourth phase; at which time a three year landscaping maintenance deposit will be assessed for the phases of one and two.

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.

Standard	Subdivision				Conforms				
Lot Size	Minimum:	6,264 SF	Maximum:	10,610 SF	Yes	X	No		
Lot Depth	Minimum:	81.61 FT	Maximum:	147.94 FT	Yes	X	No		
Lot Width/Frontage	Minimum:	44.55 FT	Maximum:	81 FT	Yes	X	No		
Setbacks	Front:	15-20 FT	Rear:	10 FT	Side:	7 FT	Yes	X	No
District Size	28.3	Acres			Yes	X	No		
Density	4.4	Dwelling units per acre			Yes	X	No		

Issues:

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No		N/A	X
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		No		N/A	X
Orientation to Arterials	Yes		No		N/A	X
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?

Land Use Element:									
Land Use Designation:			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		
Mississippi Avenue – 2-Lane Collector		40 FT H/W ROW	56 FT H/W ROW						
44 th Street – 2-Lane Collector		40 FT H/W ROW	50 FT H/W ROW						
Bicycle Facilities Master Plan		Proposed Bike Lane: Mississippi Avenue (Avenue 7 ½E)							
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: None			Future: South Mesa Community Park				
Linear Park:		Existing: None			Future: "A" Canal Linear Park				
Issues:		None							
Housing Element:									
Special Need Household:		N/A							
Issues:		None							
Redevelopment Element:									
Planned Redevelopment Area:		N/A							
Adopted Redevelopment Plan:		North End:		Carver Park:		None:		X	
Conforms:		Yes		No		N/A			
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources		Yes		No	X				
Renewable Energy Source		Yes		No	X				
Issues:		None							
Public Services Element:									

Population Impacts Population projection per 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 Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Single Family</i>						
	Proposed	Per Unit			GPD	AF	GPD
	125	2.8	350	0.66	105,000	117.6	35,000

Fire Facilities Plan:	Existing: Fire Station No. 5	Future: Fire Station No. 7
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Water Facility Plan:	Source:	City	X	Private		Connection	
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Sewer Facility Plan:	Treatment:	City	X	Septic		Private	
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Issues:	Water and sewer line extensions needed.
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Safety Element:

Flood Plain Designation:	Flood Zone X	Liquefaction Hazard Area:	Yes		No	X
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Issues:	None
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Growth Area Element:

Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.	
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	North End		Pacific Ave & 8 th St		Estancia		None	X
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Issues:	None
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4. Does the subdivision comply with the conditions of the rezoning?

Yes.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: July 30, 2020

Final staff report delivered to applicant on: July 31, 2020

- Applicant agreed with all of the conditions of approval on: July 30, 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	E	F
Preliminary Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Preliminary Plat Conditions	Agency Notifications	Aerial Photo

Prepared By:
Alyssa Linville,
Assistant Director
Community Development



Date: August 25, 2020
(928)373-5000, ext. 3037

Alyssa.Linville@yumaaz.gov

ATTACHMENT A
FINAL 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:

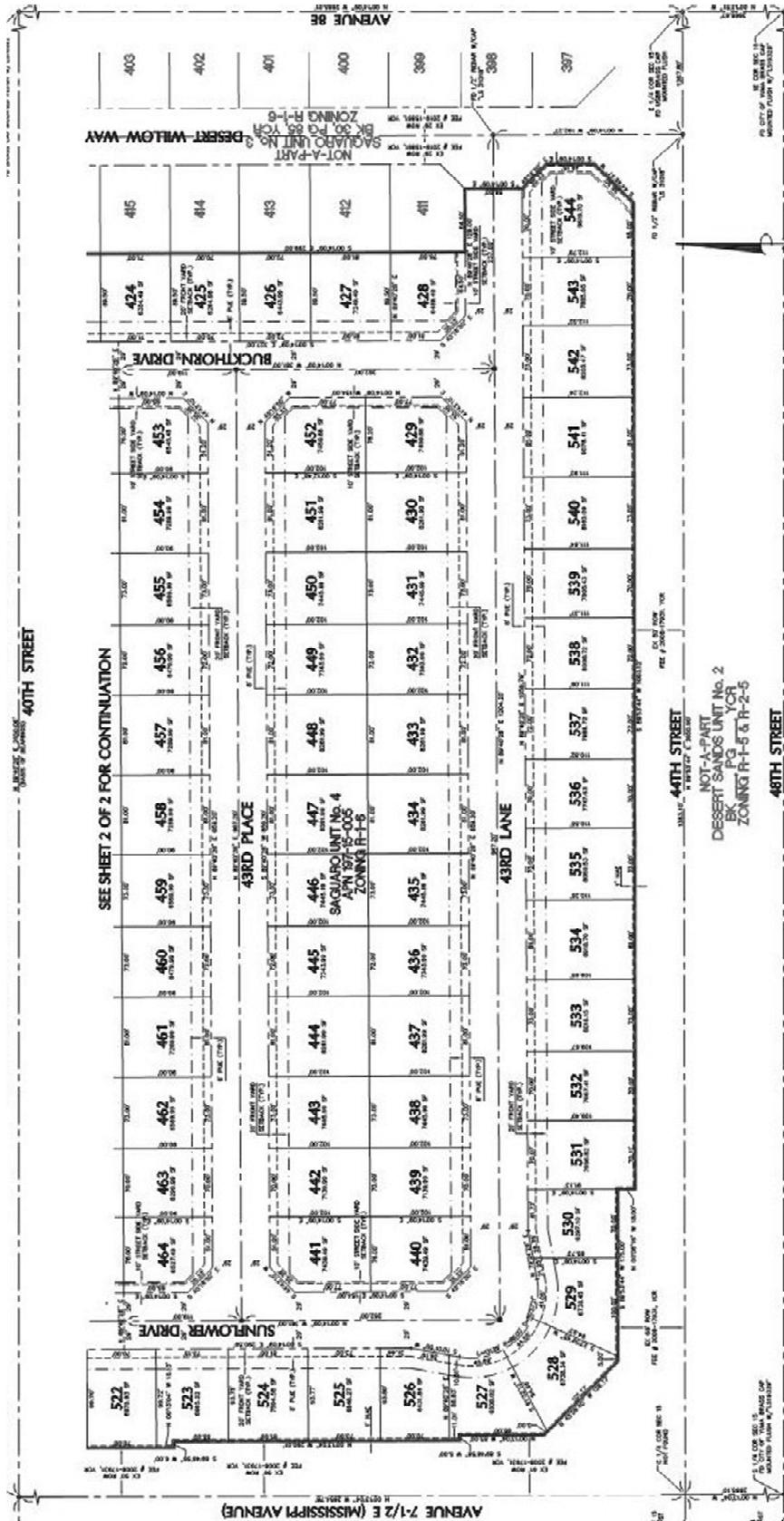
6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Mississippi Avenue (Avenue 7 ½ E) and 44th Street. Such fencing can be removed 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.

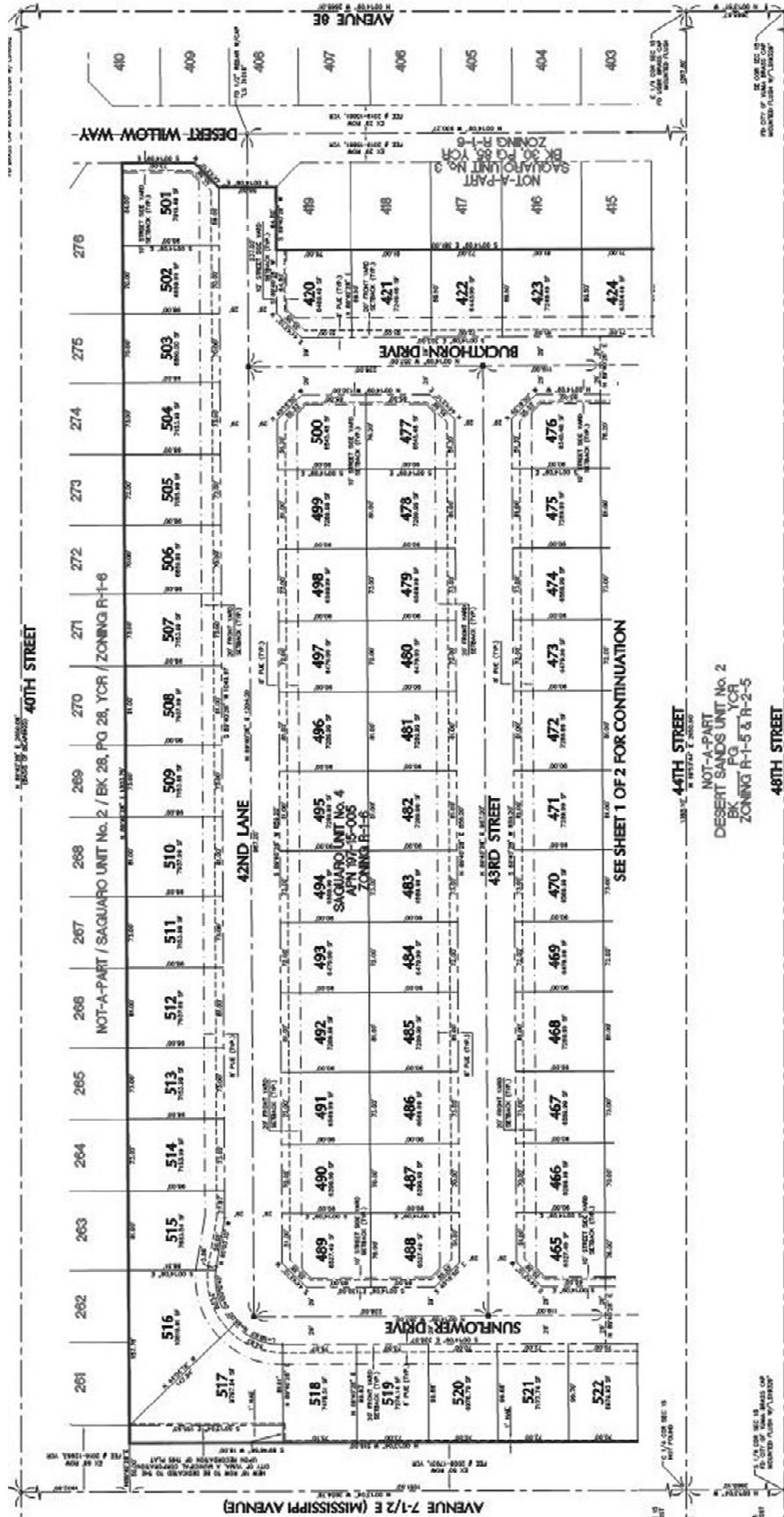
Community Planning Conditions: Alyssa Linville, Assistant Director Community Development, (928) 373-5000, ext. 3037:

7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
8. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
10. Setback deviations shall be granted for lots 526, 527, 528, 529, and 530. For future reference, a note shall be indicated on the final plat.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

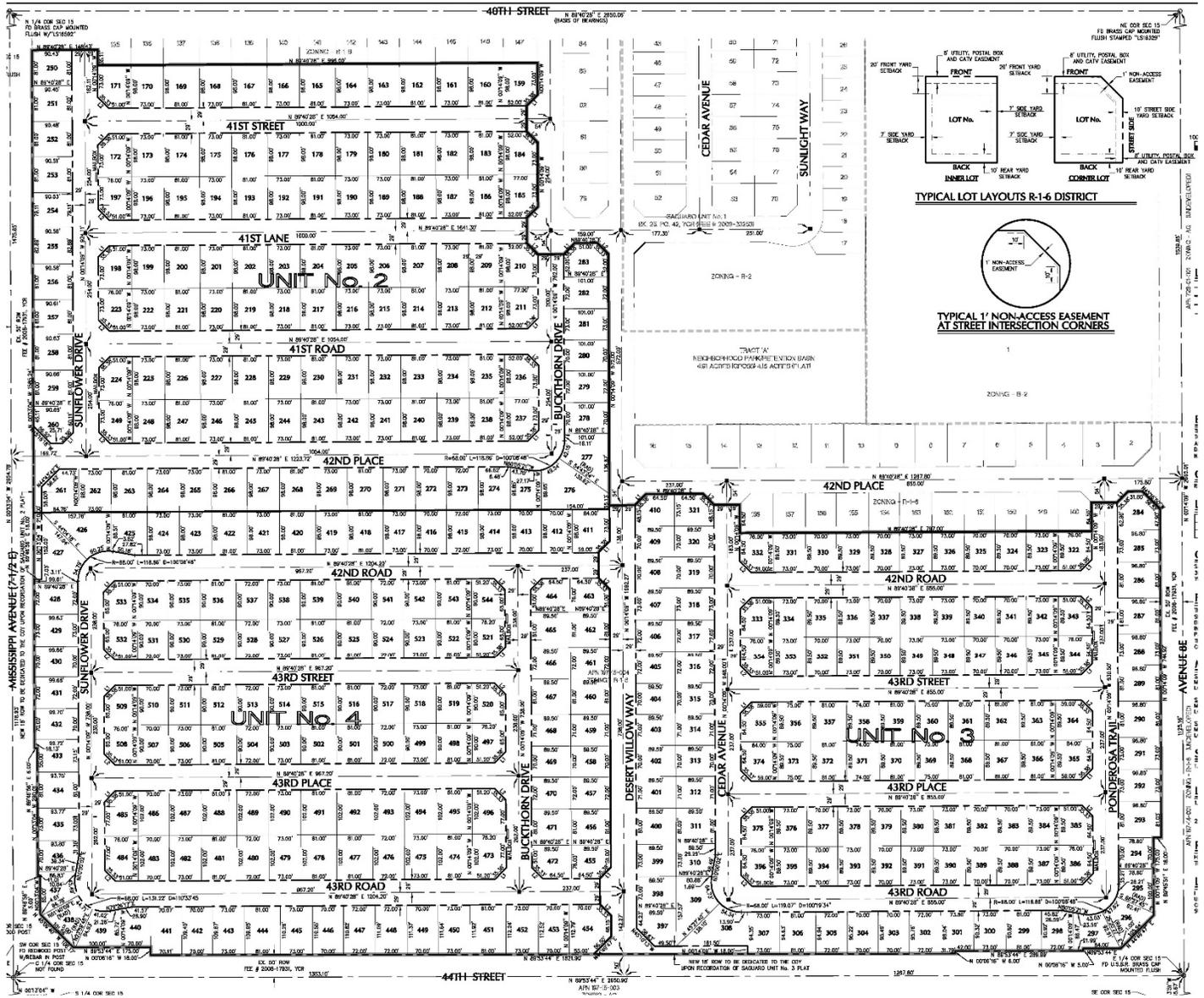
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B FINAL PLAT MAP





ATTACHMENT C PRELIMINARY PLAT MAP



ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision preliminary plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
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.
6. Unless otherwise approved by Public Works -City Engineering Division, all right-of-way dedications shall conform to the City's Major Roadways Plan - 2005, as amended, Figure 3. With the dedications of right-of-way, the Owner shall provide the City with an environmental transaction screening document, to verify that the rights-of-way being dedicated are free of contamination.
7. The sanitary sewer collection system and partial sanitary sewer interceptor system designed and constructed for this proposed subdivision shall flow all subdivision waste to Avenue 8E (collection) and, then, North along Avenue 8E (interceptor) to the existing 40th Street interceptor line.
8. The developer/owner will construct two lanes plus center median such that it can be used for the full width design on Avenue 8E, Avenue 7 1/2E, 40th Street, and 44th Street, unless otherwise approved by the City Engineer.
9. Developer/Owner shall provide a 1' non-access easement across the property frontages adjacent to a collector street or larger on the final plat, unless approved by the City Engineer.
10. The Owner shall implement use of a Silt Fence & subdivision walls for control of sand and dust in the construction area.

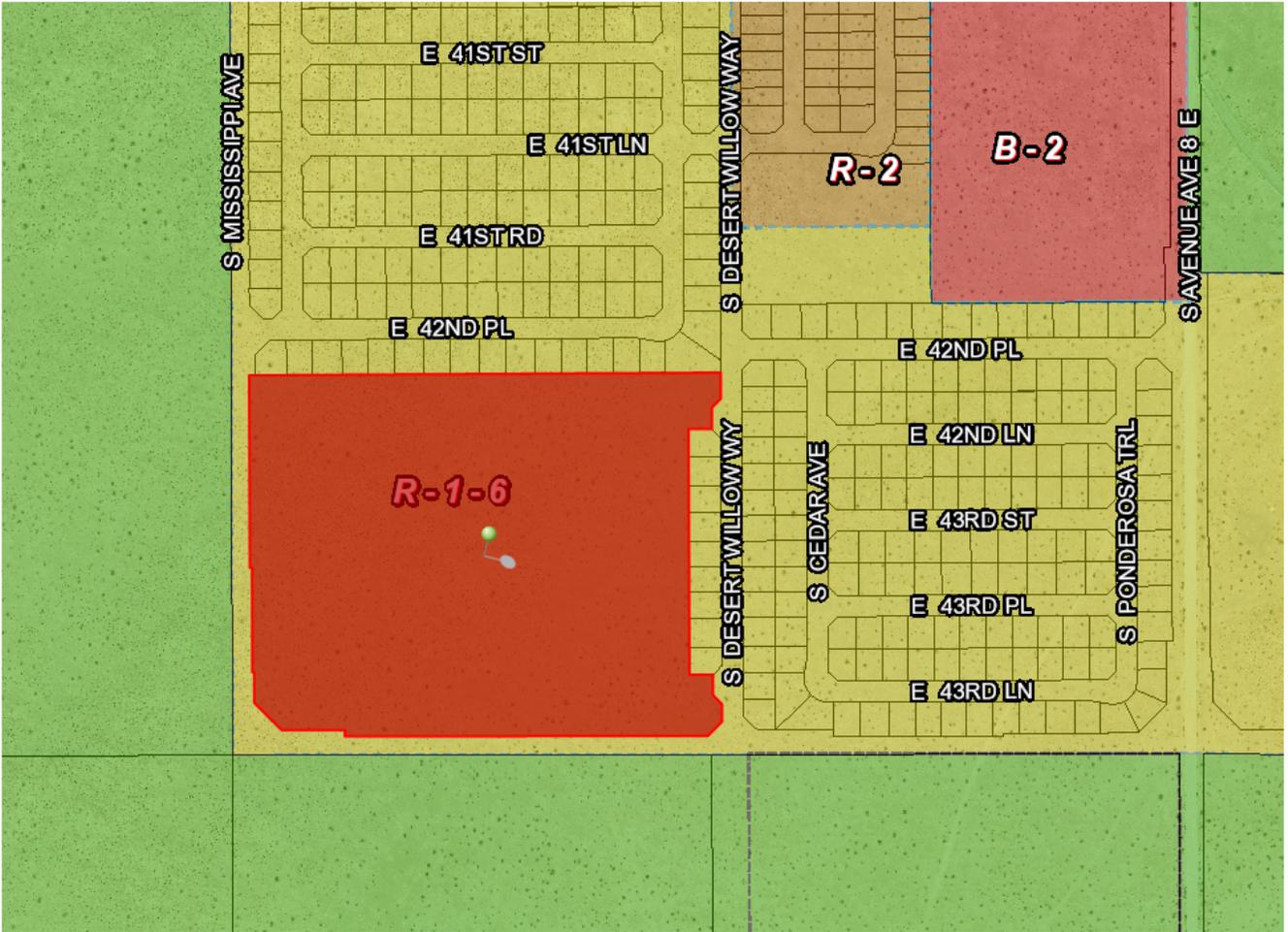
11. The owner shall match the existing landscape on Avenue 8E, with no trees in the Medians and use D/G as ground cover due to blowing sand.
12. Use Type 3 barricade at the west end of 42nd Place - if Avenue 7 ½ E (Mississippi Avenue) is not built at this time, and also at the south end of Desert Willow Way - if 44th Street is not built at this time. If built at this time then use City of Yuma Standards. The Owner shall install the bare minimum landscape in the right of ways and medians due to the high volume of blowing sand and dust in the area.
13. A minimum of 2 points of access must be provided and maintained for all phases of construction.
14. A time frame of build out for the subdivision shall be submitted to the Yuma School District to enable the district to adequately plan for future school facilities.
15. The developer/applicant shall coordinate mail delivery receptacles with the United States Postal Service.
16. The developer/applicant shall submit a landscaping and irrigation plan that meets City landscaping code requirements for the street parkways, raised medians and areas adjacent to the subdivision walls.
17. The developer/applicant shall establish a Maintenance Improvement District for the basin and roadway landscaping maintenance prior to the recordation of the final plat.
18. With the exception of Condition 2, the owner shall submit a final plat within three (3) years of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) years 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.

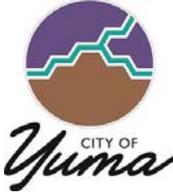
**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (08/21/20)
- **300' Vicinity Mailing:** (07/27/20)
- **34 Commenting/Reviewing Agencies noticed:** (07/30/20)
- **Site Posted on:** (09/17/20)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (09/14/20)
- **Comments due:** (08/10/20)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
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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.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
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El Paso Natural Gas Co.	NR				
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City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
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Parks & Recreation	NR				
Development Engineer	NR				
Fire	NR				
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AERIAL PHOTO





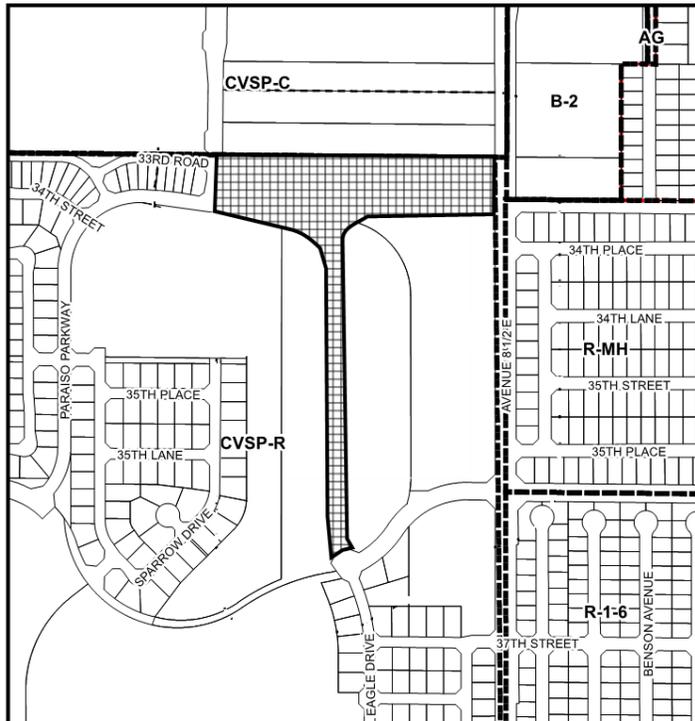
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2020 **Case Number:** SUBD-31315-2020

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 final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Cielo Verde Specific Plan (CVSP-R)	Vacant desert	Commercial/ High Density Residential
North	Cielo Verde Specific Plan (CVSP-C)	Vacant desert	Commercial/ High Density Residential
South	Cielo Verde Specific Plan (CVSP-R)	Proposed Units 4 & 6, Existing Unit 5	Commercial/ Low Density Residential
East	Residence-Manufactured Home (R-MH)	Savant Estates	Low Density Residential
West	Cielo Verde Specific Plan (CVSP-R)	Retention basin	Commercial

Location Map



Prior site actions: Annexation: O97-075 (12/19/97); Development Agreement: Cielo Verde Specific Plan (R2001-30); Preliminary Plat: SUBD-29684-2020.

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Cielo Verde Unit 2B Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-31315-2020 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 final plat, the Planning and Zoning Commission is authorizing the design of Cielo Verde Unit 2B Subdivision for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ., subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: Cielo Verde Unit 2B Subdivision is proposed for site-built single-family dwellings on lots 4,513 square feet or greater on vacant land, located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive.

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 preliminary plat included Unit 2B, Unit 4, and Unit 6. This final plat is only for Unit 2B. The other portions reviewed in the preliminary plat have separate final plats. The applicant states the reasons for the separate final plats include:

“There will be three different products (each subdivision is slightly different) and therefore we would like to have an individual plat. For the same reason of three different products, the Real Estate Report will have to be slightly different (it will be cleaner for us and the public).”

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. When 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 final plat meets CVSP development standards.

Standard	Subdivision				Conforms				
Lot Size	Minimum:	4,513.3 SF	Maximum:	19,386.4 SF	Yes	X	No		
Lot Depth	Minimum:	101.77 FT	Maximum:	157.28 FT	Yes	X	No		
Lot Width/Frontage	Minimum:	36.98 FT	Maximum:	266.37 FT	Yes	X	No		
Setbacks	Front:	15 FT	Rear:	10 FT	Side:	7 FT	Yes	X	No
District Size	10.47	Acres			Yes	X	No		
Density	2.86	Dwelling units per acre			Yes	X	No		
Issues: None									

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	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						

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

Yes.

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		<table border="1"> <thead> <tr> <th colspan="2">Dwellings & Type</th> <th rowspan="2">Projected Population</th> <th rowspan="2">Police Impact</th> <th colspan="2">Water Consumption</th> <th rowspan="2">Wastewater Generation</th> </tr> <tr> <th>Proposed</th> <th>Per Unit</th> <th>Officers</th> <th>GPD</th> <th>AF</th> <th>GPD</th> </tr> </thead> <tbody> <tr> <td>30</td> <td>2.8</td> <td>84</td> <td>0.16</td> <td>25,200</td> <td>28.2</td> <td>8,400</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation	Proposed	Per Unit	Officers	GPD	AF	GPD	30	2.8	84	0.16	25,200	28.2	8,400																				
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30	2.8	84	0.16	25,200	28.2	8,400																																					
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																																									

4. Does the subdivision comply with the conditions of the rezoning?
N/A.

5. Does the subdivision comply with the conditions of the preliminary plat?
Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

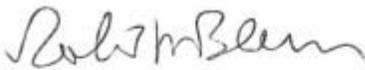
Proposed conditions delivered to applicant on: 08/11/20

Final staff report delivered to applicant on: 09/02/20

- Applicant agreed with all of the conditions of approval on: 08/11/20
- 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
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Preliminary Plat Conditions	Agency Notifications	Aerial Photo

Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189

Date: 8/17/20
 Robert.Blevins@yumaaz.gov

Approved By: 
 Alyssa Linville,
 Assistant Director Community Development

Date: 08/17/2020

**ATTACHMENT A
FINAL 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 ½ E and Cielo Verde Drive. 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.

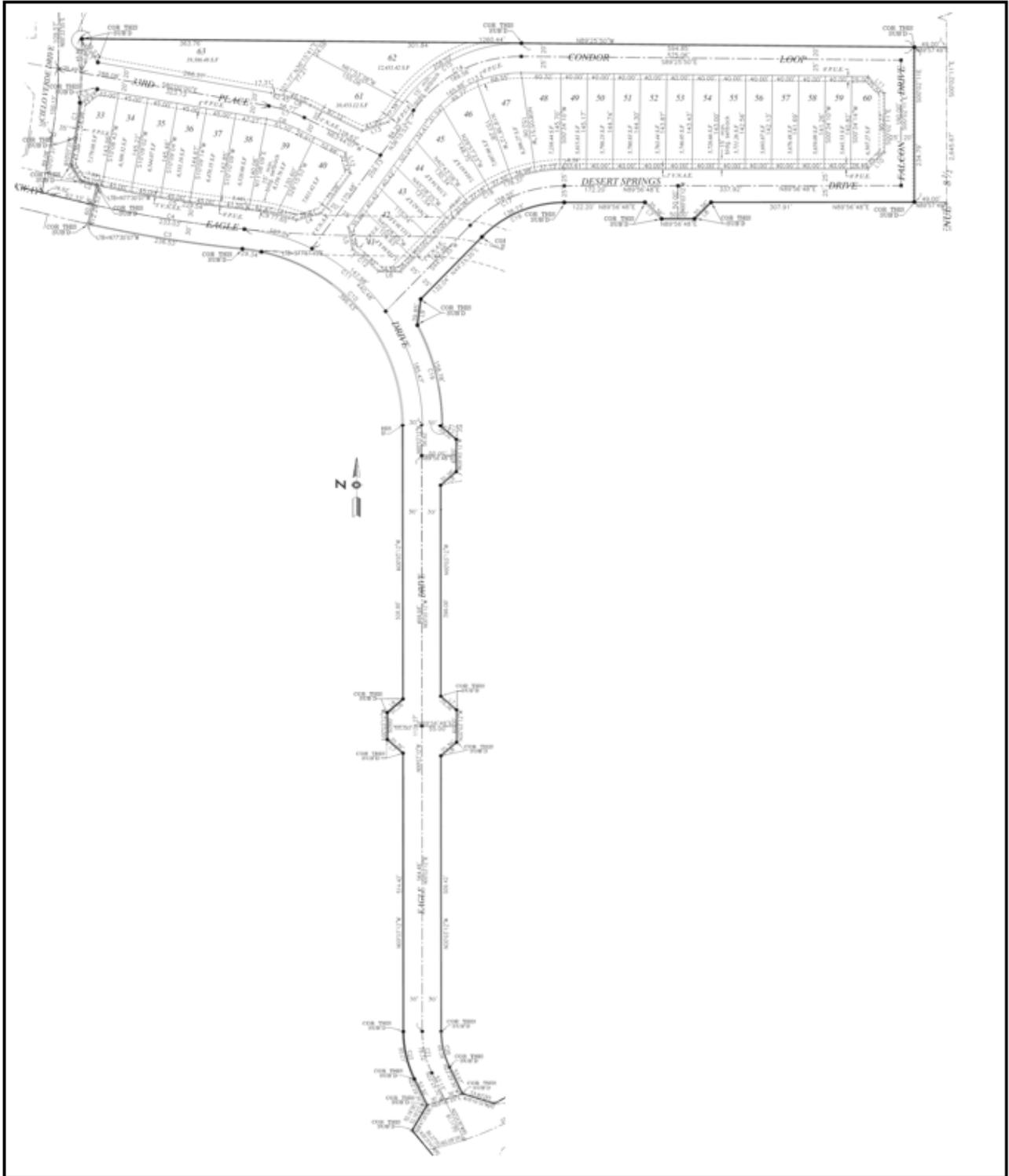
Community Planning Conditions: Robert M. Blevins, Principal Planner (928) 373-5189:

7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District One to enable the districts to adequately plan for future school facilities.

8. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
10. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

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

ATTACHMENT B FINAL PLAT MAP



ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

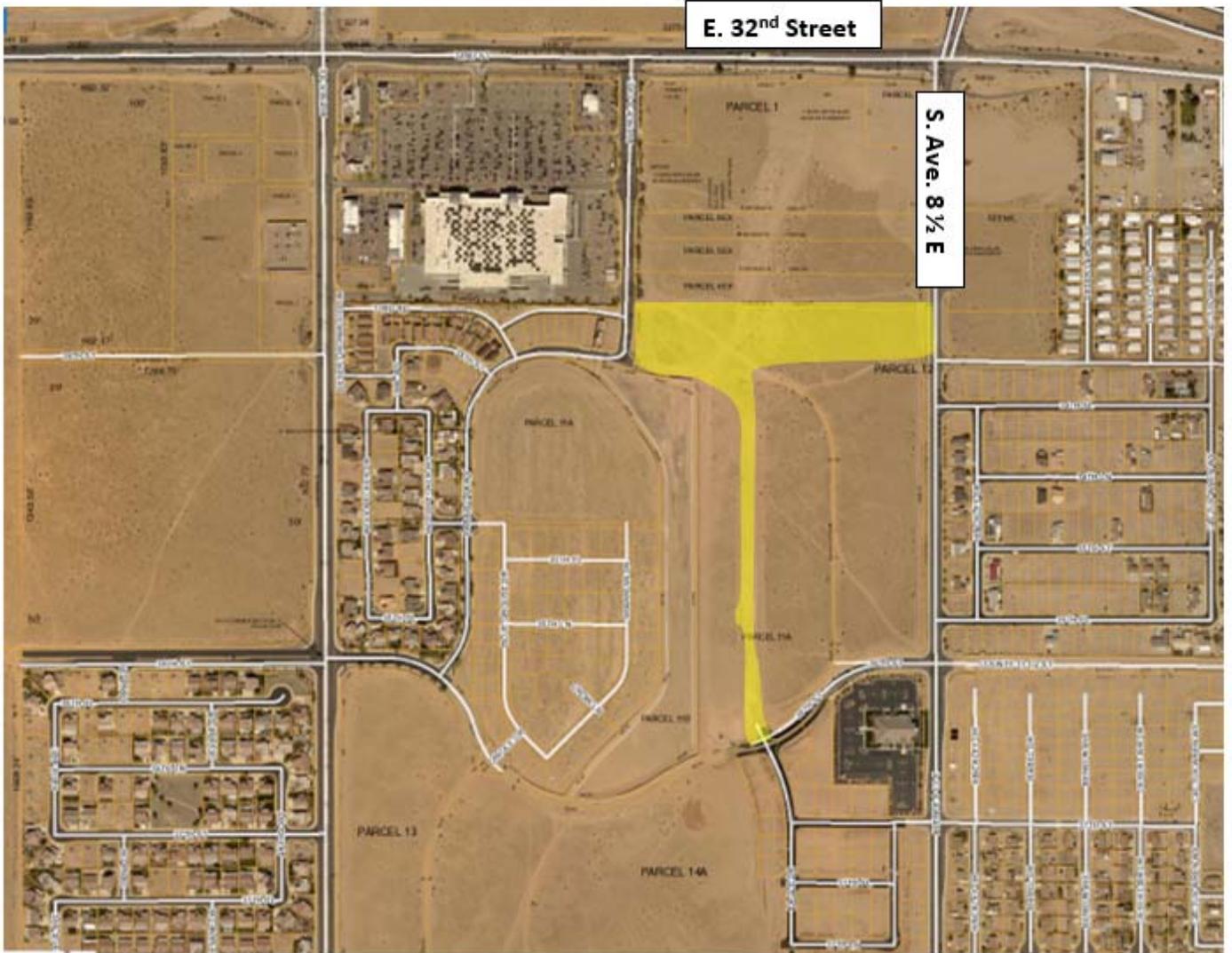
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4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a) pay to cross 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.
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. 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.
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.

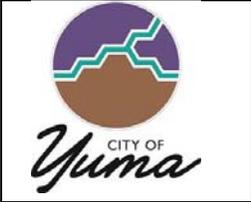
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- **34 Commenting/Reviewing Agencies noticed:**
07/30/20
- **Hearing Date:** 09/14/20
- **Comments due:** 08/10/20

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Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/31/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	YES	07/31/20	X		
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	YES	07/30/20	X		
A.D.O.T.	YES	07/30/20	X		
Yuma Irrigation District	NR				
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Parks & Recreation	NR				
Development Engineer	NR				
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Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	08/10/20	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AERIAL PHOTO





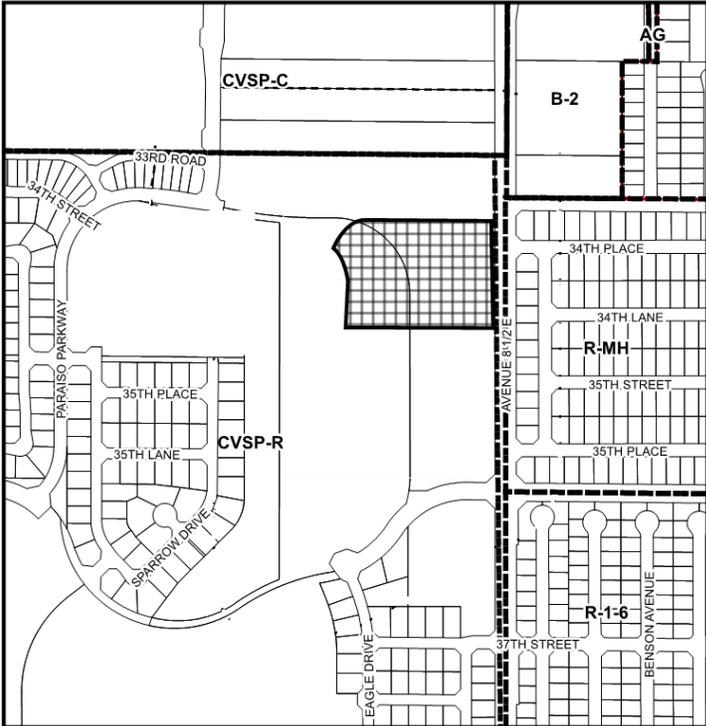
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2020 **Case Number:** SUBD-31316-2020

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 final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Cielo Verde Specific Plan (CVSP-R)	Vacant desert	Commercial/High Density Residential/Low Density Residential
North	Cielo Verde Specific Plan (CVSP-R)	Proposed Unit 2B	Commercial/High Density Residential
South	Cielo Verde Specific Plan (CVSP-R)	Proposed Units & Existing 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	Commercial/ Low Density Residential

Location Map



Prior site actions: Annexation: O97-075 (12/19/97); Development Agreement: Cielo Verde Specific Plan (R2001-30); Preliminary Plat: SUBD-29684-2020.

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Cielo Verde Unit 4 (Phase 1) Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-31316-2020 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 final plat, the Planning and Zoning Commission is authorizing the design of Cielo Verde Unit 4 (Phase 1) Subdivision for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ., subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: Cielo Verde Unit 4 (Phase 1) Subdivision is proposed for site-built single-family dwellings on lots 6,035 square feet or greater on vacant land, located at the northeast corner E. 34th Lane and S. Eagle Drive.

Access will be via S. Avenue 8 ½ E and S. Cielo Verde Drive. Both S. Eagle Drive, and E. 36th Street (from S. Avenue 8 E to S. Avenue 8 ½ E) will be completed along with the subdivision infrastructure, allowing additional access.

The preliminary plat included Unit 2B, Unit 4, and Unit 6. This final plat is only for Unit 4 (Phase 1). The other portions reviewed in the preliminary plat have separate final plats. The applicant states the reasons for the separate final plats include:

“There will be three different products (each subdivision is slightly different) and therefore we would like to have an individual plat. For the same reason of three different products, the Real Estate Report will have to be slightly different (it will be cleaner for us and the public).”

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. When 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 final plat meets CVSP development standards.

Standard	Subdivision						Conforms		
Lot Size	Minimum:	6,035 SF	Maximum:	12,421 SF	Yes	X	No		
Lot Depth	Minimum:	93.87 FT	Maximum:	167.25 FT	Yes	X	No		
Lot Width/Frontage	Minimum:	32.55 FT	Maximum:	98.12 FT	Yes	X	No		
Setbacks	Front:	15 FT	Rear:	10 FT	Side:	7 FT	Yes	X	No
District Size	8.38	Acres				Yes	X	No	
Density	4.17	Dwelling units per acre				Yes	X	No	
Issues: None									

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	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						

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

Yes.

Land Use Element:									
Land Use Designation:				Low Density Residential/Commercial/High 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																															
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4. Does the subdivision comply with the conditions of the rezoning?

N/A.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

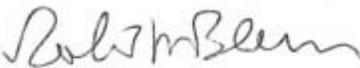
Proposed conditions delivered to applicant on: 08/11/20

Final staff report delivered to applicant on: 09/02/20

- Applicant agreed with all of the conditions of approval on: 08/11/20
- 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
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Preliminary Plat Conditions	Agency Notifications	Aerial Photo

Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189 **Date:** 8/17/20
 Robert.Blevins@yumaaz.gov

Approved By: 
 Alyssa Linville, Assistant Director Community Development **Date:** 08/17/2020

**ATTACHMENT A
FINAL 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 ½ E and Cielo Verde Drive. 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.

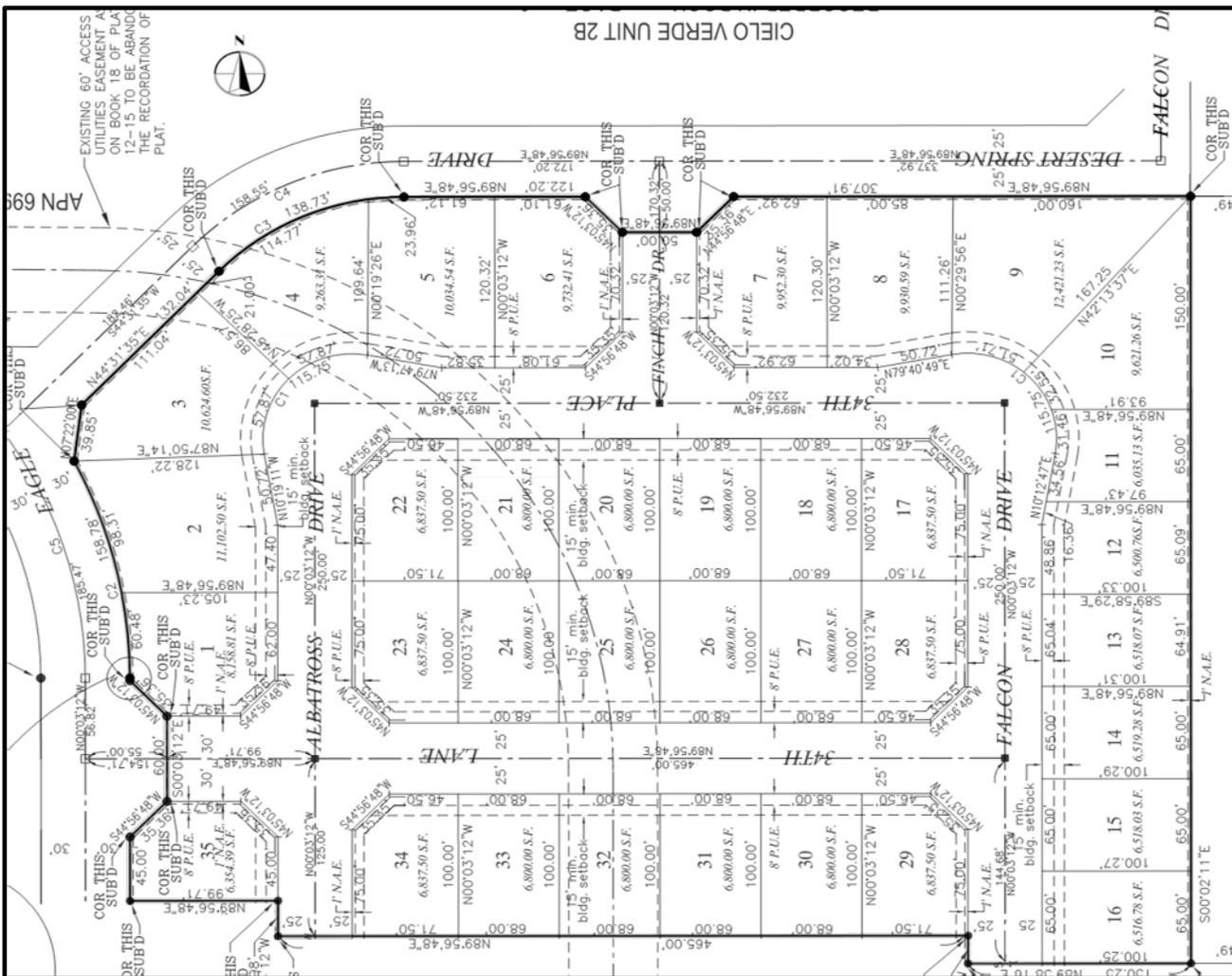
Community Planning Conditions: Robert M. Blevins, Principal Planner (928) 373-5189:

7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District One to enable the districts to adequately plan for future school facilities.

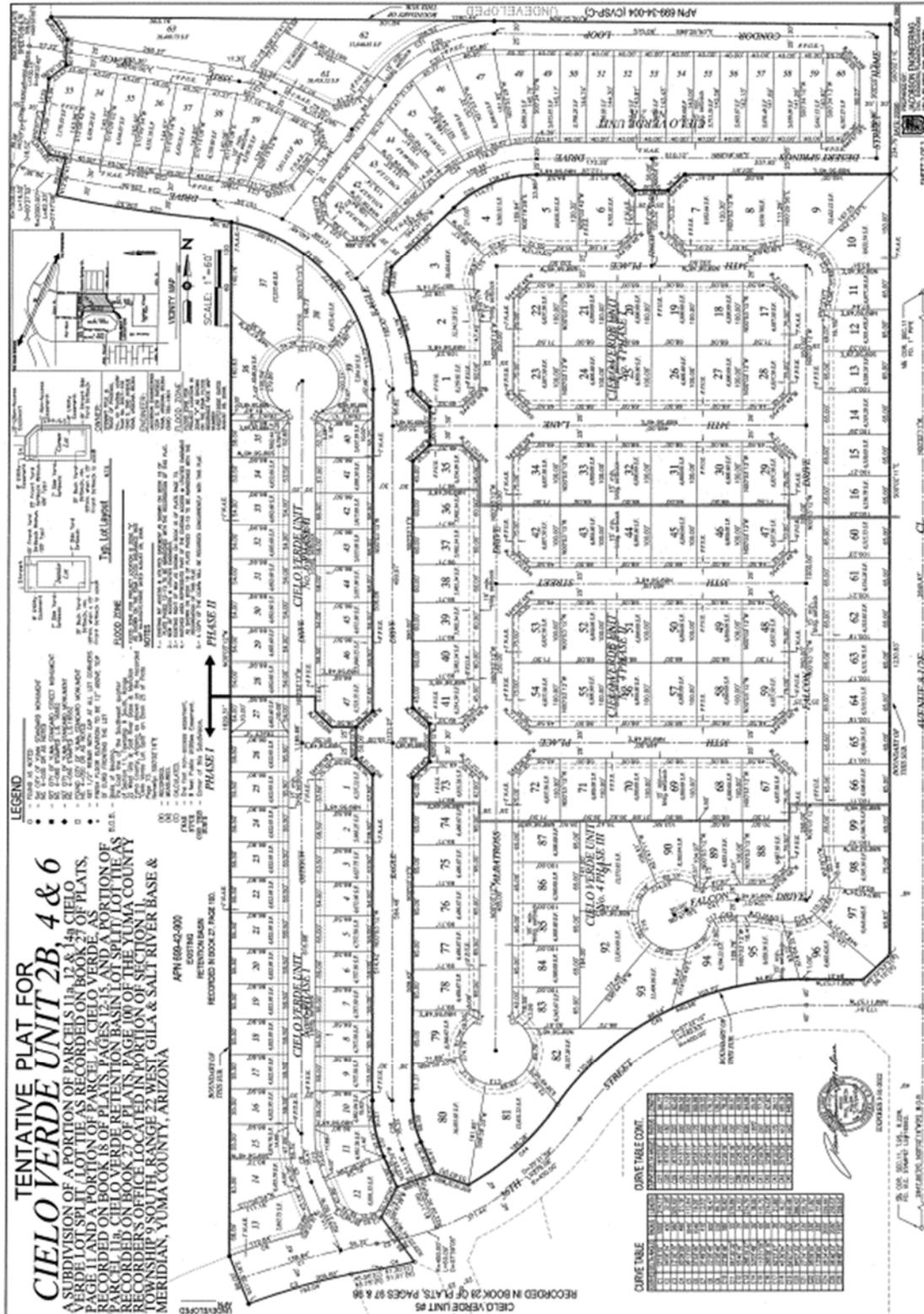
8. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
10. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

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

ATTACHMENT B FINAL PLAT MAP



ATTACHMENT C PRELIMINARY PLAT MAP



ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

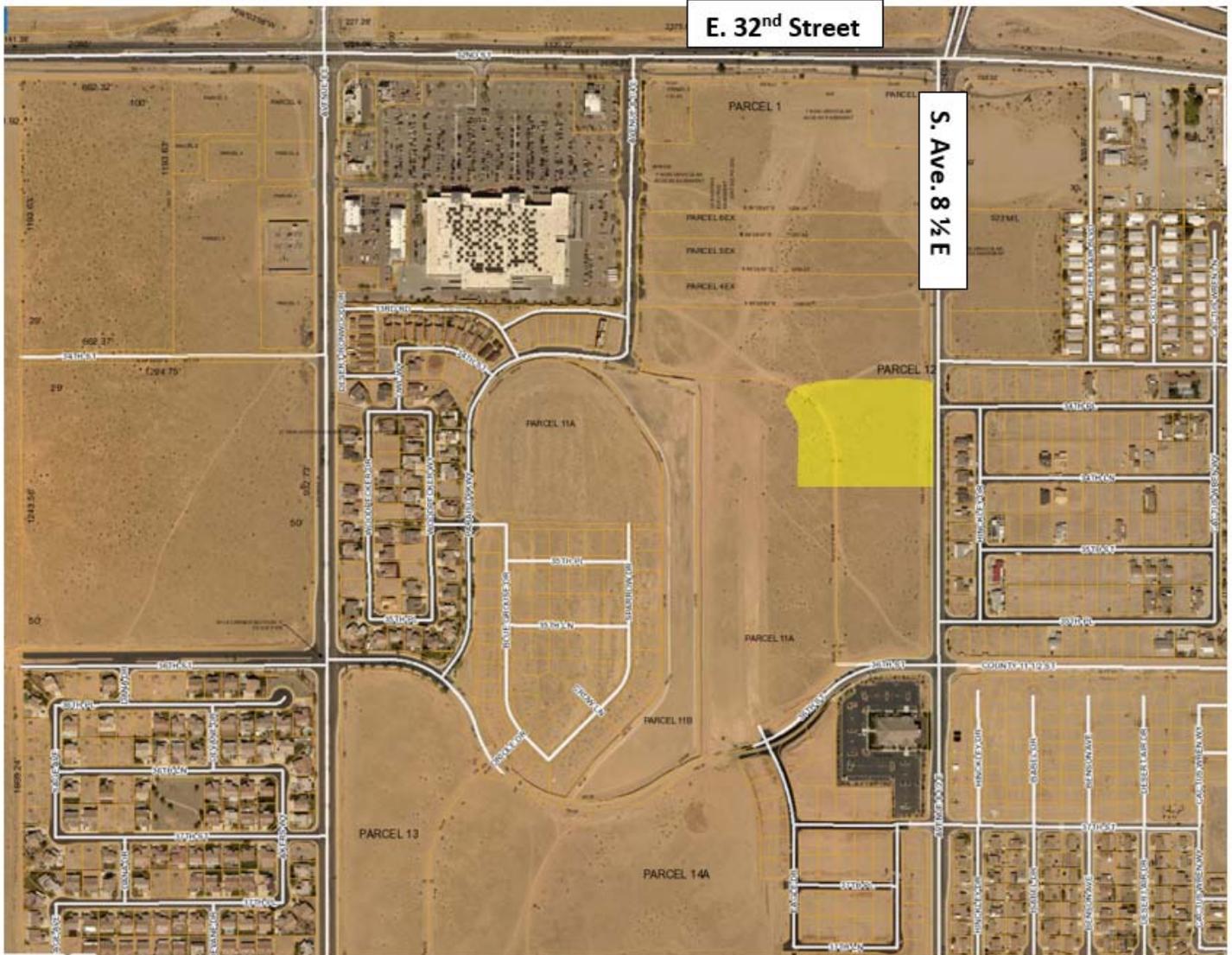
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6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 8 1/2E. Such fencing 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.
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.

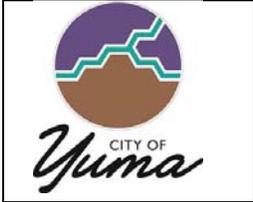
**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/21/20
- **300' Vicinity Mailing:** 07/27/20
- **34 Commenting/Reviewing Agencies noticed:** 07/30/20
- **Hearing Date:** 09/14/20
- **Comments due:** 08/10/20

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/31/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/31/20	X		
Yuma County Planning & Zoning	YES	07/30/20	X		
Yuma County Assessor	YES	07/31/20	X		
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	07/30/20	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	07/31/20	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	07/30/20	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	08/10/20	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AERIAL PHOTO





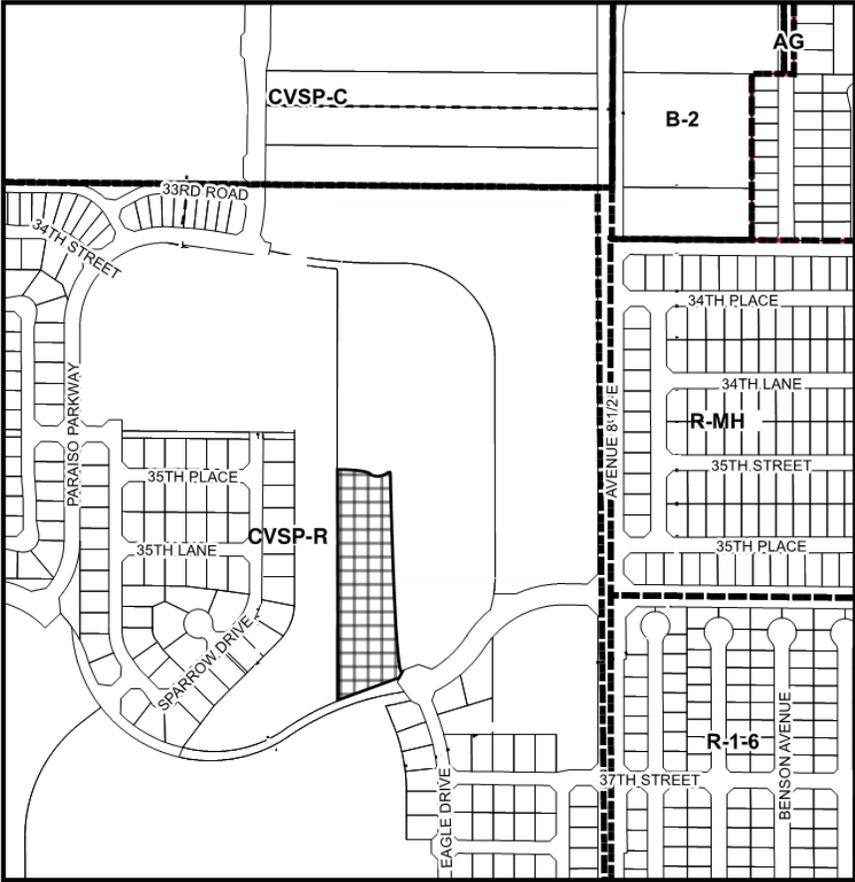
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2020 **Case Number:** SUBD-31317-2020

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 final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Cielo Verde Specific Plan (CVSP-R)	Vacant desert	Low Density Residential
North	Cielo Verde Specific Plan (CVSP-R)	Proposed Unit 2B	Commercial
South	Cielo Verde Specific Plan (CVSP-R)	Existing Unit 5	Low Density Residential
East	Residence-Manufactured Home (R-MH)	Proposed Unit 4	Low Density Residential
West	Cielo Verde Specific Plan (CVSP-R)	Retention basin	Low Density Residential

Location Map



Prior site actions: Annexation: O97-075 (12/19/97); Development Agreement: Cielo Verde Specific Plan (R2001-30); Preliminary Plat: SUBD-29684-2020.

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Cielo Verde Unit 6 (Phase 1) Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-31317-2020 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 final plat, the Planning and Zoning Commission is authorizing the design of Cielo Verde Unit 6 (Phase 1) Subdivision for the property located at the northwest corner of E. 36th Street and S. Eagle Drive., subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: Cielo Verde Unit 6 (Phase 1) Subdivision is proposed for site-built single-family dwellings on lots 4,627.75 square feet or greater on vacant land, located at the northeast corner E. 36th Street and S. Eagle Drive.

Access will be via S. Avenue 8 ½ E and S. Cielo Verde Drive. Both S. Eagle Drive, and E. 36th Street (from S. Avenue 8 E to S. Avenue 8 ½ E) will be completed along with the subdivision infrastructure, allowing additional access.

The preliminary plat included Unit 2B, Unit 4, and Unit 6. This final plat is only for Unit 6 (Phase 1). The other portions reviewed in the preliminary plat have separate final plats. The applicant states the reasons for the separate final plats include:

“There will be three different products (each subdivision is slightly different) and therefore we would like to have an individual plat. For the same reason of three different products, the Real Estate Report will have to be slightly different (it will be cleaner for us and the public).”

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. When 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 final plat meets CVSP development standards.

Standard	Subdivision				Conforms		
	Minimum:		Maximum:		Yes	X	No
Lot Size	4,627.75 SF		7,782.72 SF		Yes	X	No
Lot Depth	86.50 FT		111.16 FT		Yes	X	No
Lot Width/Frontage	49.26 FT		88.57 FT		Yes	X	No
Setbacks	Front: 15 FT	Rear: 10 FT	Side: 7 FT		Yes	X	No
District Size	4.55	Acres			Yes	X	No
Density	5.9	Dwelling units per acre			Yes	X	No
Issues: None							

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	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						

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

Yes.

Land Use Element:									
Land Use Designation:					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
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
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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	
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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
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Flood Plain Designation:	Zone X	Liquefaction Hazard Area:	Yes		No	X
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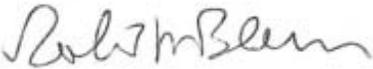
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Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189

Date: 8/17/20
 Robert.Blevins@yumaaz.gov

Approved By: 
 Alyssa Linville,
 Assistant Director Community Development

Date: 08/17/2020

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

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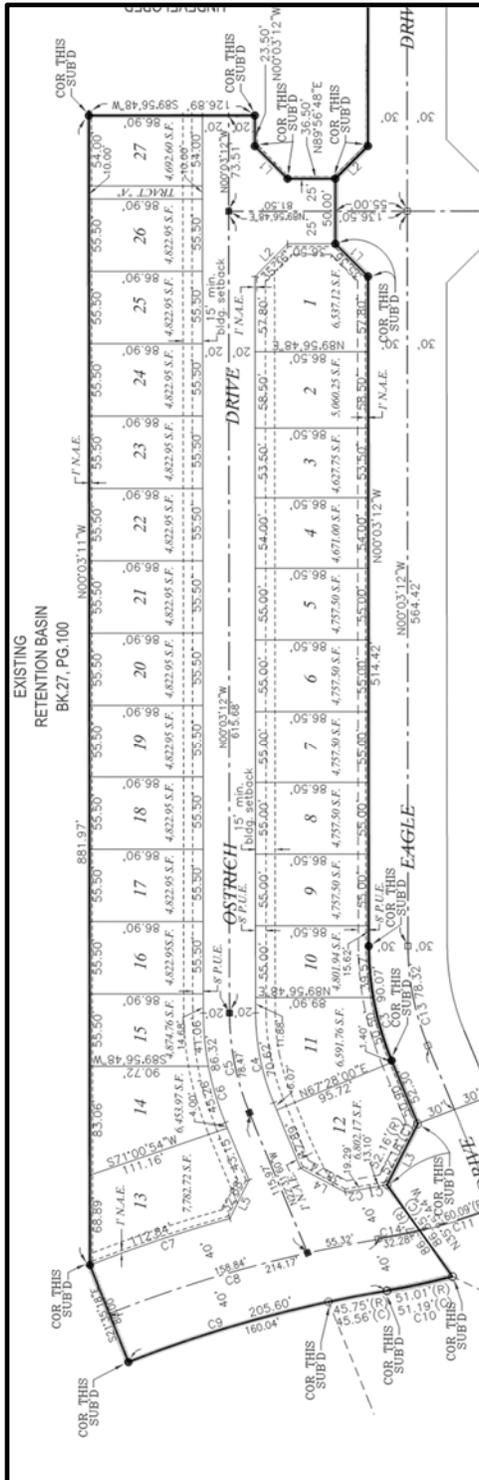
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7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District One to enable the districts to adequately plan for future school facilities.

8. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
10. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

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

ATTACHMENT B FINAL PLAT MAP



ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

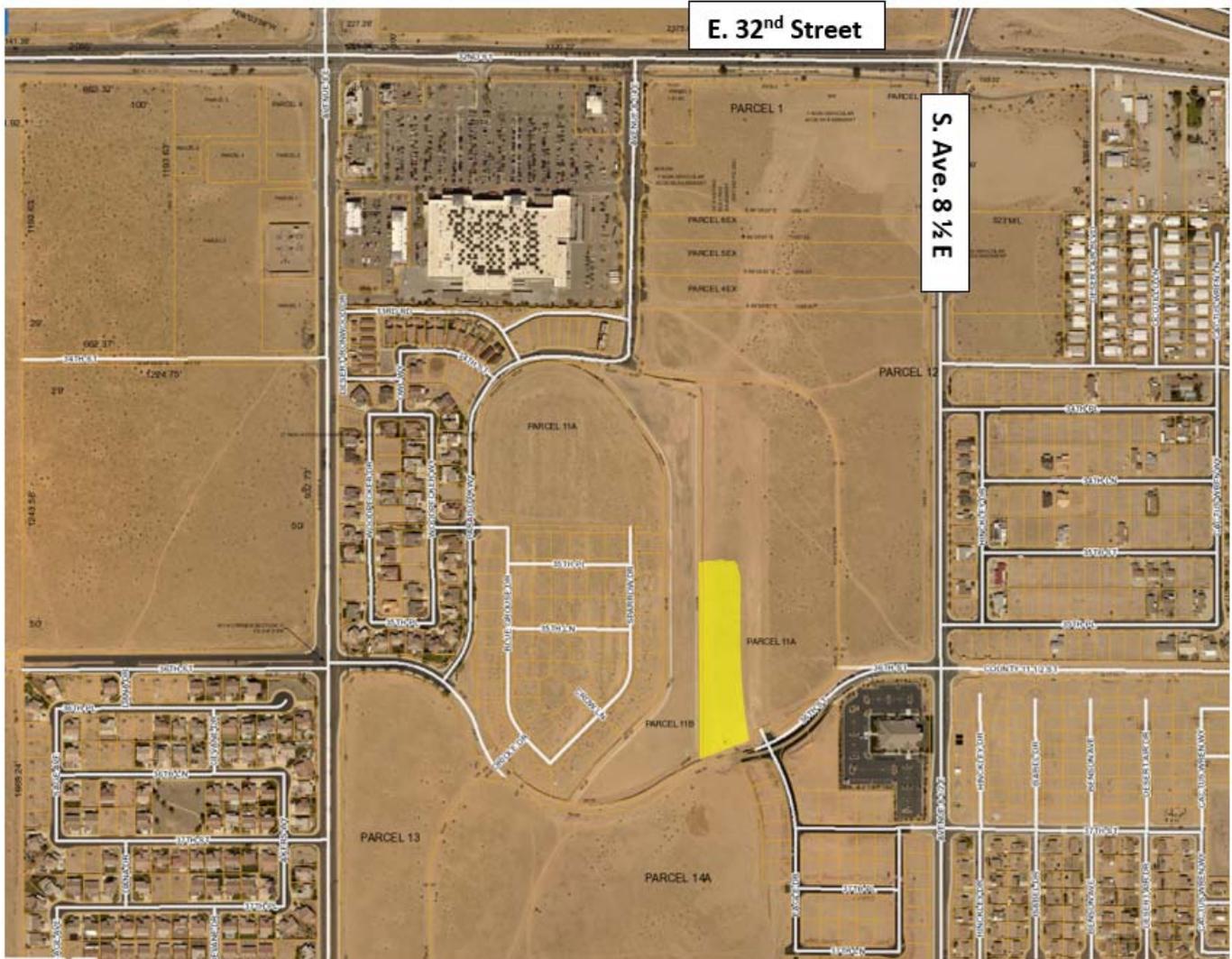
1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The rights-of-way 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.
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. 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.
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.

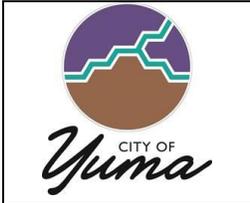
**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/21/20
- **300' Vicinity Mailing:** 07/27/20
- **34 Commenting/Reviewing Agencies noticed:** 07/30/20
- **Hearing Date:** 09/14/20
- **Comments due:** 08/10/20

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/31/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/31/20	X		
Yuma County Planning & Zoning	YES	07/30/20	X		
Yuma County Assessor	YES	07/31/20	X		
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	07/30/20	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	07/31/20	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	07/30/20	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	08/10/20	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: RICHARD MUNGUIA**

Hearing Date: September 14, 2020

Case Number: ZONE-30894-2020

Project Description: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-30894-2020 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.

Staff Analysis: Adopted in 2014 and updated in 2017, the accessory structures code provides placement regulations for accessory structures in a number of residential districts. Examples of accessory structures include storage sheds, workshops, outdoor barbeques, detached garages, and outdoor fireplaces. This code enables property owners the ability to place accessory structures in certain setbacks while also protecting neighbors.

This proposed amendment to the recently amended code will further ensure that no accessory structure becomes a nuisance to the neighbors or those living within the surrounding area. This amendment allows the accessory structures code to be utilized in the Transitional (TR) District and the Residence-Manufactured Housing (R-MH) District, increases the maximum height to 25 feet or the height of the principal building, whichever is less, and removes portions of the code that are contradictory or overly restrictive.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes The proposed amendment implements the goals, objectives and policies of the General Plan.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes The amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No The amendment will not alter or change the range of uses identified in the zoning code.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes The amendment will change the development standards identified in the Zoning Code such that it will provide increased height limitations and allow for the amendment to be utilized in additional zoning districts.

5. What are the potential impacts of the proposed amendment?

There are no potential negative impacts that have been identified with the proposed text amendment.

A potential positive impact of this amendment would be that by increasing the height of accessory structures, many legal-nonconforming or illegal structures can be rebuilt to the same height, and accommodate recreational vehicle parking.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

Yes

Public Comments Received:

None Received.

External Agency Comments:

See Attachment C.

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on:

N/A

Final staff report delivered to applicant on:

N/A

Attachments:

A	B	C
Draft Text	Agency Notification	Agency Comments

Prepared By:
Richard Munguia
Senior Planner



Date: August 17, 2020

Richard.Munguia@YumaAZ.gov (928)373-5000, x3070

Approved By:
Alyssa Linville
Assistant Director Community Development



Date: 08/24/2020

ATTACHMENT A
DRAFT TEXT

That the Yuma City Code, Title 15, Chapter 154, Section: 06.01 (D) be amended to add the bolded text thereof:

§154-06.01 Residence-Manufactured Housing District (R-MH)

(D) Permitted accessory uses.

(1) Accessory uses of buildings or structures customarily incidental and subordinate to any use permitted by this subchapter such as swimming pools, garages, laundry rooms and public recreation areas and structures, subject to the criteria as specified in § [154-15.15](#) of this chapter;

That the Yuma City Code, Title 15, Chapter 154, Section: 08.01 (C) be amended to add the bolded text thereof:

§154-08.01 Transitional District (TR)

(C) Permitted accessory uses.

(5) Accessory uses of buildings or structures customarily incidental and subordinate to any use permitted by this subchapter such as swimming pools, garages, laundry rooms and public recreation areas and structures, subject to the criteria as specified in § [154-15.15](#) of this chapter;

That the Yuma City Code, Title 15, Chapter 154, Section: 06.01 (E) be amended to delete the following crossed-out text thereof:

§154-06.01 Residence-Manufactured Housing District (R-MH)

(E) Property Development Standards

~~(16) Accessory structures. All accessory structures shall comply with the minimum setback requirements as specified herein, except that any detached structure which serves as a garage or storage building and not containing living quarters may be located no closer than seven feet to a side or rear property line within a rear quarter of any lot or parcel classified within the Residence-Manufactured Housing District, subject to applicable requirements of the city building code.~~

That the Yuma City Code, Title 15, Chapter 154, Section: 06.01 (F) be amended to delete the following crossed-out text thereof:

§154-06.01 Residence-Manufactured Housing District (R-MH)

(F) Exterior Appearance Criteria

~~(5) Accessory structures. In such cases where an open carport or patio cover is attached to one side of the dwelling unit and is visible from the street, no additional covered patio or open carport shall be attached to the opposite side of the dwelling, other than a covered entry not to exceed 60 square feet in area.~~

That the Yuma City Code, Title 15, Chapter 154, Section: 15.15 (C) be amended to delete the following crossed-out text and add the following underlined text thereof:

§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.

(C) *Accessory buildings or structures*

(1) (c) *Height.* The maximum allowable building height shall be ~~45~~ 25 feet or the height of the principal building, whichever is less. On lots with elevation changes, accessory structures shall not be permitted on lot areas where the accessory structure will be higher than the principal structure roofline. See Illustration 15-1.

That the Yuma City Code, Title 15, Chapter 154, Section: 15.15 (C) be amended to delete the following crossed-out text thereof:

§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.

(C) *Accessory buildings or structures*

(1) (d) *Area.* Accessory buildings or structures shall comply with lot coverage regulations for the applicable zoning district ~~and shall not occupy more than 30% of the area between the principal structure and the rear property line.~~

That the Yuma City Code, Title 15, Chapter 154, Section: 15.15 (C) be amended to delete the following crossed-out text thereof:

§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.

(C) *Accessory buildings or structures*

(2) (d) *Area.* Accessory buildings or structures shall comply with lot coverage regulations for the applicable zoning district ~~and shall not occupy more than 30% of the area between the principal structure and the rear property line.~~

That the Yuma City Code, Title 15, Chapter 154, Section: 15.15 (C) be amended to delete the following crossed-out text thereof:

§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.

(C) *Accessory buildings or structures*

(3) (d) *Area.* Accessory buildings or structures shall comply with lot coverage regulations for the applicable zoning district ~~and shall not occupy more than 30% of the area between the principal structure and the rear property line.~~

**ATTACHMENT B
NEIGHBORHOOD MEETING COMMENTS**

- Legal Ad Published: The Sun 08/21/20
- 34 Commenting/Reviewing Agencies noticed: 07/30/20
- Neighborhood Meeting: N/A
- Hearing Date: 09/14/20
- Comments due: 08/10/20

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Yuma County Airport Authority	X	07/31/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users’ Assoc.	X	07/31/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	X	07/31/20	X		
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.	X	07/30/20	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	X	08/04/20		X	X
City of Yuma Internal List (Conditions)	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	X	08/03/20	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	X	07/30/20	X		
MCAS / C P & L Office	X	08/10/20	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
None Required	N/A

PUBLIC COMMENTS RECEIVED: NONE

**ATTACHMENT C
AGENCY COMMENTS**

COMMENT NO COMMENT

Enter comments below:

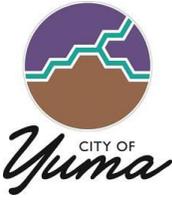
Any accessory structure, to be constructed within Western Area Power Administration's (WAPA) easement area, must have WAPA's concurrence and meet all current Minimum Approach Distance (MAD) and National Electric Safety Code (NESC) clearance distances based on the voltage of the impacted transmission line. Please have the landowner contact WAPA at 602 605-2530.

DATE: 8/4/20 NAME: Dennis Patane TITLE: Lands & Realty Specialist

AGENCY: Western Area Power Administration

PHONE: 602 605-2713

RETURN TO: Richard Munguia
 Richard.Munguia@YumaAZ.gov



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: AMELIA GRIFFIN

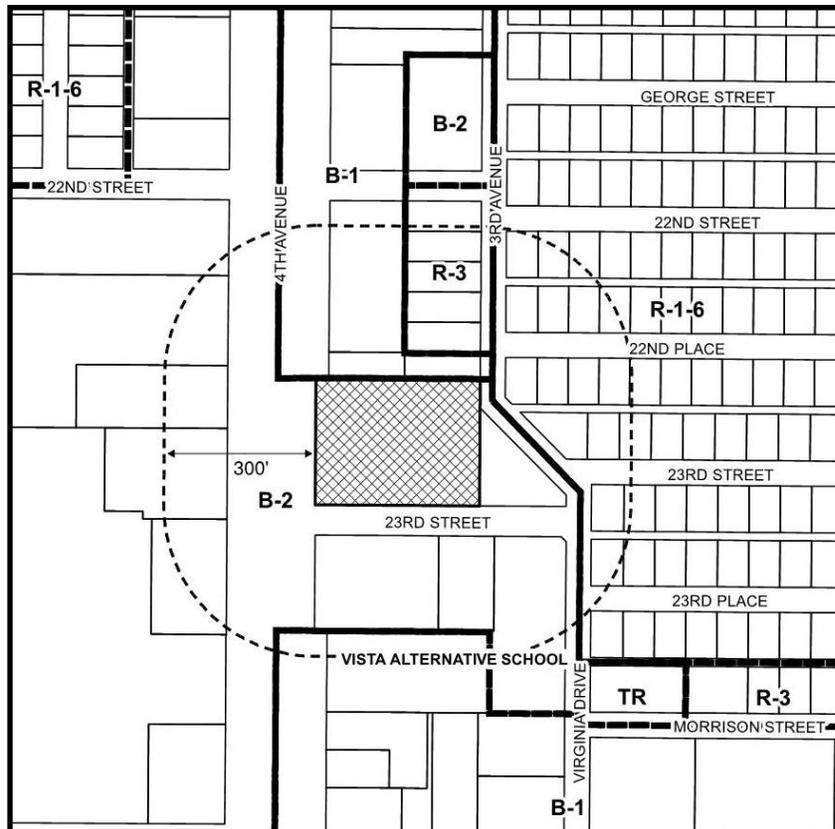
Hearing Date: September 14, 2020

Case Number: CUP-31026-2020

Project Description/Location: This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2/IO)	Foothills Bank	Commercial
North	Limited Commercial (B-1/IO)	Restaurant	Commercial
South	General Commercial (B-2/IO)	Romeo's Car Wash	Commercial
East	General Commercial (B-2/IO)	Safelite Auto Glass	Commercial
West	General Commercial (B-2/IO)	Multi-Tenant Commercial	Commercial

Location Map:



Prior site actions: Annexation: Ord. 505 (March 10, 1949); Rezone: Ord. 2178 (January 18, 1984; B-1 to B-2; Conditional Use Permit: CU04-14 (October 11, 2004; Drive-through in B-2); Subdivision: Peterson Lot Tie/Lot Split (May 3, 2005)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-31026-2020 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 Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Chad Noble on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, to allow the addition of a secondary drive-through lane at the site of an existing financial institution for the property located at 2285 S. 4th Avenue, Yuma, Arizona in the General Commercial/Infill Overlay (B-2/IO) District, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property is located at the northeast corner of 4th Avenue and 23rd Street and currently features a 24,000 square foot building. The existing drive-through for the bank facility was initially approved through a Conditional Use Application in 2004 (CU2004-04). With this request, the applicant is seeking the addition of a secondary drive-through lane. This proposed modification will deviate from the originally approved site layout, and therefore requires a new conditional use permit.

The addition of the secondary drive-through lane would increase the capacity for vehicular traffic. In order to accommodate the additional drive-through lane, several parking spaces will need to be removed; the remaining spaces will meet the minimum number of spaces required per the code.

Based upon the current uses of the property as a bank, retail, and office space, the parking requirement is as follows: one space for each 200 square feet of gross floor area, one space for each 300 square feet of gross floor area, and one space for each 400 square feet of gross floor area respectively. According to the original floor plan, the 24,000 square foot building would require a total of 89 parking spaces. The site plan indicates a total of 100 parking stalls on-site. In addition to the required parking for the uses on site, a drive-through bank facility must provide three spaces of stacking for each service window. This stacking capacity has been provided as indicated on the site plan (Attachment B).

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

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	None	
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

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

Yes. The site plan conforms to the requirements outlined within the City of Yuma Zoning Code.

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

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
4 th Avenue – 4 Lane Minor Arterial	50 FT H/W ROW	75 FT H/W ROW				X
Bicycle Facilities Master Plan	None					
YCAT Transit System	Yellow Route 95					
Issues:	None					

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

Yes.

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

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

Yes. The Planning and Zoning Commission has the authority to review and approve the request as per Section 154-08.04(E)(1).

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

Yes. The addition of this second drive thru lane, along with its maintenance and/or operation, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of the city.

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

Yes. The provisions for ingress, egress and traffic circulation, and adjacent public streets are adequate to meet the needs of the requested conditional use.

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

Yes. The building(s) and parking facility setbacks adequately provide a transition from, and protection to, existing and contemplated residential development.

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

Yes. The height and proposed addition of a drive thru lane are compatible with the general character of development in the vicinity of the requested conditional use.

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

Yes. Provisions have been made to attenuate noise levels and provide for adequate site and security lighting.

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

Yes. All appropriate landscaping, fencing, screen walls and/or planting, Crime Prevention Through Environment Design (CPTED) techniques and anti-graffiti strategies to achieve compatibility with adjoining areas are already in place and will not be impacted negatively.

Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Discussions with Applicant/Agent: August 14, 2020

Proposed conditions delivered to applicant on: August 14, 2020

Final staff report delivered to applicant on: September 2, 2020

- Applicant agreed with all of the conditions of approval on: August 14, 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	G
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Aerial Photo

Prepared By: 
Amelia Griffin
Assistant Planner

Date: 8/20/20

Amelia.Griffin@YumaAz.gov (928)373-5000, x3034

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 08/24/2020

**ATTACHMENT A
CONDITIONS OF APPROVAL**

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

**Community Development Comments: Alyssa Linville, Assistant Director,
Community Development, (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning: Amelia Griffin, Assistant Planner, (928) 373-5000, x 3034

3. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
4. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
5. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
6. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

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

**ATTACHMENT B
SITE PLAN**



ATTACHMENT C
SITE PHOTOS



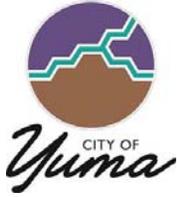
**ATTACHMENT D
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun (08/21/20)
- 300' Vicinity Mailing: (07/27/20)
- 34 Commenting/Reviewing Agencies noticed: (07/30/20)
- Site Posted on: (09/07/20)
- Neighborhood Meeting: (N/A)
- Hearing Date: (09/14/20)
- Comments due: (08/10/20)

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.	Yes	7/31/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	7/30/20	X		
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	7/31/20	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	7/31/20	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	7/30/20	X		
Building Safety	Yes	7/31/20	X		
City Engineer	NR				
Traffic Engineer	Yes	7/30/20	X		
MCAS / C P & L Office	Yes	8/10/20	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT G
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer L. Albers**

Hearing Date: September 14th, 2020

Case Number: GP-30925-2020

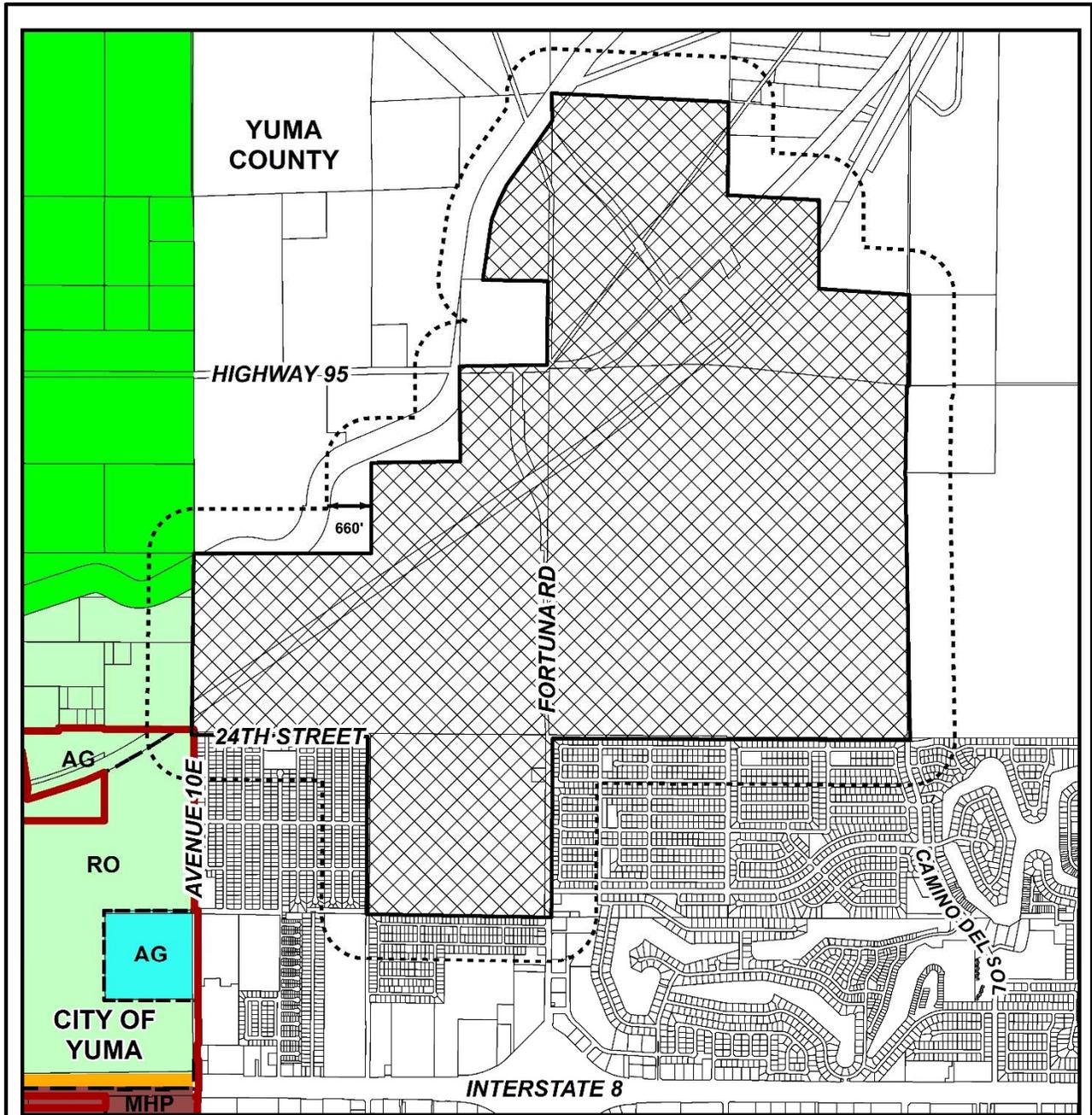
Project Description/Location: This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use – State Land land use designation in the General Plan. The area is approximately 1,673 acres and located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Yuma County - Rural Area 10 acre (RA-10), Heavy Industrial (HI), Manufactured Home Park (MHP), Recreational Vehicle Park (RVP) and General Commercial (C-2)	Undeveloped and Agriculture	Yuma County Agricultural/Rural Preservation, Medium Density Residential and Local Commercial
North	Yuma County - Rural Area 20 acre (RA-20) and Heavy Industrial (HI)	Retail site, Agriculture and Yuco Gin	Yuma County - Agricultural/Rural Preservation
South	Yuma County - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Medium Density Residential (R-2) and High Density Residential (R-3)	Single Family homes and Manufactured homes	Yuma County - Medium Density Residential and Local Commercial
East	Yuma County - Rural Area 20 acre (RA-20) and Low Density Residential (R-1-6)	Undeveloped	Yuma County - Agricultural/Rural Preservation and Sensitive Areas-Resource Lands
West	Yuma County - Rural Area 20 acre (RA-20), Rural Area 10 acre (RA-10) and Heavy Industrial (HI)	Agriculture	City of Yuma - Agriculture and Resort, Recreation & Open Space Yuma County - Agricultural/Rural Preservation

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 12, 2020.

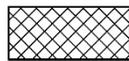
Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Location Map



GENERAL PLAN - LAND USE

- Agriculture
- Resort, Recreation and Open Space
- Public/Quasi-Public
- High Density Residential



LOCATION OF SUBJECT PROPERTY

ZONING DISTRICTS

- AG - Agriculture
- RO - Recreation and Open Space
- MHP - Manufactured Housing Park

LOCATION MAP



Prepared by: JLA

Checked by:



Date: 6/23/20

Revised:

Revised:

Case #:

GP-30925-2020

Staff
Analysis:

This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use – State Land land use designation in the General Plan. The area is approximately 1,673 acres and located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95.

The Yuma County Comprehensive Plan designates the area north of the 24th Street alignment as the Agriculture/Rural Preservation land use designation (1,513 acres) which supports the following County zoning, Rural Area – 40 acres (RA-40).

The Yuma County Comprehensive Plan designates the area south of the 24th Street alignment as Medium Density Residential (149 acres) and Local Commercial (11 acres) which support the following types of zoning:

Medium Density - Low Density Residential (R-1-6, R-1-8), Medium Density Residential (R-2), Manufactured Home Subdivision (MHS-4.5) and Recreational Vehicle Subdivision (RVS).

Local Commercial - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Recreational Vehicle Park (RVP), Local Commercial (C-1) and Residential Commercial (RC).

The proposed Special Use – State Land land use designation is intended to set aside an area for future development in the City of Yuma. Development of the Special Use area will occur in accordance with an approved Specific Plan, a Planned Area Development (PAD) overlay zoning district and more detailed Development Plans. It is defined as:

Special Use – State Land

An area under the authority of the Arizona State Land Department that has been set aside for future development. Future development will support a mix of land uses including residential, commercial and industrial components and shall be developed in accordance with an adopted Specific Plan.

The intent in expanding the City of Yuma General Plan is to incorporate the State Land parcels into the comprehensive update of the City of Yuma General Plan to occur in calendar year 2021. This will allow staff to identify future roadways, parks and other public service and utility needs for the future residents and businesses in the subject area.

The mission of the State Land Department is to responsibly manage the assets of the Trust in alignment with the interests of the 13 public Beneficiaries and Arizona’s future.

At this time, a specific land use plan for the area has not been developed but it is expected the area south of the railroad will develop in a similar manner to the balance of the Foothills and the area north of the railroad tracks will develop with a non-residential character.

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

Yes Once a more detailed specific plan for this area is developed, major roadways, park facilities and other public infrastructure will need to be identified to support the future development.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Highway 95 – Principal Arterial	50' HW	50-100' HW			X	X
Avenue 10 – Minor Arterial	50' HW	40' HW				
Fortuna Rd – Minor Arterial	50' HW	50-100' HW				

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

Yes Once a more detailed specific plan for this area is developed, the facility plans of the City of Yuma will need to be amended to address the future development.

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

No The City of Yuma City Council adopted a Growth and Development Policy (R99-30, June 2, 1999) that states that this area will ultimately become a part of the City of Yuma.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 14, 2020
- City of Yuma Planning and Zoning Commission: October 12, 2020
- City of Yuma City Council: November 4, 2020

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: None Required

Attachments

A	B	C	D
Public Comments	Agency Comments	Staff Worksheet	Aerial Photo

Prepared By:  _____ **Date:** 8/31/20
Jennifer L. Albers, AICP,
Principal Planner

Approved By:  _____ **Date:** 08/31/2020
Alyssa Linville,
Assistant Director Community Development

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Billy Marks			Contact Information:	928-502-2899			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about request and process.								

Name:	Ronald Pertruchio			Contact Information:	619-622-9384			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about process and plans. Concerned about a future Walmart adjacent to his property.								

Name:	David Hardin, YuCo Gin			Contact Information:	928-750-7050			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Very concerned about encroachment on Cotton Gin operations. Already receiving dust and lighting complaints from Mesa del Sol residents. Worried that more development will lead to more complaints. Does not want future development to impact the jobs and operations at the plant or the economic contributions of the cotton industry to the community.								

Name:	Barry Olsen for Gowan Co.			Contact Information:	928-783-6887			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about process and planned land uses. Concerned about encroachment on Gowan Company operations.								

Name:	Lynn Dillon			Contact Information:	928-2272-4641			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Request that letter regarding case be mailed to her.								

Name:	Dolores McLaughlin			Contact Information:	760-638-0367			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about process and request.								

Name:	John Werber			Contact Information:	928-4463115			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Comment: Questions about process and request.								

**ATTACHMENT B
AGENCY COMMENTS**

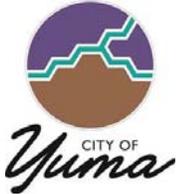
DATE:	7/1/20	NAME:	Joe Wehrle	TITLE:	Yuma County Assessor
AGENCY:	Yuma County Assessor			PHONE:	(928) 373-6073
<i>Enter comments below:</i>					
<p>The only real concern I have for this is the proposed special district overlay. What type of special district are you talking about? Special districts are regulated by Title 48 of the Arizona Revised Statutes. If you are simply proposing some planning district overlay, such as a Planned Area District, don't call it a special district. Special district is like a reserved word phrase. It typically means that there is going to be a tax or assessment for a particular service that is outlined in Title 48. Municipal services districts are a type of special district. They are usually used for landscaping, street lighting, or other municipal services that are only applicable to property within the district boundary.</p>					

DATE:	7/2/20	NAME:	Dennis Patane	TITLE:	Lands & Realty Specialist
AGENCY:	Western Area Power Administration			PHONE:	(602) 605-2713
<i>Enter comments below:</i>					
<p>Western Area Power Administration (WAPA) has 2 high voltage transmission lines that are located within the area in question. Any future development impacting WAPA's easement will require notification to WAPA and potentially concurrence from WAPA in the form of a License Application/Agreement.</p>					

DATE:	7/2/20	NAME:	Kayla Franklin	TITLE:	Fire Marshall
AGENCY:	Yuma Fire Department			PHONE:	373-4865
<i>Enter comments below:</i>					
<p>Upon development: Any time anything is built or moved into the jurisdiction then adequate fire flow and hydrant spacing per city standards must be provided.</p>					

DATE:	7/30/20	NAME:	Isabell Garcia	TITLE:	Development Coordinator
AGENCY:	ADOT Southwest Division			PHONE:	(928) 317-2159
<i>Enter comments below:</i>					
<p>ADOT Southwest District has no comment on the major general plan amendment; however; we would require a Traffic Impact Analysis (TIA) be completed once there is a specific development(s). We would like to assess the potential impacts a new development(s) would have on the intersection of US 95 & Fortuna Road & Interstate 8, Fortuna Road Traffic Interchange. Any new access or change to existing access from the State Highway System shall be obtained through the ADOT Encroachment Permit Process.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-30925-2020 CASE PLANNER: JENNIFER L. ALBERS</p>
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I. PROJECT DATA

Project Location:		NWC, NEC & SWC Fortuna Rd and 24 th Street, NEC Fortuna Rd and HWY 95							
Parcel Number(s):		182-30-008, 182-29-024, 182-32-007, 182-31-003, 198-06-001, 198-06-900							
Parcel Size(s):		33.6 acres, 303.7 acres, 643.6 acres, 396.9 acres, 158.5 acres, 1 acre							
Total Acreage:		1673							
Proposed Dwelling Units:		Maximum: 7,000		Minimum: 0					
Address:									
Applicant:		City of Yuma on behalf of the State of Arizona State Land Dept.							
Applicant's Agent:									
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	Yuma County - Rural Area 10 acre (RA-10), Heavy Industrial (HI), Manufactured Home Park (MHP), Recreational Vehicle Park (RVP) and General Commercial (C-2)	Undeveloped and Agriculture	Yuma County Agricultural/Rural Preservation, Medium Density Residential and Local Commercial
North	Yuma County - Rural Area 20 acre (RA-20) and Heavy Industrial (HI)	Retail site, Agriculture and Yuco Gin	Yuma County - Agricultural/Rural Preservation
South	Yuma County - Manufactured Home Subdivision (MHS-4.5), Recreational Vehicle Subdivision (RVS), Medium Density Residential (R-2) and High Density Residential (R-3)	Single Family homes and Manufactured homes	Yuma County - Medium Density Residential and Local Commercial
East	Yuma County - Rural Area 20 acre (RA-20), and Low Density Residential (R-1-6)	Undeveloped	Yuma County - Agricultural/Rural Preservation and Sensitive Areas-Resource Lands
West	Yuma County - Rural Area 20 acre (RA-20), Rural Area 10 acre (RA-10) and Heavy Industrial (HI)	Agriculture	City of Yuma - Agriculture and Resort, Recreation & Open Space Yuma County - Agricultural/Rural Preservation

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes	No		N/A
Annexation	Yes	No		N/A
General Plan Amendment	Yes	No		N/A
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		
Irrigation District:	Yuma Irrigation District		
Adjacent Irrigation Canals & Drains:	Gila Gravity Main Canal		
Water Conversion: (5.83 ac ft/acre)	9,753.59 Acre Feet a Year		
Water Conversion Agreement Required	Yes	No	X

II. CITY OF YUMA GENERAL PLAN

Land Use Element:							
Land Use Designation:	Proposed change to Special District – State Land						
Issues:	Development density to be determined at a later date but likely to be primarily similar to Foothills residential development in south and commercial/industrial in north. Anticipate no more than 7,000 residential units to be developed. Amendment area will provide additional area for development						
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	
Highway 95 – Principal Arterial	50' HW	50-100' HW			X	X	
Avenue 10 – Minor Arterial	50' HW	40' HW					
Fortuna Rd – Minor Arterial	50' HW	50-100' HW					
Bicycle Facilities Master Plan	28 th Street – County Bike Route, Fortuna Rd – Future Bike Lanes						
YCAT Transit System	N/A						
Issues:	Designating mid-section major roadways in future						
Parks, Recreation and Open Space Element:							
Parks and Recreation Facility Plan							
Neighborhood Park:	Existing: Desert Ridge Park			Future: To be determined			
Community Park:	Existing: Kennedy Park			Future: To be determined			
Linear Park:	Existing: None			Future: Gila Gravity Main Canal Linear Park			
Issues:	Yuma County park planning is limited to single shared use retention basin in Mesa Del Sol						
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	N/A				
Conservation, Energy & Environmental Element:							
Impact on Air or Water Resources	Yes	No	X				
Renewable Energy Source	Yes	No	X				
Issues:	Area used for off-roading for desert riders. Area is primarily desert and undeveloped. West side agricultural activities on leased State Lands not expected to change.						
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
	Maximum	Per Unit		Officers	GPD	AF	GPD
	7000	2.8	19600	36.98	5,880,000	6586.9	1,960,000
Minimum							
7000		2.8	19600	36.98	5,880,000	6586.9	1,960,000

Safety Element:

Fire Facilities Plan:	Existing: Fire station No. 5	Future: To be determined
Water Facility Plan:	Source: City X Private	Connection: 28 th Street 10" line
Sewer Facility Plan:	Treatment: City X Septic	Connection: 28 th Street 8" line
Issues:	City of Yuma has capacity to support development of the area but major transmission lines will need to be installed	

Growth Area Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes	No	X
Issues:	N/A				
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:	Anticipate area to be designated new Growth Area in 2021 update of General Plan				

NOTIFICATION

- o Legal Ad Published: The Sun (08/29/20)
- o Display Ad Published: (08/29/20)
- o 660' Vicinity Mailing: (08/08/20)
- o 54 Commenting/Reviewing Agencies noticed: (06/30/20)
- o Site Posted: (07/17/20)
- o Neighborhood Meeting: N/A
- o Hearing Dates: (09/14/20) & (10/12/20)
- o Comments Due: (09/01/20)

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	NR			
Yuma County Airport Authority	Y	7/1/20	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	Y	7/1/20		X
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
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	Y	7/30/20		X
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)	Y	8/4/20	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	Y	7/1/20	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	Y	7/29/20	X	
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	Y	7/2/20		X

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Parks and Recreation, Administration	NR			
Jeff Kramer, City Engineer	NR			
Engineering, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	Y	7/2/20		X
Randal Crist, DCD – Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A
Prop. 207 Waiver	
N/A	

ATTACHMENT D
AERIAL PHOTO

