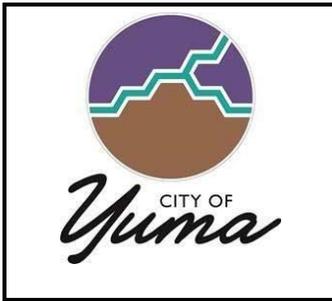


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 July 13, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, July 13, 2020, 4:30 p.m.

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

City Hall Council Chambers will be open with limited public access.

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

CALL TO ORDER

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

APPROVAL OF MINUTES

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

June 22, 2020 (3 of 5 required: Counts, Arney, Scott, Dammeyer, and Edgar)

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS – NONE

PUBLIC HEARINGS

1. **CUP-30291-2020:** This is a request by Dahl, Robins and Associates, Inc., on behalf of Jeffrey Conte, for a Conditional Use Permit to allow the construction of a new YCAT maintenance facility, offices, and bus yard, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ.
2. **CUP-30514-2020:** This is a request by Pancrazi Real Estate Services, on behalf of RTB Enterprises, for a Conditional Use Permit for an industrial use within 600’ of residential in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2180 S. Pacific Ave, Yuma, AZ.
3. **SUBD-30285-2020:** This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, for approval of the final plat for La Estancia Subdivision. This subdivision contains approximately 40 acres and is proposed to be divided into 179 residential lots, ranging in size from approximately 6,000 square feet to 12,794 square feet, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street, Yuma, AZ.
4. **ZONE-26265-2019:** This is a request by Dahl, Robins, and Associates. on behalf of Smoketree Desert Land, LLC., to rezone an 18.34 acre parcel from Agriculture (AG) to Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the southwest corner of S. Avenue 7 ½ E and E. 36th Street, Yuma, AZ.

INFORMATION ITEMS

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

ADJOURN

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

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

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

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

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

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

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

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

CONSENT CALENDAR

MINUTES – December 9, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

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

PUBLIC HEARINGS

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

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

QUESTIONS FOR STAFF

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

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

APPLICANT / APPLICANT'S REPRESENTATIVE

Not Required

PUBLIC COMMENT

None

MOTION

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

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

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

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

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

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

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

Hamel asked if the applicant would be extending the road.

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

PUBLIC COMMENT

None

MOTION

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

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

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

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

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

PUBLIC COMMENT

None

MOTION

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

INFORMATION ITEMS

Staff

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

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

Commission

None

Public

None

ADJOURNMENT

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

Minutes approved this _____ day of _____, 2020

Chairman

**Planning and Zoning Commission Meeting Minutes
June 22, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 22, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Rodney Short, Deputy City Attorney, Alyssa Linville, Assistant Director DCD, and Randall Crist, Interim Director DCD.

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

CONSENT CALENDAR

MINUTES – January 27, 2020, May 11, 2020 & June 8, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Dammeyer, second by Arney, to APPROVE the Consent Calendar, with the deferral of the Minutes for January 27, 2020 to a future meeting. Motion carried unanimously, (5-0, with 2 absent).

PUBLIC HEARINGS –

CUP-30198-2020: This is a request by Arick Dombrowski and Maria Reyes for a Conditional Use Permit to allow a mortuary and crematory in the General Commercial/Airport Overlay (B-2/AD) District, for the property located at 3880 S. 4th Avenue, Yuma, Arizona.

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Arick Dombrowski & Maria Reyes, 3880 S 4th Avenue, Yuma AZ were available for questions.

PUBLIC COMMENT

None

Motion by Dammeyer, second by Edgar, to APPROVE CUP-30198-2020, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0, with 2 absent).

INFORMATION ITEMS

Staff

None

Commission

None

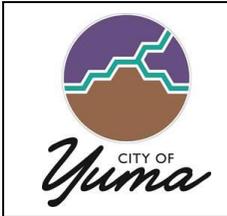
Public
None

ADJOURNMENT

Counts adjourned the meeting at 4:38 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



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

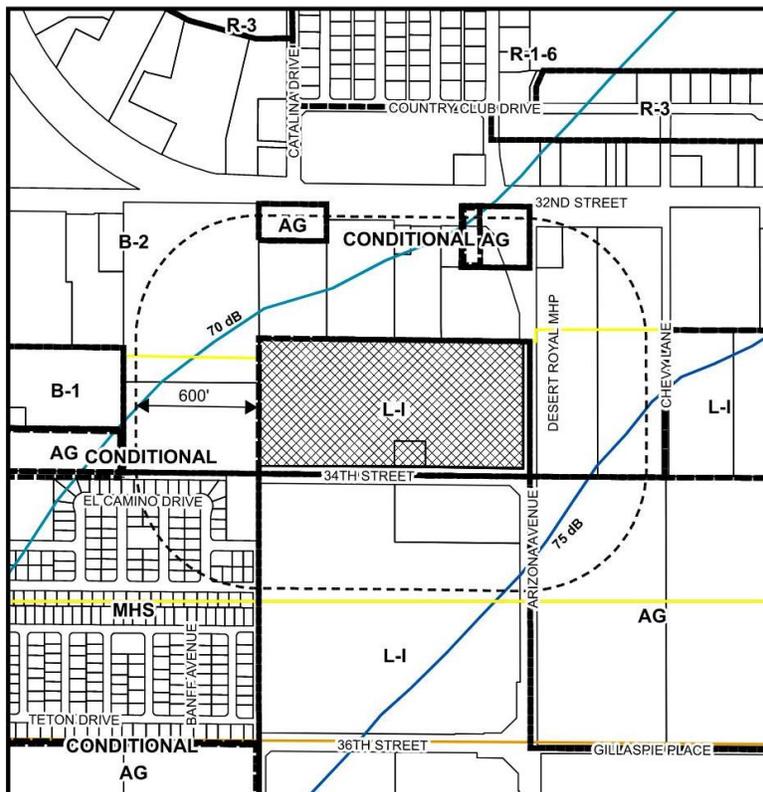
Hearing Date: July 13, 2020

Case Number: CUP-30291-2020

Project Description/Location: This is a request by Dahl, Robins and Associates, Inc., on behalf of Jeffrey Conte, for a Conditional Use Permit to allow the construction of a new YCAT maintenance facility, offices, and bus yard, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial Airport Overlay (L-I/AD)	Residence/Undeveloped	Industrial
North	General Commercial/Auto Center Overlay/ Airport Overlay (B-2/ACO/AD)	Auto Sales/Repair/Parts	Commercial
South	Light Industrial/Airport Overlay (L-I/AD)	Undeveloped	Industrial
East	General Commercial Airport Overlay (B-2/AD)	Desert Royal MHP	Industrial
West	General Commercial Airport Overlay (B-2/AD)	Lowes/Undeveloped	Commercial

Location Map:



Prior site actions: Annexation: O2000-14 (May 5, 2000); Pre-Development Meeting: PDM-28680-2019 (December 17, 2019); Rezone: Ordinance O2020-011 (May 6, 2020).

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow the construction of a new YCAT maintenance facility, offices, and bus yard, in the Light Industrial/Airport Overlay (L-I/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-30291-2020, 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 Dahl, Robins and Associates, Inc., on behalf of Jeffrey Conte, for a Conditional Use Permit to allow the construction of a new YCAT maintenance facility, offices, and bus yard, in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property is located at the northwest corner of 34th Street and Arizona Avenue. With this request, the applicant is seeking to construct a maintenance facility (including fueling and fuel storage facilities), offices, and bus yard (including a training yard) for the Yuma County Intergovernmental Public Transportation Authority. The property is located within the 70-75 dB noise contours, and will require a noise level reduction of 25 dB for any structures where the public will be received, offices, or any low-noise or noise sensitive areas.

The applicant states “ YCAT proposes to construct a new 4,280 square foot office, with possible future expansion to the south, a 9,200 square foot maintenance facility with vehicle wash bay, parking lot, vehicle staging area, vehicle training area, storm water retention, fueling and fuel storage facilities, storage and landscaping on this property. Future improvements may also include vehicle canopies with solar on top.” The applicant has stated that there will be 57 employees in total, with hours of operation from approximately 4:00am to midnight.

An amendment to this Conditional Use Permit (CUP) would not be required for the vehicular solar canopies, though any other substantial modifications to the approved site plan would require a CUP revision.

One e-mail was received from a property owner southwest of the subject property. No other neighbor concerns were received.

A lot tie is required prior to development of the facility, and is currently in process.

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	Exterior lighting cannot trespass onto adjacent properties.	4
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	Outdoor activities shall take place in a screened area	6
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	Walls and trash enclosures must have anti-graffiti coating	5,6
J.	Other	None	

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

Yes The site plan conforms to the zoning code, including uses and development standards.

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

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
S. Arizona Avenue – Collector	40 FT H/W ROW	33 FT H/W ROW				X
E.34 th Street – Local Street	39 FT H/W ROW	0 FT H/W ROW				
Bicycle Facilities Master Plan	Arizona Avenue: Proposed Bike Lanes					
YCAT Transit System	N/A					
Issues:	34 th Street will require development					

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

Yes. A lot tie is required and is currently in process. At the time of the hearing, the lot tie is anticipated to be completed and recorded.

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 154-09.02(F)(1)(c & d).

(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. This proposal should not significantly change the impact of the area. The portion of Arizona Avenue that is adjacent to the subject property is an existing truck route.

(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 property will be developed with multiple points of access to aid in traffic circulation.

(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. A minimum 6-foot high screening wall is required for all activities not within an enclosed building, per section 154-09.02(F)(3).

(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. New construction will be at a similar height as nearby existing commercial construction.

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

Yes. The new parking lot lighting will be reviewed to verify that it illuminates the property while not encroaching onto the neighboring properties or right-of-way. A photometric survey will be required to make certain the required exterior lighting does not trespass beyond property lines.

(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. New landscaping will be concentrated along right-of-way adjacent to Arizona Avenue at this time It will be designed to incorporate CPTED goals of allowing visibility, and with no areas hidden from monitoring for crime prevention.

Public Comments Received:

Name:		Darrell Bennett			Contact Information: DarrellKBennet@iCloud.com					
Method of Contact:		Phone	FAX	Email	X	Letter	Other			
<p><i>“That area is more of a manufactured and commercial area and the restrictions do to airbase not much else for land use is my understanding. Everyone has a right to use there property and I see nothing that will impress other properties. Thank you”</i></p>										

Agency Comments:

See Attachment D

Neighborhood Meeting Comments:

No Meeting Required.

Discussions with Applicant/Agent:

June 18, 2020

Proposed conditions delivered to applicant on:

June 18, 2020

Final staff report delivered to applicant on:

July 1, 2020

- Applicant agreed with all of the conditions of approval on: June 18, 2020, via e-mail.
- 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. E-mailed applicant, awaiting response.

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	Site Plan	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:
Richard Munguia
Senior Planner



Date: 6/25/2020

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

Approved By:
Alyssa Linville,
Assistant Director Community Development



Date: 06/26/2020

**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: Richard Munguia, Senior Planner, (928) 373-5000, x 3070

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. All parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of the electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000K or lower.
5. The trash enclosure must be of block construction with solid gates and the entire enclosure coated with an anti-graffiti coating and painted to compliment the main development on the property.
6. All outdoor activities shall take place in a minimum six foot (6') high solid masonry mortared screen wall constructed with poured concrete footings. Screening is needed to mitigate the effects of nuisances such as noise, dust, headlights, and litter. Any new wall shall be incorporated into the design of the project, and constructed as shown on the approved plans, and coated with an anti-graffiti coating and painted to compliment the main development on the property.
7. Measures to achieve an outdoor to indoor noise reduction level of 25 decibels must be incorporated into the design and construction where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.
8. The conditions listed above shall be completed within two (2) years of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
9. In any case where a Conditional Use Permit has not been used within two years after the granting thereof, it shall be null and void.

10. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a two-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 C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 06/19/20
- **300' Vicinity Mailing:** 05/26/20
- **34 Commenting/Reviewing Agencies noticed:** 05/28/20
- **Site Posted on:** 07/06/20
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 07/13/20
- **Comments due:** 06/08/20

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	06/09/20		X	
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	05/29/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	05/28/20	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	05/28/20	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	NR	05/28/20	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	06/01/20	X		
Building Safety	Yes	05/28/20	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	06/08/20		X	
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT E
AERIAL PHOTO





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

Hearing Date: July 13, 2020

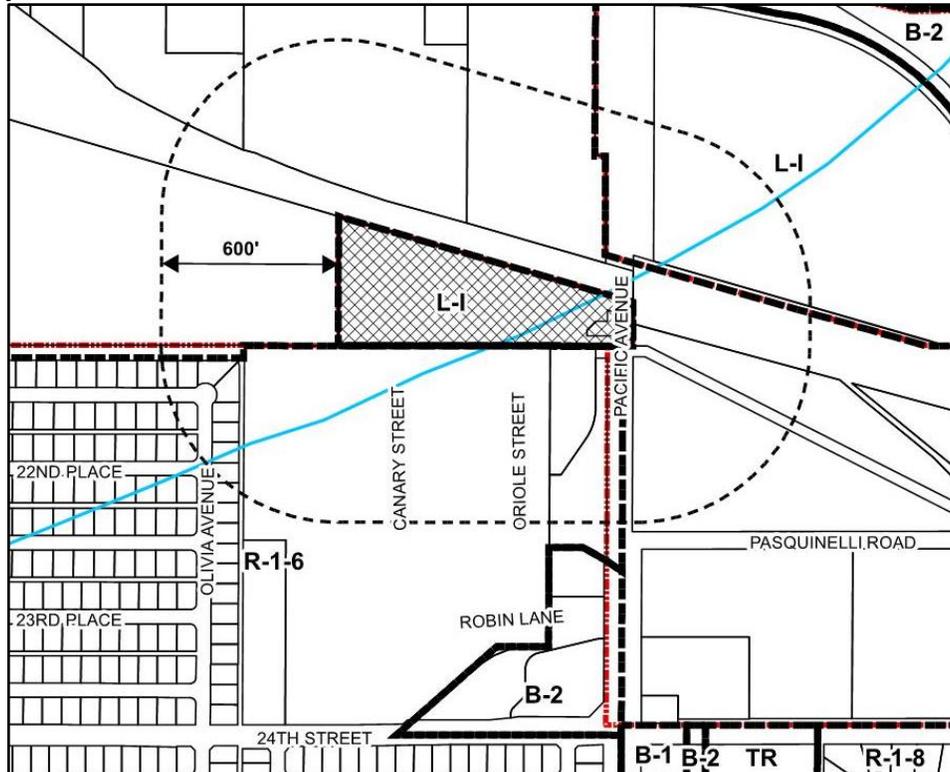
Case Number: CUP-30514-2020

Project Description/Location:

This is a request by Pancrazi Real Estate Services, on behalf of RTB Enterprises, for a Conditional Use Permit for an industrial use within 600' of residential in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2180 S. Pacific Ave, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Airport Overlay (L-I/AD)	Vacant	Industrial
North	Yuma County	Railroad/Cemex	Industrial
South	Light Industrial/Airport Overlay (L-I/AD)	Residential	Low Density Residential/Commercial
East	Yuma County	Railroad/Storage	Industrial
West	Yuma County	Yuma Mesa Fruit Growers	Industrial

Location Map:



Prior site actions: Annexation: O2011-20 (June 13, 2017); Conditional Use Permit: CUP-6436-2014 (July 21, 2014), CUP-14283-2016 (August 8, 2016), CUP-27141-2019 (Denied September 23, 2019).

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit for an industrial use within 600' of residential in the Light Industrial/Airport overlay (L-I/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-30514-2020 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 Pancrazi Real Estate Services, on behalf of RTB Enterprises for the property located at 2180 S. Pacific Ave, 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 2180 S. Pacific Ave., and is in the Light Industrial (L-I) District. The 286,093 square foot lot was annexed into the City of Yuma on June 1, 2011. Upon annexation, the property was zoned Light-Industrial; in accordance with the General Plan. The subject property currently features an empty 9,228 square foot warehouse building and accompanying offices, while the majority of the site is paved from previous uses. The southeastern part of the subject property is located within the 60-65 dB noise contour of the Marine Corps Air Station.

In 2014 the subject property received a CUP (CUP-6436-2014) to allow a Commercial Use in the Light Industrial (L-I) District (parking as standalone use). This use is for Datepac employees (agricultural processing). Shifts change seasonally. On a typical day, there is a maximum of two shifts: 7:00AM to 3:30PM and 3:30PM to 12:00AM. There are about 210 employees per shift. Used buses transport employees from the parking lot to the Datepac facility at 2575 East 23rd Lane. At this time, it is the intention of the applicant to continue to allow this use.

In 2016, a CUP was applied for to allow the manufacturing of thermal and acoustic insulation products within 600 feet of residential (CUP-14283-2016), for InsulTech. On August 8, 2014 the Planning and Zoning Commission approved this request.

In 2019, a CUP was applied for to operate a solid waste transfer facility within 600' of a residential use. This proposal was denied on September 23, 2019. The neighboring residential community believed that the proposed use was potentially too hazardous for the area.

The current CUP request is to allow an electrical company, 4k Electric LLC, to function within 600 feet of a residential use. While the proposed industrial use is permitted within the zoning district, the proximity of the property to residential zoning and residential use requires a Conditional Use Permit be applied for and approved.

4k Electric specializes in large scale electrical projects, such as wiring facilities to include universities or prisons. The company works on sites across the nation. The location in Yuma would be used as a staging point for those projects. There would be 1-3 fulltime employees that would work at the subject property 50-75% of the time. The company has 12 or more trucks and trailers that will be stored on site when not in the field. Some large truck deliveries are expected, but they would take place during normal business hours. The facility will be open from approximately 7 AM to 5 PM, Monday-Friday with occasional after hour visits to manage ongoing projects. Because the company provides services nation-wide the site may not be visited for extended periods of time.

It is the long term goal of the application to build an additional large warehouse building on site. The new building would require an additional CUP and would be conditioned to meet all standards of the Zoning Code.

Based on the neighbor input during the 2019 CUP request, staff made additional effort to reach out to Sunrise Mobile Estates. The standard distance based mailing list was sent out, and staff dropped off additional notifications in the community office.

On June 11, 2020, staff, the applicant's agents, and several members of the residential community met on the subject property. After dialoguing about how 4k Electric functioned, the residents appeared to be in support and felt more comfortable with this proposed use.

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	Traffic should be minimal, with one to three employees on-site at a time.	#1
B.	Parking	Parking spaces shall be stripped.	#1
C.	Lighting	The site will have to be designed with "dark sky" compatible down lighting with a maximum 3000 kelvin LED lights.	#6
D.	Hours of Operation	The hours of operation will be Monday through Friday 7:00 am to 5:00 pm, however it is possible staff will be on-site on off hours.	#7
E.	Indoor/Outdoor Activities	All outdoor activities or storage shall take place in a screened storage yard.	#1
F.	Noise	All truck (un)loading shall take place during regular business hours.	#9
G.	Air Quality	N/A	N/A
H.	Hazardous Materials	N/A	N/A
I.	Crime Prevention (CPTED)	N/A	N/A
J.	Other	N/A	N/A

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

Yes. The focus area identified within this CUP request meets the requirements of the code; including paved parking. Parking stalls will be striped.

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

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
	29 FT H/W ROW	20 FT H/W ROW				
Bicycle Facilities Master Plan	None					
YCAT Transit System	None					
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 this request per section 154-09-02 (F)(1)(d), in which a CUP is required for any industrial use or building within 600 feet of a residential zoning district or residential use.

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

Yes. The proposed use will not be detrimental to the health, safety, and general welfare of persons residing, or working in the vicinity.

(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 site will utilize existing access along E. 23rd Lane.

(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 property is considered to provide adequate transition as there is a ditch and several roadways between the residential development and the subject property. Staff believes that the proposed use should not negatively impact the surrounding residential as the proposed use is less impactful than past uses.

(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 current bulk and height of the existing buildings are consistent with the surrounding development.

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

Yes. The site will provide the necessary means to meet requirements regarding noise level reduction and site lighting for security purposes with any new development proposals.

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

Yes. The proposed use is consistent with the Crime Prevention through Environmental Design (CPTED) principles for visual surveillance.

Agency Comments: See Attachment E.

Neighborhood Meeting Comments: See Attachment F.

Discussions with Applicant/Agent: June 15, 2020.

Proposed conditions delivered to applicant on: June 16, 2020

Final staff report delivered to applicant on: July 1, 2020

Applicant did not agree to all of the conditions of approval.

ATTACHMENTS:

A	B	C	D	E	F	G	H
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Agency Comments	Modified Neighborhood Meeting	Residence Feedback	Aerial Photo

Prepared By:

Chad Brown
Associate Planner



Chad.Brown@yumaaz.gov

Date:

6/25/2020

(928) 373-5000, x 3038

Approved By:

Alyssa Linville,
Assistant Director Community Development



Date:

06/25/2020

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.

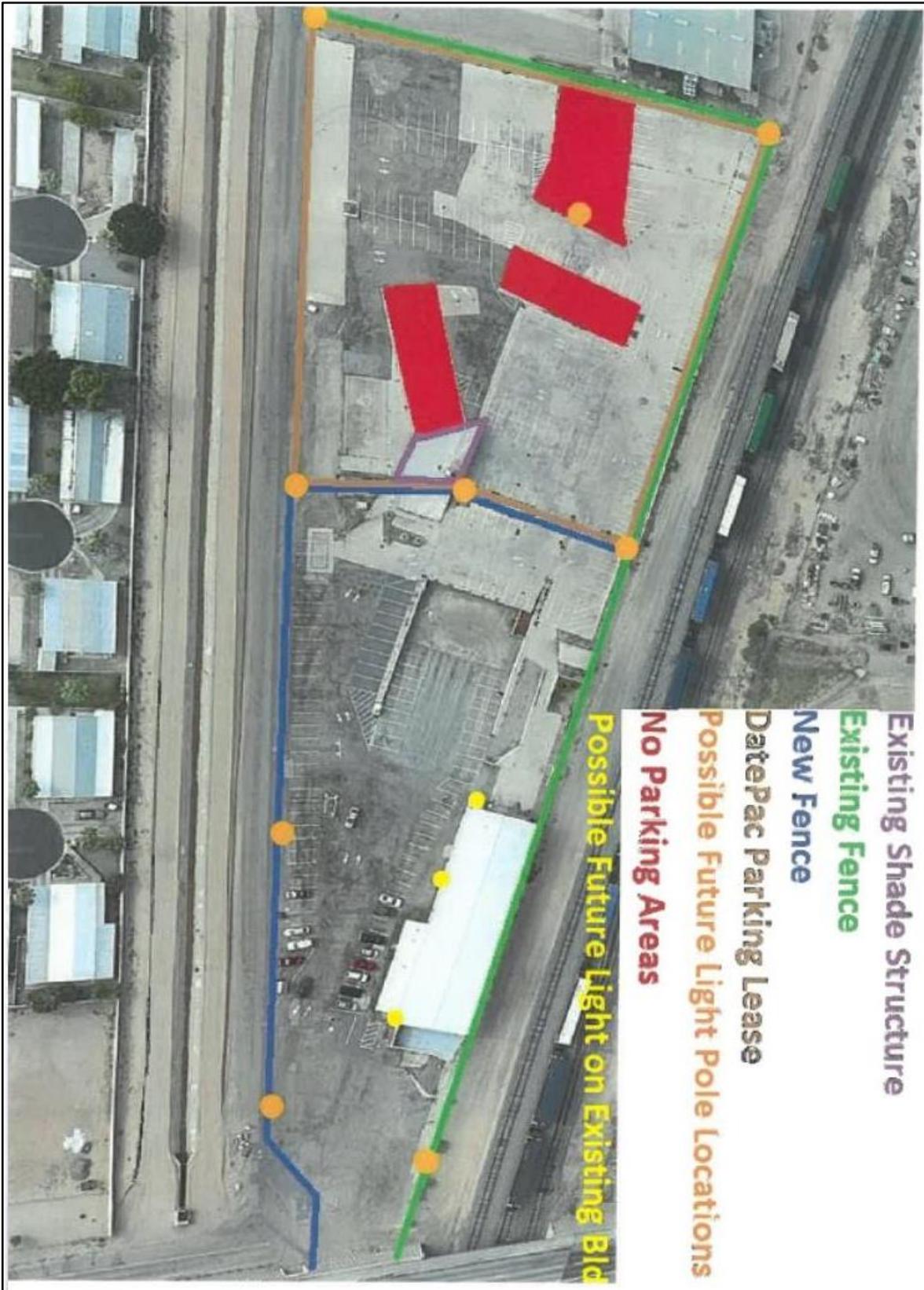
Engineering: Agustin Cruz, Senior Civil Engineer, (928) 373-5182

3. The owner shall dedicate the underlying fee title of Pacific Avenue that is included in the property to the City of Yuma.

Community Planning: Chad Brown, Associate Planner, (928) 373-5000 X 3038

4. 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.
5. 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.
6. The site will have to be designed with "dark sky" compatible down lighting with a maximum 3000 kelvin LED Lights.
7. The hours of operation will be Monday through Friday 7:00 am to 5:00 pm, however it is possible staff will be on-site on off hours.
8. All outdoor activities or storage shall take place in a screened storage yard.
9. All truck (un)loading shall take place during regular business hours.
10. 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.
11. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

**ATTACHMENT B
SITE PLAN**



ATTACHMENT C
SITE PHOTOS



**ATTACHMENT D
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (6/19/20)
- **600' Vicinity Mailing:** (5/25/20)
- **34 Commenting/Reviewing Agencies noticed:** (5/28/20)
- **Neighborhood Meeting:** (6/11/20)
- **Hearing Date:** (7/13/20)
- **Comments due:** (6/8/20)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	6/2/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	5/29/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	YES	6/1/20		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	6/1/20	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	5/29/20	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	6/10/2020			X
Building Safety	YES	5/28/20	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	6/8/2020			X
Utilities	YES	5/28/20	X		
Public Works	NR				
Streets	NR				

**ATTACHMENT F
MODIFIED NEIGHBORHOOD MEETING**

Date Held: (6/11/20)

Location: Subject property; 2180 S. Pacific Ave.

Attendees: Chad Brown; City of Yuma, Thomas Pancrazi; A. T. Pancrazi Real Estate Services, Inc., Chris Cleary; A. T. Pancrazi Real Estate Services, Inc., Kaylee Grunst; Sunrise Mobile Estates Manager, Thomas Grunts; Sunrise Mobile Estates Manager, Richard M.; Sunrise resident, Karin R.; Sunrise Resident, Sharon Harrison; Sunrise resident.

The City of Yuma was intending to not have a standard neighborhood meeting due to the impacts of COVID-19. At the request of a neighboring resident, the applicant's agents and City staff met several members of Sunrise Manufactured Home Estates on the subject property.

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

- **T. PANCRAZI DESCRIBED PAST USES AND WHAT WAS INTENDED TO GO ON SITE—AN ELECTRICAL COMPANY.**
- **THE NEIGHBORING RESIDENTS ASKED ABOUT LIGHTING, OUTDOOR STORAGE, AND HOURS OF OPERATION. THEY ALSO EXPRESSED FRUSTRATION ABOUT THE STATE OF E 23RD LANE, AND THERE WAS WORRY THAT SEMI-TRUCKS WOULD NOT FIT.**
- **T. PANCRAZI EXPLAINED THAT THE IMPACTS OF THE ELECTRICAL COMPANY WOULD BE RELATIVELY MINOR, ESPECIALLY IN COMPARISON TO PAST USES.**
- **RESIDENTS IN ATTENDANCE, INCLUDING THE PARK MANAGERS, STATED THEY WERE MORE COMFORTABLE WITH THE PROPOSED USE THEN THEY WERE WITH THE LAST.**
- **AFTER BEING REASSURED THAT THE MAJORITY OF THE WORK WOULD TAKE PLACE OFF SITE, THE COMMUNITY SEEMED TO ACCEPT THE PROPOSED IDEA.**

**ATTACHMENT G
RESIDENT FEEDBACK**



Thu 6/11/2020 5:29 PM

Sharon Harrison <2151190goldenlady@gmail.com>

Meeting today/CUP-30514-2020

To: Brown, Chad - Associate Planner

You replied to this message on 6/15/2020 6:29 AM.

CAUTION: External Email

Chad,

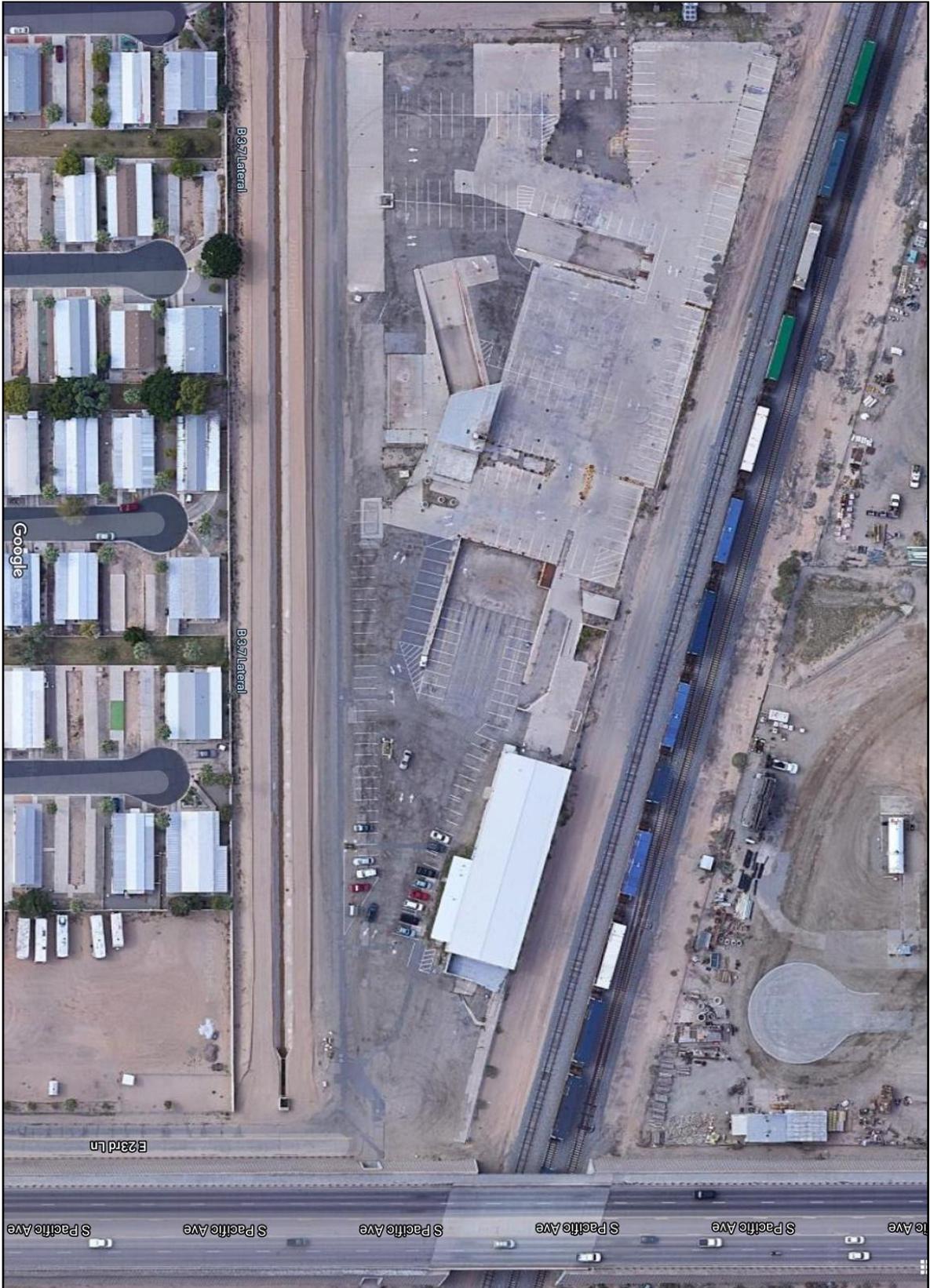
Once again I appreciate your approach in this upcoming hearing. I'm so happy for all the information we received today. I talked to Darrell this afternoon and he was just as happy with my feedback.

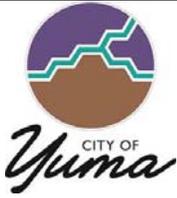
I have made several phone calls, visits to residents and after explaining what we were told I have had no negative response. I did let everyone know if they thought of anything else they wanted answers to let me know and I would pass it along to you.

Thank you again for all your help and the transparency this time around. I thanked Tom and Chris also. It has been a pleasure working with you on this project.

Sharon

ATTACHMENT H
AERIAL PHOTO





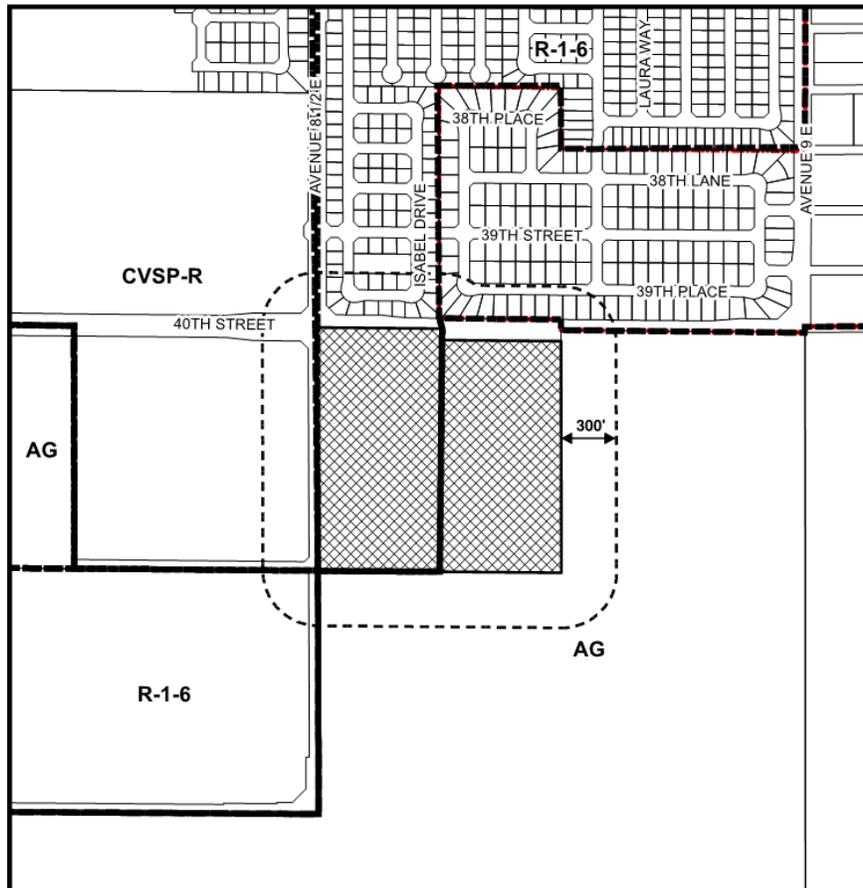
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: July 13, 2020 **Case Number:** SUBD-30285-2020

Project Description/Location: This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, for approval of the final plat for La Estancia Subdivision. This subdivision contains approximately 40 acres and is proposed to be divided into 179 residential lots, ranging in size from approximately 6,000 square feet to 12,794 square feet, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
North	County Manufactured Home Subdivision (MHS-10)	Single Family Homes	Suburban Density Residential
South	Agriculture (AG)	Undeveloped	Low Density Residential
East	Agriculture (AG)	Undeveloped	Low Density Residential
West	Cielo Verde Specific Plan (CVSP-R)	Undeveloped	Low Density Residential

Location Map



Prior site actions: Annexation: ANEX-24913-2019 (O2019-21); General Plan Amendment: GP-26140-2019 (R2019-039); Rural Density to Low Density); Rezone: ZONE-28098-2019 (AG to R-1-6); Preliminary Plat: SUBD-29516-2020.

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the La Estancia Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-30285-2020 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 authoring the design of La Estancia Subdivision, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th 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: La Estancia Subdivision is proposed for site-built single-family dwellings on lots 6,005 square feet or greater on vacant land, located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street.

Access will be via S. Avenue 8 ½ E. The portion of E. 40th Street from S. Avenue 8 ½ E to the east end of La Estancia Subdivision will be developed along with the subdivision allowing additional access.

The east half of the subject property was annexed in 2019, and the west half in 2001. In recent years, the east half of the property was subject to a general plan amendment, and a rezoning with the intention of development as one subdivision of 179 lots.

The following are some of the development standards required in 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.

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

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

Yes This final plat meets R-1-6 development standards.

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

Yes This final plat meets subdivision code development standards.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	6,000 SF			Maximum:	12,974 SF		Yes	X	No	
Lot Depth	Minimum:	91.53 FT			Maximum:	145.79 FT		Yes	X	No	
Lot Width/Frontage	Minimum:	50 FT			Maximum:	70.32 FT		Yes	X	No	
Setbacks	Front:	20 FT	Rear:	10 FT	Side:	7 FT		Yes	X	No	
District Size	40	Acres						Yes	X	No	
Density	4.47	Dwelling units per acre						Yes	X	No	
Issues: None											

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		No		N/A	X
Half Streets	Yes		No		N/A	X
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	X	No		N/A	
Business or Industrial	Yes		No		N/A	X
Issues: None						

Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues: None						

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

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				None					
Historic District:	Brinley Avenue			Century Heights		Main Street		None	X
Historic Buildings on Site:				Yes	No	X			
Transportation Element:									
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck		
40 th Street – Minor Arterial		50 FT H/W	62 FT H/W				X		
Avenue 8 ½ E – 2 Lane Collector		40 FT H/W	40 FT H/W						

Bicycle Facilities Master Plan	40 th Street Proposed 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:								
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	Dwellings & Type		Projected	Police	Water		Wastewater	
	<i>Single Family</i>		Population	Impact	Consumption		Generation	
	Proposed	Per Unit		Officers	GPD	AF	GPD	
	179	2.8	501	0.95	150,360	168.4	50,120	
Fire Facilities Plan:		Existing: Fire Station No. 5			Future: Fire Station No. 7			
Water Facility Plan:	Source:	City	X	Private	Connection	30" PVC Line on 40 th Street		
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 24" PVC Line on 40 th Street		
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?

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: Meeting previously held on 07/10/19. No neighbors in attendance.

Proposed conditions delivered to applicant on: June 11, 2020

Final staff report delivered to applicant on: July 1, 2020

- Applicant agreed with all of the conditions of approval on: June 11, 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	G
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions	Agency Notifications	Aerial Photo

Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189 **Date:** 6/11/20
 Robert.Blevins@yumaaz.gov

Approved By: 
 Alyssa Linville, Assistant Director Community Development **Date:** 06/11/20

**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 E. 40th Street and Avenue 8 ½ E. 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.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928) 373-5182:

7. An approved traffic study shall be required prior to approval of the final plat.
8. Developer shall pay the cost of a percentage of a traffic signal at 40th Street and Avenue 8.5E. This percentage, provided in an approved traffic study, is equal to the percentage of traffic that the subdivision's trip generation contributes towards meeting a traffic signal warrant.

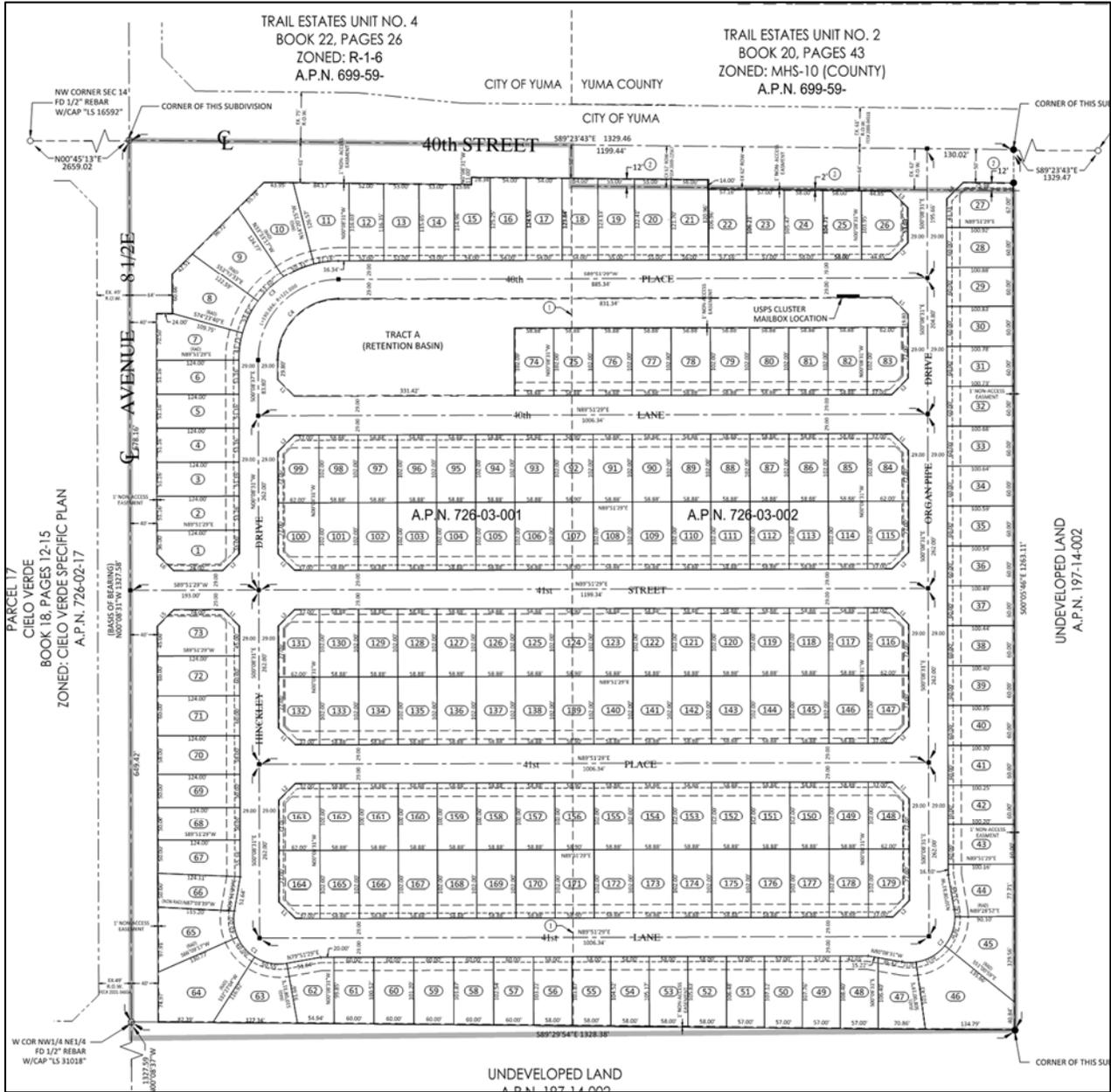
Community Planning Conditions: Robert M. Blevins, Principal Planner (928) 373-5189:

9. 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.

10. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a 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 C PRELIMINARY PLAT MAP



ATTACHMENT D
REZONE CONDITIONS

1. The conditions listed below 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 prior to the issuance of any building permit, Certificate of Occupancy, or City of Yuma Business License for this property.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. Owner/Developer shall design and construct the south half of 40th Street per City of Yuma Construction Standard 2-015 at the time of development. 40th Street is transportation development fee eligible.
5. Owner/Developer shall dedicate (in fee title) the south half of 40th Street as a minor arterial street with 50 foot half width.
6. Each of the conditions listed above shall be completed within one (1) year of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

ATTACHMENT E
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 Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. 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.
5. 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.
6. 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.
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 8 1/2E and E. 40th Street. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.
8. 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.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recordation of the final plat.
10. 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.

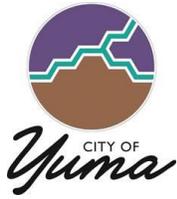
**ATTACHMENT F
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 06/19/20
- **300' Vicinity Mailing:** 05/25/20
- **34 Commenting/Reviewing Agencies noticed:** 05/28/20
- **Neighborhood Meeting:** 07/10/19
- **Hearing Date:** 07/13/20
- **Comments due:** 06/08/20

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	06/02/20			
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	05/29/20			
Yuma County Planning & Zoning	YES	06/03/20			
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	06/01/20			
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	05/29/20			
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	06/08/20		X	
Fire	YES	06/01/20			
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	06/08/20	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 – REZONE
CASE PLANNER: ALYSSA LINVILLE

Hearing Date: July 13, 2020

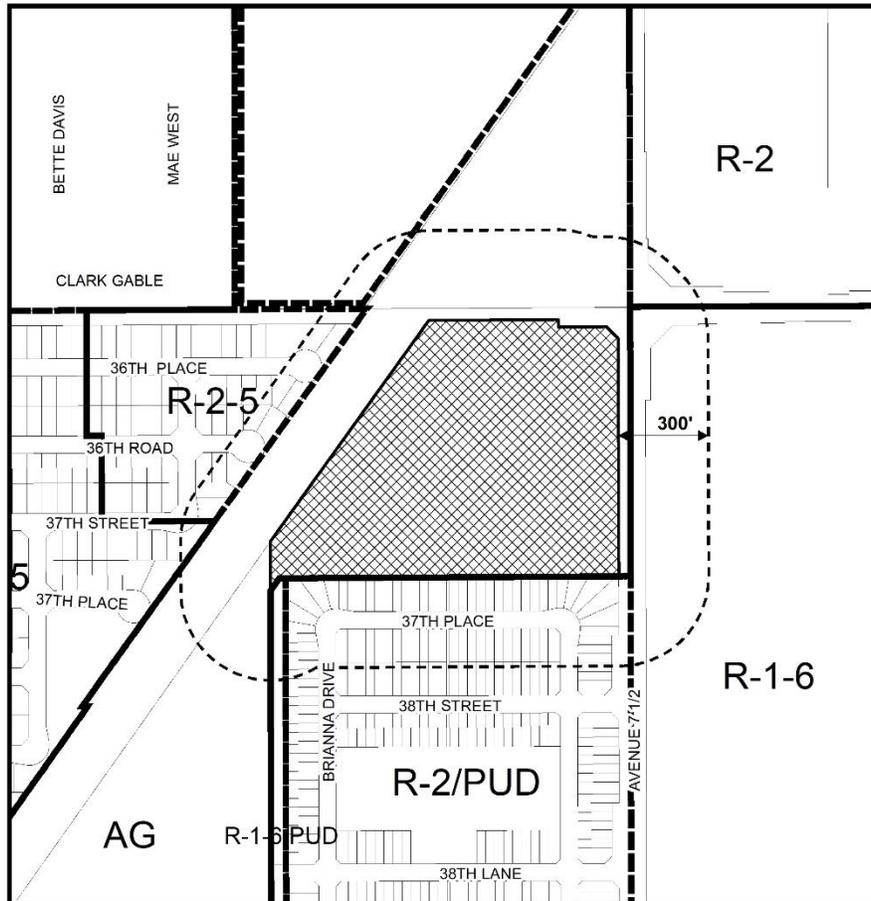
Case Number: ZONE-26265-2019

Project Description/Location:

This is a request by Dahl, Robins, and Associates. on behalf of Smoketree Desert Land, LLC., to rezone an 18.34 acre parcel from Agriculture (AG) to Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the southwest corner of S. Avenue 7 ½ E and E. 36th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Medium Density Residential
North	Agriculture (AG)	Undeveloped	Public/Quasi-Public
South	Medium Density Residential/ Planned Unit Development (R-2/PUD)	Desert Sky Unit No. 1	Medium Density Residential
East	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
West	Agriculture (AG)	"A" Canal	Public/Quasi-Public

Location Map



Prior site actions: Annexation: Ord. O97-87 (January 2, 1998); General Plan Amendment: Res. R2004-089 (December 13, 2004/Mixed Use to Public/Quasi-Public), Res. R2017-031 (December 15, 2017/Public Quasi-Public to Medium Density Residential)

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Agriculture (AG) District to the Medium Density Residential/Planned Unit Development District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-26265-2019 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone an 18.34 acre parcel from Agriculture (AG) to Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the southwest corner of S. Avenue 7 ½ E and E. 36th Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The applicant proposes developing the subject property for the second phase of the Desert Sky townhome development. Currently, the site is undeveloped land. With this second phase, the applicant is proposing to construct 103 units on approximately 18.3 acres. With this request, the applicant is seeking to rezone the property from the Agriculture (AG) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District.

Density

The Planned Unit Development Overlay (PUD) District states, “ the average lot area per dwelling unit, including common are but excluding area occupied by public or private streets, shall not be less that that required by the zoning district regulations otherwise applicable to the site (§154-14.07(C)(4)).” The R-2 District requires a minimum lot size of 4,500 square feet for small lot single-family subdivisions with a maximum of 72 small lots per 160 acres. The proposed development encompasses 18.3 acres for the entire development, including streets. By excluding the streets, the common area and individual lots total approximately 12.7 acres. Taking 12.7 acres and dividing that by the proposed 103 lots, as shown on the site plan (Attachment B), yields an average lot area of 5,371 square feet. Therefore, the proposed development meets the required minimum average lot area of 4,500 square feet per dwelling unit, as required by the R-2 District.

Development Standards

“Planned unit Development are intended to permit greater flexibly and, consequently, more creative and imaginative design for the development of residential areas than generally is possible under conventional zoning designations (§154-14.07 (A)).”

The proposed development with the PUD overlay would allow the following dimensional variations:

- An increase in the number of 4,500 square foot lots from 72 lots to 103 lots.
- A decrease in the minimum lot size from 4,500 square feet to 3,300 square feet.
- A decrease in the minimum lot width from 50’ to 30’.

- Staggered front yard setbacks of 15' and 20' (20' is the standard front yard setback).
- A reduction in side yard setbacks from 7' on each side to zero feet on each side.
- An increase in maximum lot coverage from 35% to 70%. The increase in lot coverage allows for the future addition of patios and/or sheds.

Amenities

“PUDs are further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities and preservation of natural scenic qualities of open spaces (§154-14.07 (A)).”

The applicant has agreed to the following amenities for the proposed PUD:

1. A retention basin featuring picnic tables and barbeque grills.
2. A 10'-wide walking path, connecting this phase of development to the centrally located retention basin located in phase one development.
3. Each residential lot will feature irrigation, bermuda grass and a tree located in the front yard.

Dwelling Unit Design and Massing Plan

The applicant proposes five different floor plans and two different garage roof designs. The units will include a combination of asphalt and tile roofing with the air conditioning units on the rear roofs. The elevations for these floor plans are available in Attachment C.

The massing plan illustrates the arrangement of the units with the staggered setbacks, the interconnected walking paths, the retention basin/common area, and the walking path connecting the two phases of development. The massing plan is provided in Attachment D.

The proposed Planned Unit Development Overlay (PUD) District permits an increase in density far beyond what would be allowed under the underlying zoning district. This increase in density is financially beneficial to the applicant. The tradeoff for the increased density is that the applicant provide a higher level of urban amenities and preservation of natural scenic qualities of open spaces for the benefit of the residents of the PUD. The proposed amenities for this phase of development along with the required amenities in phase one, meet the intent for a Planned Unit Development as outlined in the City Code.

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

Yes.

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

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

No.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue 7 ½ E – 2-Lane Collector	40 FT H/W ROW	40 FT H/W ROW				
36 th Street – 2-Lane Collector	40 FT H/W ROW	40 FT H/W ROW				
Bicycle Facilities Master Plan	None					
YCAT Transit System	None					
Issues:	None					

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

Yes.

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: 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:	None								
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>Multi-Family</i>								
	Maximum	Per Unit		Officers	GPD	AF	GPD		
	237	1.7	403	0.76	120,870	135.4	40,290		
Minimum									
	92	1.7	156	0.30	46,920	52.6	15,640		
Fire Facilities Plan:	Existing: Fire Station No. 5				Future: Fire Station No. 7				
Water Facility Plan:	Source:	City	X	Private	Connection:		10" PVC Line		
Sewer Facility Plan:	Treatment:	City	X	Septic	Private		Connection: 12" PVC Line		
Issues:	None								
Safety Element:									
Flood Plain Designation:	Flood 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.		
Issues:	North End		Pacific Ave & 8 th St		Estancia		None X
	None						

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

Yes.

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

Yes.

Public Comments Received: None Received.

External Agency Comments: See Attachment E.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: July 2, 2020

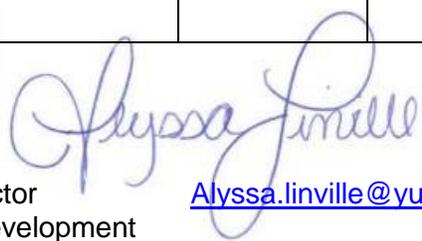
Final staff report delivered to applicant on: July 6, 2020

- Applicant agreed with all of the conditions of approval on: July 6, 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	G
Conditions of Approval	Conceptual Site Plan	Elevations	Massing Plan	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:
 Alyssa Linville,
 Assistant Director
 Community Development



Date: July 6, 2020
 (928)373-5000, ext. 3037

Alyssa.linville@yumaaz.gov

**ATTACHMENT A
CONDITIONS OF APPROVAL**

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

Community Development Comments: Alyssa Linville, Assistant Director Community Development, (928) 373-5000, ext. 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.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Engineering: Agustin Cruz, Senior Civil Engineer, (928) 373-5182:

4. Owner/developer shall dedicate to the City of Yuma, via plat or warranty deed, the required right-of-way to obtain a nominal 80 feet of total right-of-way along 36th Street, as required for collector streets as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
5. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 40 feet west half-width right-of-way along Avenue 7 ½ E, as required for a collector street as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
6. Owner/developer shall dedicate to the City of Yuma, via plat, all required corner visibility triangles in all major and local street intersections as specified in City of Yuma Construction Standard 3-005 (dimensions of corner triangle vary depending on type of intersection).
7. Owner/developer shall dedicate to the City of Yuma, via plat, a one-foot non-access easement to the City of Yuma along all collector and minor arterial street frontages and along all corner triangles as specified in City of Yuma Construction Standard 3-005.
8. Owner/developer shall dedicate to the City of Yuma, via plat, additional right-of-way for turn lanes, as required for collector streets as specified in City of Yuma Construction Standard 2-050.
9. Owner/developer shall design and build a complete intersection per City of Yuma Standards at 36th Street and Avenue 7 ½ E, in lieu of design & construction of 36th street, west of Avenue 7½ E to the Canal.

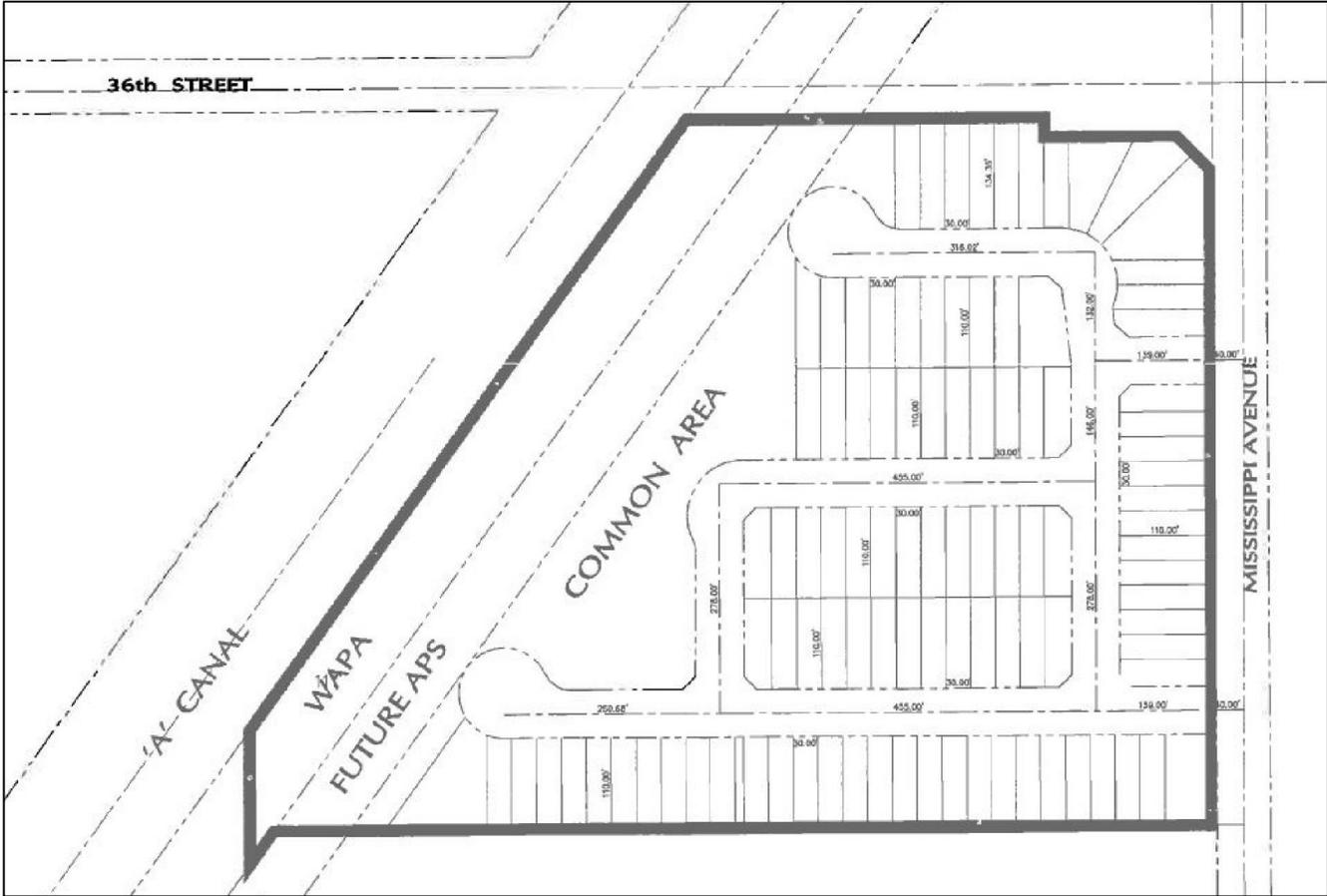
Community Planning, Alyssa Linville, Assistant Director Community Development, (928) 373-5000, ext. 3037:

10. The common area/retention basin shall be designed to include the following amenities:

- a. Landscaping in a cohesive manner similar to that of the completed common area/retention basin located in Desert Sky Unit No. 1.
 - b. A minimum of two picnic tables and two barbeque grills.
 - c. Lighting along the perimeter of the common area/retention basin, specifically double street lights located along the subdivision roadways. Such lighting shall be designed so as to adequately illuminate the picnic areas.
 - d. Landscape within the 10' interior corridor walking path, which connects the two phases of development, shall include rock similar to the retention basin and shrubs (trees are not required).
11. Front yard irrigation, grass, and a 15-gallon for each unit shall be installed as a phased installation project, not to exceed 10 completed units.
12. Each of the conditions listed above shall be completed within five (5) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

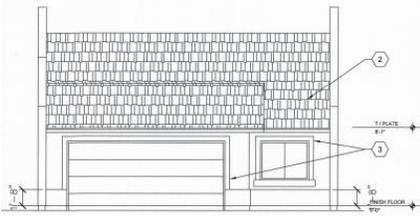
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
CONCEPTUAL SITE PLAN**



ATTACHMENT C ELEVATIONS

Model 1236:



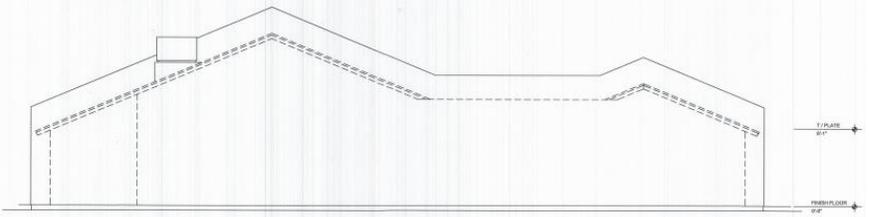
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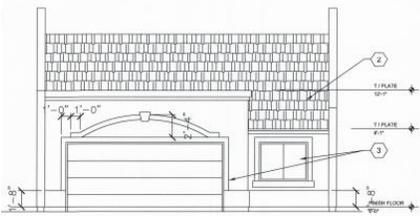
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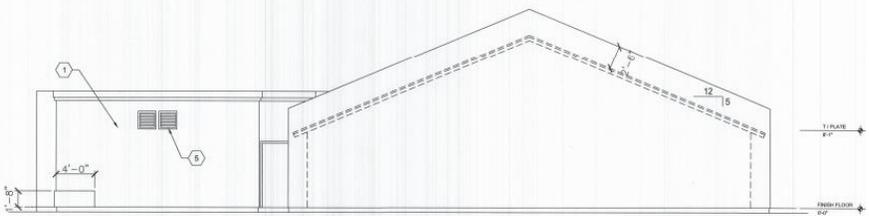
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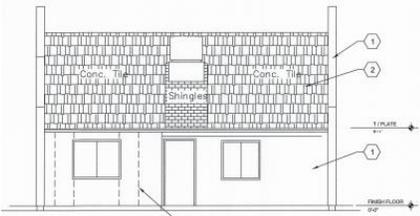
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1 Front Elevation
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1 Right Side Elevation
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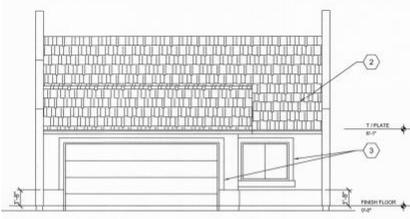


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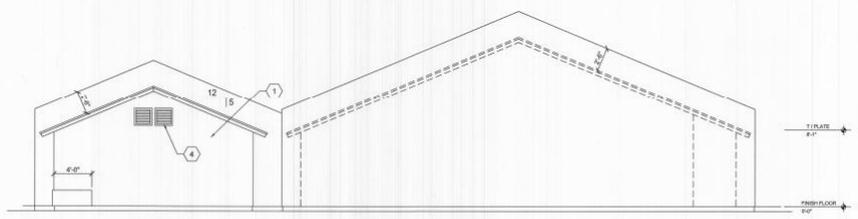
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Model 1280:



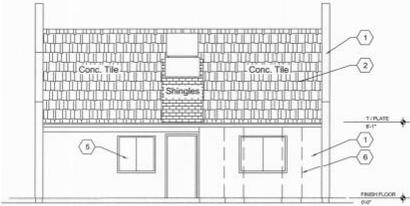
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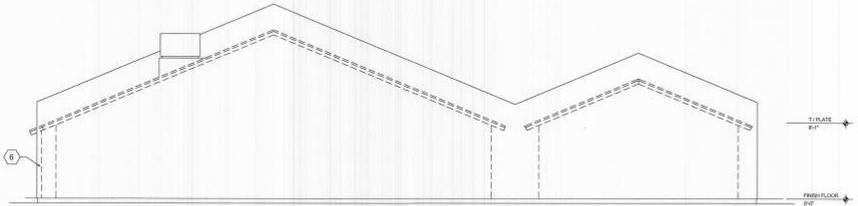
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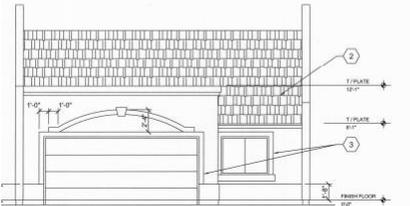
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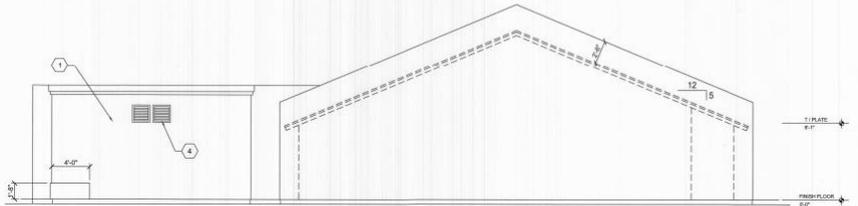
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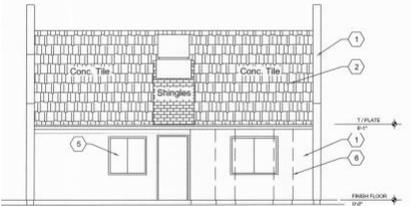
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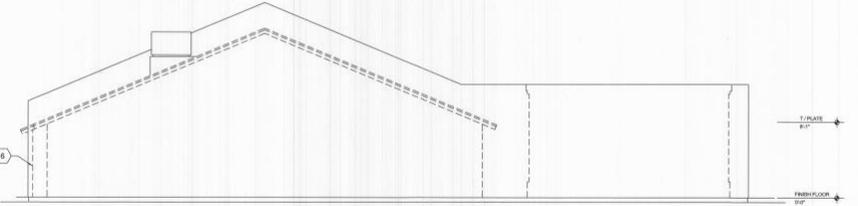
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1 Rear Elevation

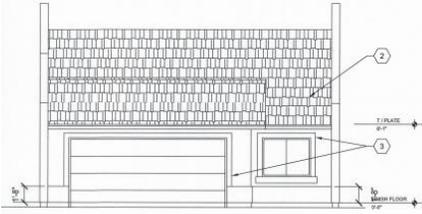
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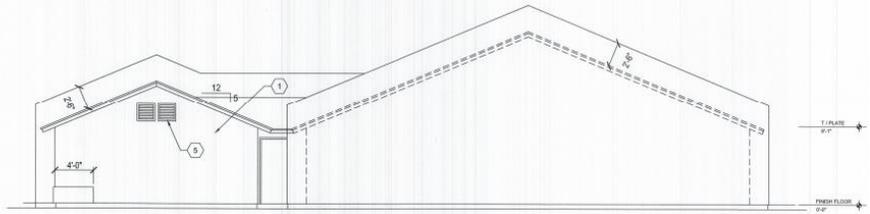
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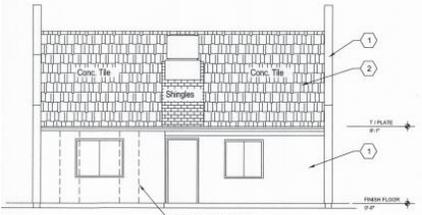
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1 Front Elevation
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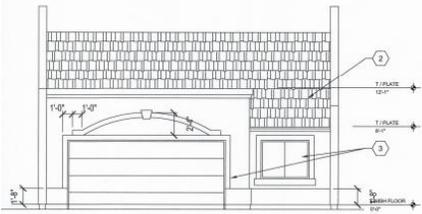
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1 Rear Elevation
SCALE: 3/16"=1'-0"



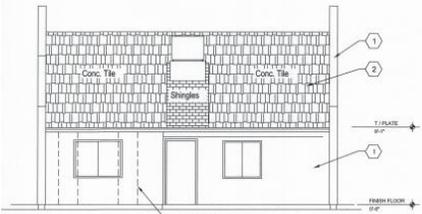
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1 Front Elevation
SCALE: 3/16"=1'-0"



1 Right Side Elevation
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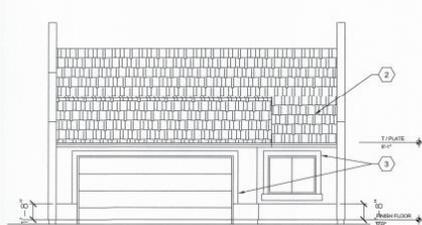


1 Rear Elevation
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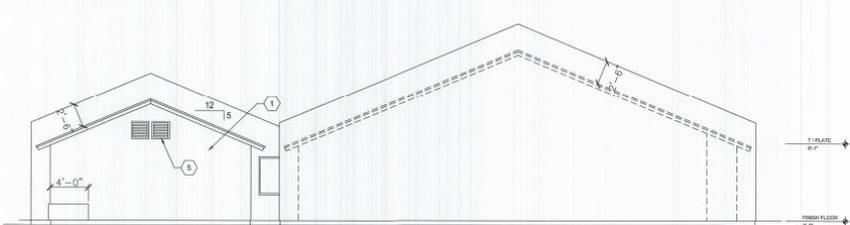
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Model 1386:



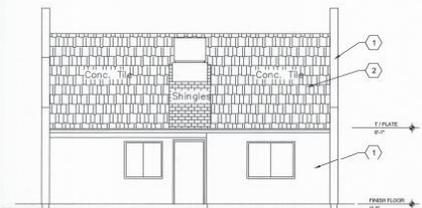
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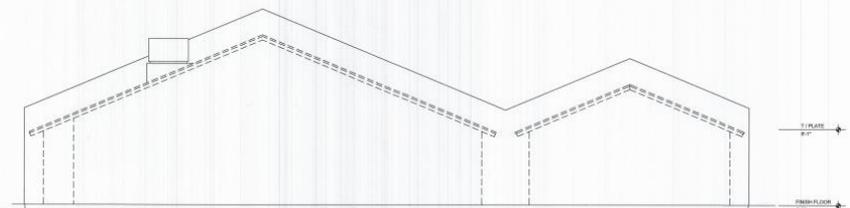
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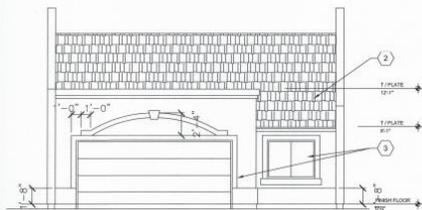
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1 Left Side Elevation

SCALE: 3/16"=1'-0"



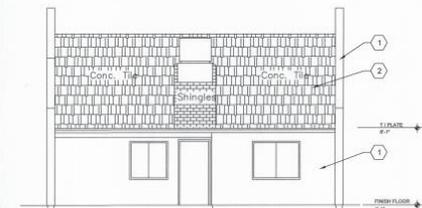
1 Front Elevation

SCALE: 3/16"=1'-0"



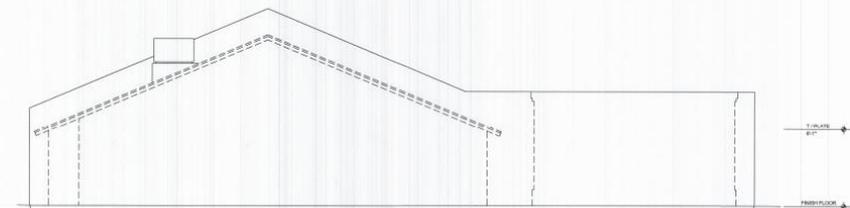
1 Right Side Elevation

SCALE: 3/16"=1'-0"



1 Rear Elevation

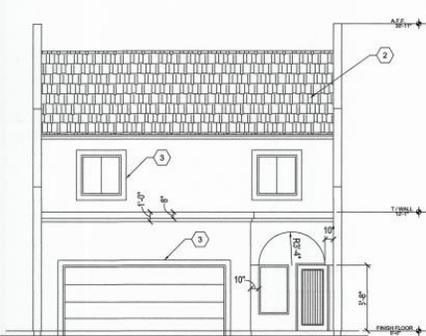
SCALE: 3/16"=1'-0"



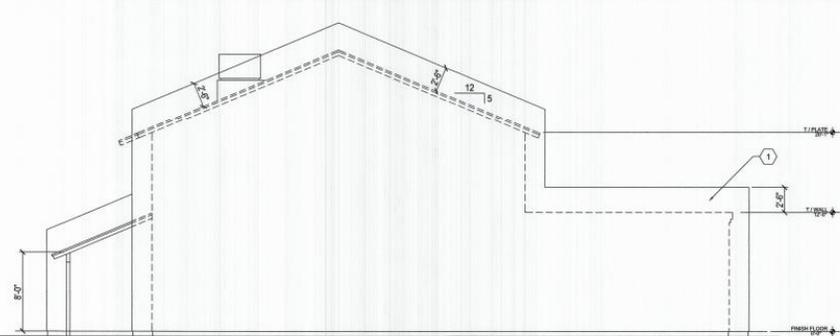
1 Left Side Elevation

SCALE: 3/16"=1'-0"

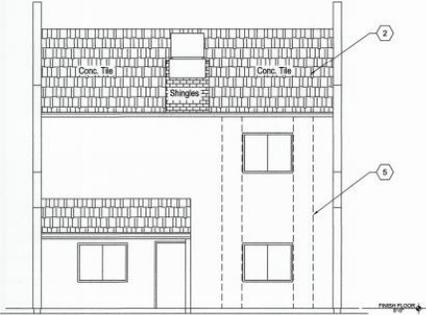
Model 1906:



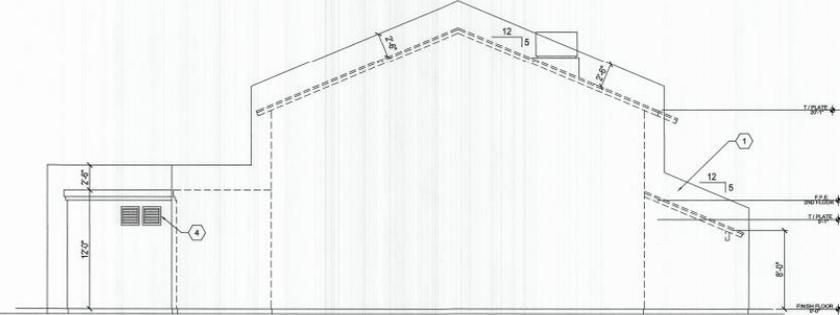
1 Front Elevation
SCALE: 3/16"=1'-0"



1 Left Side Elevation
SCALE: 3/16"=1'-0"

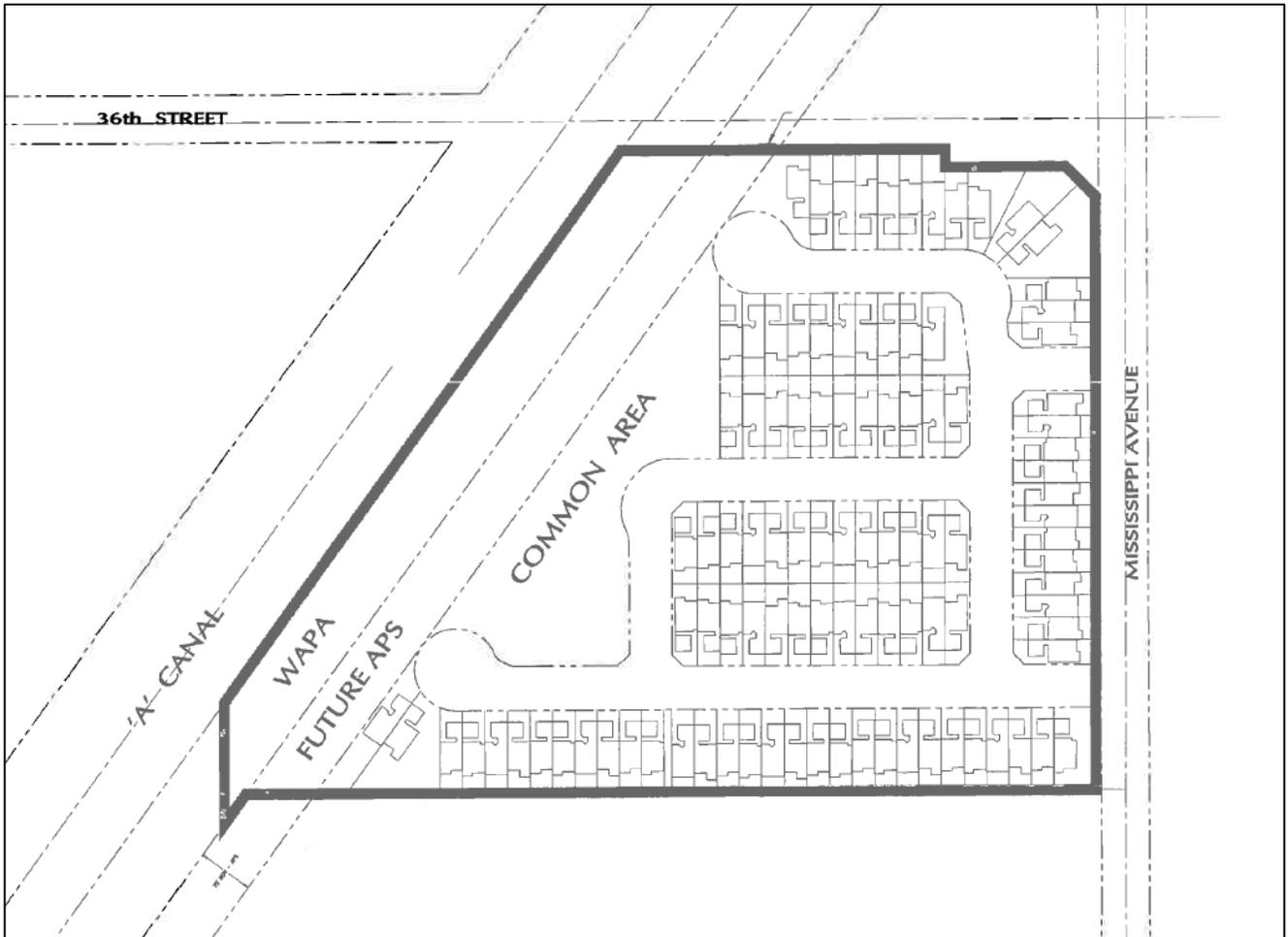


1 Rear Elevation
SCALE: 3/16"=1'-0"



1 Right Side Elevation
SCALE: 3/16"=1'-0"

ATTACHMENT D
MASSING PLAN



**ATTACHMENT E
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (06/09/2020)
- **300' Vicinity Mailing:** (05/26/2020)
- **34 Commenting/Reviewing Agencies noticed:** (05/28/2020)
- **Site Posted on:** (07/06/2020)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (07/13/2020)
- **Comments due:** (06/08/2020)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	06/02/2020	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	05/29/2020	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	05/28/2020	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	06/02/2020		X	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	05/29/2020		X	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	06/04/2020			X
Building Safety	NR				
City Engineer	Yes	06/08/2020		X	
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	06/08/2020			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F
AGENCY COMMENTS**

Condition(s)

No Condition(s)

Comment

Enter conditions here: The property is located beneath a flight path and 2.5 miles away from the Barry M. Goldwater Range (BMGR) Boundary. It is requested that an Avigation Easement and Range Disclosure are provided to recognize noise, interference, and vibrations due to aviation activities at MCAS Yuma.

DATE: 6/8/20 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

Condition(s)

No Condition(s)

Comment

Enter conditions here: Paved primary and secondary fire department access must be provided.

DATE: 6/4/2020 NAME: Kayla Franklin TITLE: Fire Marshal
CITY DEPT: Fire
PHONE: 928-373-4865
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

COMMENT NO COMMENT

Enter comments below:

ADOT Southwest District requests the opportunity to review and comment on a Traffic Impact Analysis for the proposed development. We would like to assess the potential impacts this new development, combined with other proposed developments in the area, would have on the intersection of State Route 195 & County 14th Street. Direct access to SR 195 from the development will not be permitted as this is an access-controlled highway.

DATE: 6/2/20 NAME: Isabell Garcia TITLE: Development Coordinator
AGENCY: ADOT Southwest District
PHONE: (928) 317-2159
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

COMMENT NO COMMENT

Enter comments below:

The landowner, prior to construction, must file an application with the Western Area Power Administration (WAPA), Lands, Desert Southwest Region, PO Box 6457, Phoenix, AZ 85005-6457, to determine whether WAPA has any objections to the proposed development within WAPA's easement. It is the policy of WAPA to operate and maintain its transmission line in a manner that considers the safety of the public, restrictions covered in the original easement, WAPA's maintenance and access needs along the easement and the protection and reliability of the transmission line system.

DATE: 5/29/20 NAME: Dennis Patane TITLE: Lands & Realty Specialist

AGENCY: Western Area Power Administration

PHONE: 602 605-2713

RETURN TO: Alyssa Linville
 Alyssa.Linville@YumaAZ.gov

ATTACHMENT G
AERIAL PHOTO

