


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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, June 26 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p><b>Agenda</b></p> <p><b>Planning and Zoning Commission Meeting</b>  <b>City Hall Council Chambers</b>  <b>One City Plaza, Yuma, AZ</b>  <b>Monday, June 26, 2023, 4:30 p.m.</b></p>
---	--

A. CALL TO ORDER

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

B.1 APPROVAL OF MINUTES – June 12, 2023

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

*C.1 **CUP-41351-2023:** This is a request by Ibrahim Osman, PLLC, on behalf of Delon Ablahad, for a Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District. The property is located at 2411 S. 4<sup>th</sup> Avenue, Yuma, Arizona*

*C.2 **CUP- 41384-2023:** This is a request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through for a new Starbucks restaurant, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at the northwest corner of 20<sup>th</sup> Street and Avenue B, Yuma, Arizona.*

D. PUBLIC HEARINGS – NONE

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF – City of Yuma General Plan Annual Status Report - 2022

F.2 COMMISSION

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

**ADJOURN**

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

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

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

**Planning and Zoning Commission Meeting Minutes  
June 12, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 12, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Branden Freeman, Edgar Olvera, and John Mahon. Commissioner Ashlie Pendleton was absent.

**STAFF MEMBERS** present included; Emily Hart, Assistant City Attorney; Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Jerry Anaya, Engineering Manager; Robert Blevins, Principal Planner; Amelia Dombay, Senior Planner; Erika Peterson, Associate Planner; and Alejandro Marquez, Administrative Specialist.

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

---

**CONSENT CALENDAR**

**MINUTES** – May 22, 2023

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Lorraine Arney, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.**

---

**Action Items–**

**CUP-41307-2023:** *This is a request by BRR Architect Inc., on behalf of Walmart Stores Inc., for a Conditional Use Permit to allow the addition of a secondary drive-through lane for the Walmart Pharmacy, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2675 W. 8<sup>th</sup> Street, Yuma, Arizona.*

**Amelia Dombay, Senior Planner summarized the staff report and recommended APPROVAL.**

**QUESTIONS FOR STAFF**

**Chairman Chris Hamel** asked if the drive-through lanes would be going north to South. **Dombay** clarified that the drive-through lanes would be going west to east.

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Lorraine Arney, second by Branden Freeman to APPROVE CUP-41307-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

**CUP-41309-2023:** *This is a request by ThrivePoint High School, on behalf of Mitchell Caponi, LLC, for a Conditional Use Permit to allow a Charter High School in the Limited Commercial (B-1) District, for the property located at 2780 S. Pacific Avenue, Suite B, Yuma, AZ.*

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

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

**Antonio Martinez, Marine Corps Air Station Yuma**, stated that the proposed project was within the noise contours of the Marine Corps Air Station and noted that the parcel is also within the accident potential zone. **Martinez** clarified that the accidental potential zone is only adopted by the Marine Corps Air Station and not the City of Yuma.

**Motion by Branden Freeman second by Joshua Scott to APPROVE CUP-41309-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

***SUBD-41298-2023:*** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Ranch 800, LLC, for approval of the preliminary plat for the Barkley Ranch Units No. 8, 9, and 10. This subdivision will contain approximately 57.64 acres and is proposed to be divided into 239 residential lots, ranging in size from approximately 6,000 square feet to 14,685 square feet for the property located at the northwest corner of 32<sup>nd</sup> Street and Avenue C, Yuma, AZ.*

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

**QUESTIONS FOR STAFF**

**Vice-Chairman Lorraine Arney** asked if a traffic study would be conducted to address the concerns of the neighbors regarding traffic. **Peterson** stated that a traffic study conducted in 2006 was accepted for the proposed development and deferred any additional questions to the City of Yuma Engineering manager. **Jerry Anaya, Engineering Manager**, clarified that the 2006 traffic study was accepted because it included a development that was much larger, on the southwest corner of Avenue C and 32<sup>nd</sup> Street, which also included the school. **Chairman John Mahon** asked if the condition to have turn lanes going westbound were a result of the 2006 traffic study. **Anaya** was unsure if the westbound turn lane condition was a result of the 2006 traffic study but noted that it was a condition for the proposed development.

**Chairman Hamel** if the proposed development only had one entrance and one exit. **Peterson** noted that there were two, with a second entrance being on Pinto Way. **Hamel** expressed his concerns regarding both entrances being on 32<sup>nd</sup> Street, noting that traffic would be a problem.

**Commissioner Branden Freeman** asked if there was a plan to expand 32<sup>nd</sup> Street or Avenue C. **Anaya** stated that a plan for expansion was not included in the Capital Improvement Plan (CIP) but that City Administration planned to improve that area.

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Christopher Robins, Dahl, Robins & Associates, 1560 S. 5<sup>th</sup> Ave, Yuma, AZ** made himself available for questions and said he was in agreement with the conditions of approval. Robins suggested that the public ask their questions first so that he could address their concerns.

**PUBLIC COMMENT**

**Robert Mitchell, 4338 W. Charro Lane, Yuma, AZ** commented on the condition of the road, noting that it was in horrible condition to drive.

**Anaya** clarified that City Administration had plans to improve the road from Avenue C to Avenue D.

**Mark Siemens, 4411 W. Charro Lane, Yuma, AZ** opposed to the proposed development. **Siemens** expressed his concerns regarding traffic and mentioned that the proposed development would not fit in well with the surrounding areas. **Siemens** also said that the housing density is too high and this will have a negative impact on property values and showed a lot layout from 2006 that had 161 lots, with 6.5 acres of green space. **Siemens** said applicant should follow previous plan.

**Susan Cullen, 4323 W. Vaquero Lane, Yuma, AZ**, speaking for Jeff Tater, expressed concerns about traffic and suggested an intra neighborhood walkway between the neighborhood and the schools. Cullen also expressed her disappointment in the development not having a designated green space.

**Christoper Robins, Dahl, Robins & Associates, 1560 S. 5<sup>th</sup> Ave, Yuma, AZ** said that he was aware of the traffic concerns and noted that this problem occurred in other schools as well and that the traffic issue was not caused by the proposed development. **Robins** mentioned that during the rezone process for the proposed development some changes were made to address the concerns regarding the traffic surrounding the school, with one of the changes being the relocation of the entrance to the subdivision further east away from the school zone. **Robins** also addressed the question related to greenspace, and said that it was difficult to get grass to grow on retention basins because the alkali soils and high ground water would be a problem.

**Chairman Hamel** said that he did not like the two traffic lanes going into the proposed subdivision, noting that this would add to the traffic problem in the area.

**Commissioner Mahon** said that he lived in the area, and noted that having more traffic on 32<sup>nd</sup> Street would be better than having more traffic on Avenue C. **Robins** added that in a 2022 traffic count, Avenue C had a daily count of 6,551 vehicles and 32<sup>nd</sup> Street had a count of 6,950 vehicles.

**Commissioner Olvera** asked for an estimated time of completion for the construction of the proposed project. **Robins replied that** construction would start in the fall. Chairman Hamel asked if the construction would have an impact on surrounding area or schools. **Robins** said they would work around the schedule in areas where they had roadway work.

**Vice-Chairman Arney** thanked Robins for working with residents of the area and addressing their concerns.

**Motion by Joshua Scott second by Branden Freeman to APPROVE SUBD-41298-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

**ZONE-41276-2023:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 14, Section 9, to modify the boundaries of the Infill Overlay District (IO).*

**Alyssa Linville, Director of Planning & Neighborhood Services** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Commissioner Mahon** asked if the infill area was tied to Housing and Urban Development (HUD) areas that were eligible for Community Development Block Grant (CDBG) funds. **Linville** said that CDBG HUD funds are available for revitalization areas but the Infill Overlay applies to all areas that may need the reinvestment. **Mahon** then asked why some identified HUD revitalization areas were not included in the infill overlay district. **Linville** replied that the Neighborhood Services Division has identified the current revitalization areas in the City of Yuma, and these areas met certain requirements to be eligible for CDBG HUD.

**Mahon** asked if the request to amend the text amendment is to remove the 6.1 map out of the General Plan. **Linville** stated that the map would be removed within the zoning code, and it would be based on the General Plan.

**Assistant Director of Planning, Jennifer Albers** added that the study areas that were identified in the General Plan where areas recognized by staff as having issues like dilapidated homes. **Albers** also said that some of the study areas have carried over from the 2002, 2012 and 2022 General Plan. Albers added that the Neighborhood Services Division was still waiting for the 2020 census numbers and for HUD to identify low income requirements to readdress certain areas if needed.

**Commissioner Freeman** asked what the process would be if the City or City Council would want to change the revitalization areas. **Albers** said that they could amend the plan and noted that the adopted boundaries would not change, unless City Council took action.

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

**Motion by Lorraine Arney second by Joshua Scott to APPROVE ZONE-41276-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

**ZONE-41277-2023:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, to update the definitions relating to housing types and to match the zoning district density requirements to the City of Yuma General Plan within the Medium (R-2) and High (R-3) Density Residential Districts.*

**Alyssa Linville, Director of Planning & Neighborhood Services** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Chairman Hamel** said he was concerned the public would push back with a high-density area backing up to other homes. **Linville** reminded Hamel that the densities were supported by the voters in 2022.

**Commissioner Mahon** congratulated Linville, noting that the request would provide more housing opportunities in the City.

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

**Motion by Branden Freeman second by Edgar Olvera to APPROVE ZONE-41277-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

#### **INFORMATION ITEMS**

##### **Staff**

##### **Commission**

None

##### **Public**

None

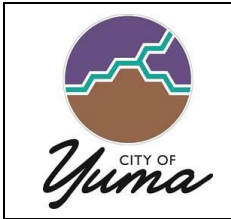
**Chairman Hamel** adjourned the meeting at 5:43 PM.

---

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023

---

Chairman



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

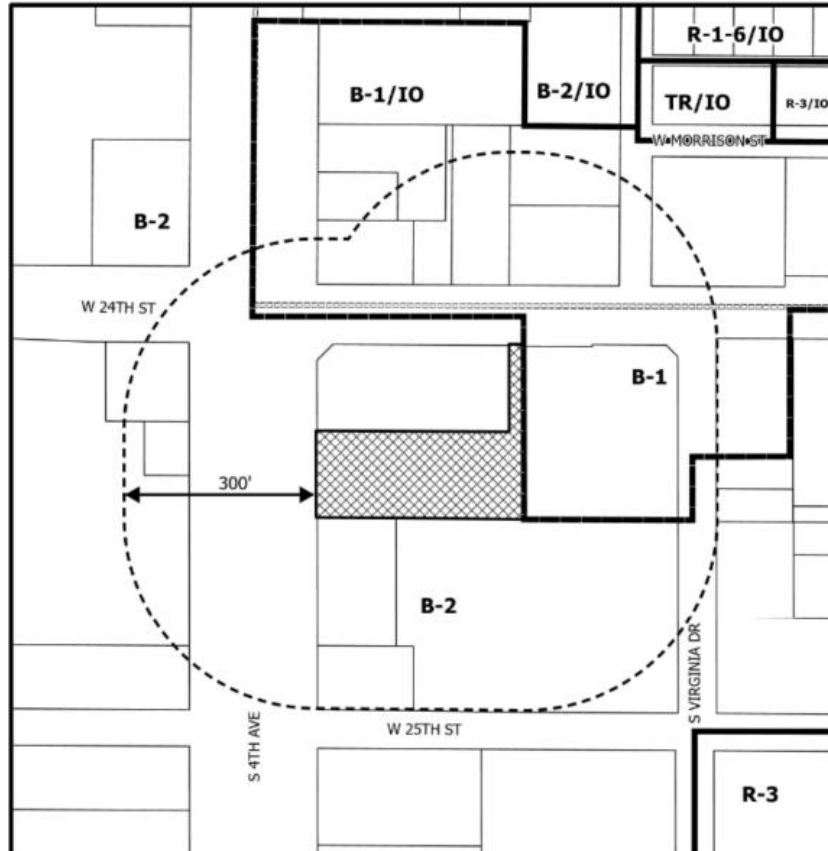
**Hearing Date:** June 26, 2023

**Case Number:** CUP-41351-2023

**Project Description/Location:** This is a request by Ibrahim Osman, PLLC, on behalf of Delon Ablahad, for a Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District. The property is located at 2411 S. 4<sup>th</sup> Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	General Commercial (B-2) District	Vacant building	Commercial
<b>North</b>	General Commercial (B-2) District	Restaurant	Commercial
<b>South</b>	General Commercial (B-2) District	Restaurant/Hair Salon	Commercial
<b>East</b>	Limited Commercial (B-1) District	Offices/Hair Salon	Commercial
<b>West</b>	General Commercial (B-2) District	Offices/ Restaurant/Hair Salon	Commercial

**Location Map:**



**Prior site actions:** Annexation: July 21, 1956 (Ord.672); Variance: BA90-27; Pre-Development Meeting: November 1, 2022 (PDM-40754-2022)

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-41351-2023 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 Ibrahim Osman, PLLC, on behalf of Delon Ablahad for a drive-through for retail sales of alcohol in the General Commercial (B-2) District for the property located at 2411 S. 4<sup>th</sup> Avenue, 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 2411 S. 4<sup>th</sup> Avenue, in the General Commercial (B-2) District. The property is approximately 1.09 acres and is currently a vacant building. Historically, the property was developed with a Burger King restaurant but has been vacant more than 5 years.

With this request, the applicant is proposing to renovate the existing building and utilize the existing drive-through for retail sales of alcohol. The proposed development would also feature an addition on the east side of the building for a walk-in freezer. In the General Commercial (B-2) District, retail stores with a drive-through facility are required to obtain a Conditional Use Permit. Based on the proposed use, the parking requirement is as follows: one space for each 400 square feet of gross floor area. The site plan identifies 56 parking spaces.

In granting a conditional use permit; certain safeguards may be required, and certain conditions established to accomplish to following:

- To protect the public health, safety, convenience and general welfare;
- To assure that the purposes of the zoning code shall be maintained with respect to the particular conditional use on the particular requested site;
- To consider the location, use, building, traffic characteristics and environmental impact(s) of the proposed use; and
- To consider existing and potential uses with the general area in which the requested conditional use is proposed.

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

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	None	
C.	Lighting	None	
D.	Hours of Operation	None	

E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

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

Yes. The site plan complies with the requirements of the zoning code.

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

<b>FACILITY PLANS</b>						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
4 <sup>th</sup> Avenue- Minor Arterial	50 FT H/W	100 FT H/W				X
24 <sup>th</sup> Street- Minor Arterial	50 FT H/W	59 FT H/W				X
Bicycle Facilities Master Plan	Existing bike route at 24 <sup>th</sup> Street and 1 <sup>st</sup> Avenue					
YCAT Transit System	Yellow Route 95 at 4 <sup>th</sup> Avenue and 24 <sup>th</sup> Street					
Issues:	None					

Yes. The site plan complies with the Transportation Element requirements.

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

Yes. The proposed conditional use conforms to all prior City Council actions for this site.

**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, or the City Council, has the authority to review and approve this request per section per Section 154-08.04 (E), which requires a Conditional Use Permit for a drive-through facility for any retail store.

**(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 would not be detrimental to the health, safety; peace, morals, comfort, or 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 ingress, egress, and traffic circulation meet the needs of the requested conditional use.

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

Yes. The existing building and parking are adequate, providing a transition from, and protection to, existing and contemplated development in the area.

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

Yes. The height and bulk of the proposed building is compatible with the general character of the development in the vicinity.

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

Yes. Adequate site and security lighting are required with the approval of this request.

**(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 for the site will include proper screening and landscaping consistent with the Crime Prevention Through Environmental Design (CPTED) principles for visual surveillance.

**Public Comments Received:** None Received.

**Agency Comments:** None Received.

**Neighborhood Meeting Comments:** None Received.

**Discussions with Applicant/Agent:** 5/25/2023

**Proposed conditions delivered to applicant on:** 5/25/2023

**Final staff report delivered to applicant on:** 6/12/2023

- Applicant agreed with all of the conditions of approval on: 5/25/2023
- 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	Site Plan	Site Photos	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:** *Erika Peterson*

**Date:** 5/31/2023

Erika Peterson  
Associate Planner

[Erika.Peterson@YumaAZ.Gov](mailto:Erika.Peterson@YumaAZ.Gov)

(928)373-5000, x3071

**Approved By:** *Jennifer L. Albers*

**Date:** 6/1/23

Jennifer Albers,  
Assistant Director of Planning

**ATTACHMENT A  
CONDITIONS OF APPROVAL**

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

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

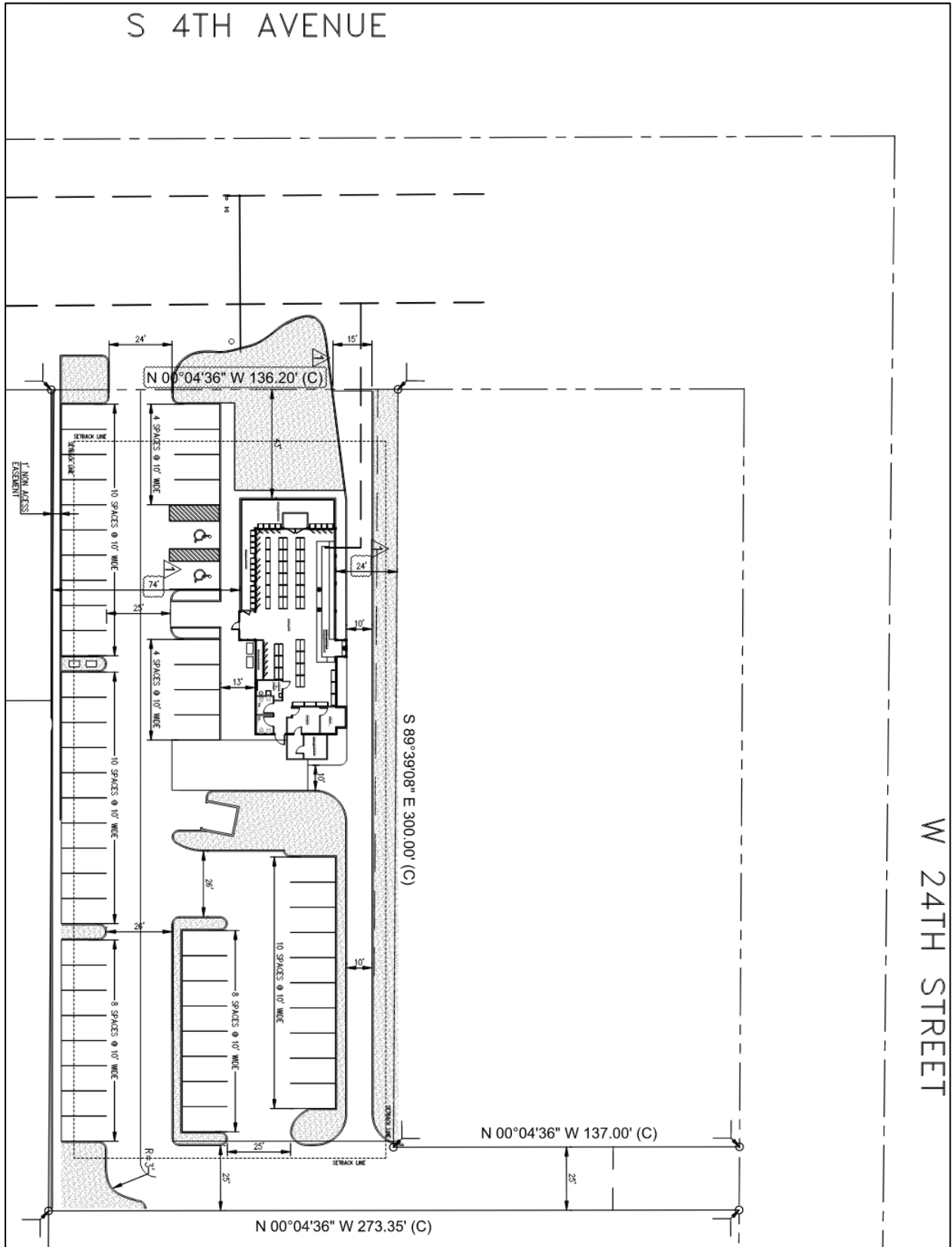
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

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

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

**ATTACHMENT B  
SITE PLAN**



ATTACHMENT C  
SITE PHOTOS



Drive-through- west side view

Drive-through- east side view



**ATTACHMENT D  
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 6/2/2023
- 300' Vicinity Mailing: 5/8/2023
- 34 Commenting/Reviewing Agencies noticed: 5/11/2023
- Site Posted on: 5/10/2023
- Neighborhood Meeting: 5/17/2023
- Hearing Date: 6/26/2023
- Comments due: 5/18/2023

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	5/11/2023	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	5/9/2023	X		
Ft. Yuma Quechan Indian Tribe	YES	5/10/23	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	5/11/2023	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/18/2023	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT E  
NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
<b>SACO &amp; SADIK INVESTMENT GROUP LLC</b>	2301 S 4TH AVE	YUMA	AZ	85364
<b>PETERSON ESTATE OF &amp; CRESCENT CENTER LLC &amp; TAMARA COLGAN TR</b>	7875 E 24TH ST STE 8	YUMA	AZ	85364
<b>CRESCENT CENTER LLC</b>	3021 NUTE WAY	SAN DIEGO	CA	92117
<b>CRESCENT CENTER LLC 3/4 &amp;</b>	3021 NUTE WAY	SAN DIEGO	CA	92117
<b>KJF/FARIS CA LLC</b>	26895 ALISO CREEK RD STE B-1022	ALISO VIEJO	CA	92656
<b>HOYT TIMOTHY BRANDON &amp; ASHLEY NOEL CPWROS</b>	223 E 25TH ST	YUMA	AZ	85364
<b>DSP ENTERPRISE</b>	2471 S VIRGINIA DR	YUMA	AZ	85364
<b>WAKED SUSAN A TRUST 9-3-2012</b>	1573 S 37TH AVE	YUMA	AZ	85364
<b>SNEEZY DORA &amp; RIVERA JANET JT</b>	354 W 24TH ST	YUMA	AZ	85364
<b>BLT-95 GROUP LLC AZ LIMITED LIABILITY CO</b>	PO BOX 6486	YUMA	AZ	85366
<b>SIM HUOT</b>	1018 IMPERIAL AVE	CALEXICO	CA	92231
<b>CRITES IRENE TRUST 4-12-2000</b>	553 E PALO VERDE ST	YUMA	AZ	85365
<b>RIVERA JOSE LUIS &amp; MARTHA CECILIA JT</b>	651 E 24TH ST #12	YUMA	AZ	85364
<b>LORD LARRY A &amp; KAREN E</b>	3530 W 27TH LN	YUMA	AZ	85364
<b>ABLAHAD TRUST 1-23-2020</b>	1776 S 40TH DR	YUMA	AZ	85364
<b>HUNT LAW FIRM LTD</b>	256 S 2ND AVE STE E	YUMA	AZ	85364
<b>ABLAHAD INVESTMENTS LLC</b>	1776 S 40TH DR	YUMA	AZ	85364

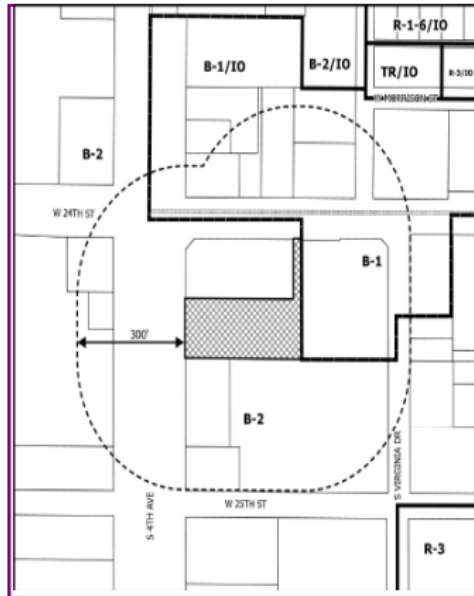
**ATTACHMENT F  
NEIGHBOR MAILING**

This is a request by Ibrahim Osman, PLLC, on behalf of Delon Ablahad, for a Conditional Use Permit to allow a drive-through for retail sales of alcohol in the General Commercial (B-2) District. The property is located at 2411 S. 4<sup>th</sup> Avenue, Yuma, Arizona.

**MEETING DATE,  
TIME & LOCATION**  
FOR CASE #  
CUP-41351-2023

**NEIGHBORHOOD MEETING**  
5/17/2023 @ 5:00PM  
ON-SITE

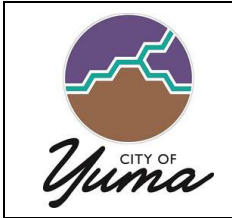
**PUBLIC HEARING**  
06/26/2023 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 2411 S. 4th Avenue, you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at [Erika.Peterson@YumaAz.gov](mailto:Erika.Peterson@YumaAz.gov)

ATTACHMENT G  
AERIAL PHOTO





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

**Hearing Date:** June 26, 2023

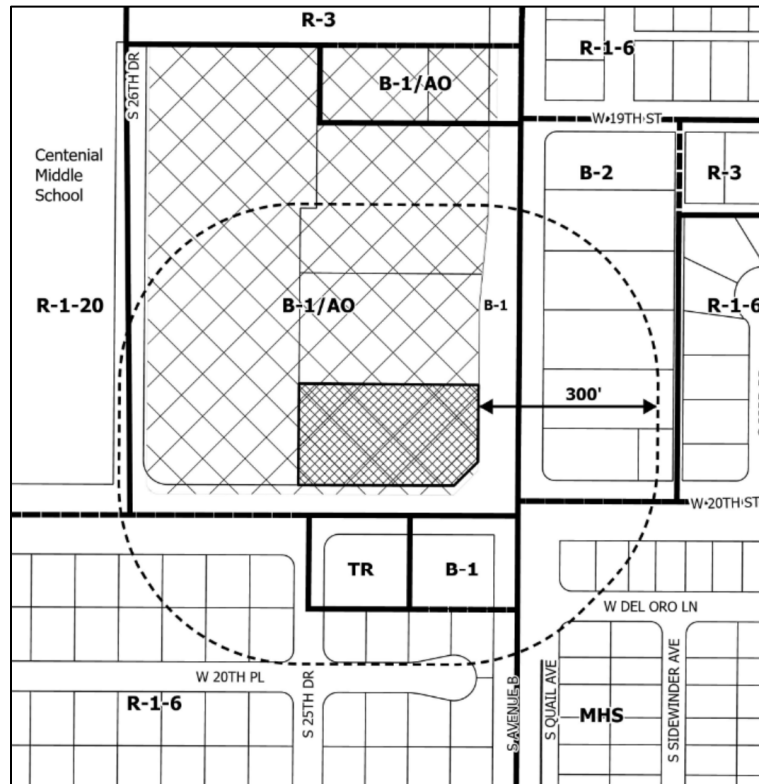
**Case Number:** CUP-41384-2023

**Project Description/ Location:**

This is a request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through for a new Starbucks restaurant, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at the northwest corner of 20th Street and Avenue B, Yuma, Arizona.

	<b>Existing Zoning</b>	<b>Use(s) on-site</b>	<b>General Plan Designation</b>
<b>Site</b>	Limited Commercial/Aesthetic Overlay (B-1/AO) District	Undeveloped	Mixed Use
<b>North</b>	Limited Commercial/Aesthetic Overlay (B-1/AO) District	Undeveloped/ Soft Cloth Car Wash	Mixed Use
<b>South</b>	Transitional; Limited Commercial (R-1-6/TR/B-1) District	WACOG Head Start; Dairy Queen	Low Density Residential
<b>East</b>	General Commercial (B-2)	Sunshine Market; Crystal Clear Pool Service	Low Density Residential
<b>West</b>	Limited Commercial/Aesthetic Overlay (B-1/AO) District	Undeveloped	Mixed Use

**Location Map:**



**Prior site actions:** Annexation: Ord. 1533 (October 16, 1976); General Plan Amendment: Res. R2006-020 (February 15, 2006); Rezone: Ord. O2006-43 (July 5, 2006);  
Subdivision: Pueblo Corner (November 16, 2022)

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow a drive-through for a new Starbucks restaurant in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-41384-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, to allow a drive-through for a new Starbucks restaurant, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located at the northwest corner of 20<sup>th</sup> Street and Avenue B, Yuma, Arizona, 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 Avenue B and 20<sup>th</sup> Street, within the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is currently undeveloped and is approximately 1.1 acres in size.

The applicant is proposing a new Starbucks Drive-through. The new Starbucks will be approximately 2,160 square feet with a 525 square foot patio. Within the Limited Commercial (B-1) District, a Conditional Use Permit is required for any drive-through facility.

Based upon the proposed use, the parking requirement is as follows: one parking space for each 50 square feet of gross floor area where the public is served. Based upon this calculation, the parking requirement for the proposed seating area is 27 spaces. The site plan identifies 32 parking spaces. In addition, drive-through facilities that serve fast food and/or beverages require seven temporary spaces in the moving lane. According to the applicant, the dual drive-through lanes will provide safe and convenient access to the restaurant and accommodate a minimum of twenty-four queued vehicles.

The applicant is also requesting approval of a site plan option to remove four parking spaces at the northeast corner of the site, to construct a landscape planter and possible future driveway access. The intent of this access is to provide a vehicular connection between this property and the adjacent property to the north at the time of development of the property to the north.

The applicant states that the site access to and from the public street system has been designed with internal roadways that will reduce the chance of vehicles queuing into the public roadway.

The minimum setback is 15' from any public or private street right-of-way in the Limited Commercial (B-1) District. All required setbacks will be adhered to with the location of the proposed building, parking, and drive-through lanes.

**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 – Site Plan identifies sufficient stacking and internal roadways can accommodate potential overflow of traffic.	
B.	Parking	None	#1
C.	Lighting	None	#1
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	Shielding oncoming traffic from the headlights of vehicles within the drive-through lane.	#3
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

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

Yes.

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

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue B – Minor Arterial	50' FT H/W ROW	61' FT H/W ROW				X
20 <sup>th</sup> Street – Collector	40' FT H/W ROW	33' FT H/W ROW				
Bicycle Facilities Master Plan	Avenue B – Proposed Bike Lane; 20 <sup>th</sup> Street – Bike Lane					
YCAT Transit System	Green Route 4					
Issues:	None					

Yes.

**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 154-08.04(E), which requires a Conditional Use Permit for a drive-through facility.

**(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. According to the applicant, the establishment, maintenance and/or operation of the requested Conditional Use Permit are not detrimental. This development is located within a major commercial node of the City of Yuma, at a prominent intersection, where roadways and the traffic signal should handle traffic effectively and efficiently.

**(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. This location and site, as described by the applicant, will provide safe and convenient access to and from the public roadway system. Vehicles entering the site will have adequate space to enter, drive through and circulate through the site, more so with the option for a vehicular connection to the adjacent property to the North. The internal roadway system of the development will provide safe and convenient access to 20th Street and Avenue B.

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

Yes. The building and parking setbacks are in conformance with the City Code and have been designed to provide protection to adjoining uses and create site visibility at the intersections. There should be no negative impact to residential development with regards to setbacks.

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

Yes. The height and elevations of the proposed building are compatible with the general character of the surrounding commercial development, and with the proposed future development to the North and West of the project. In addition, the applicant states the building will provide an aesthetic appearance to the site.

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

Yes. This project, as described by the applicant, will be designed to attenuate noise levels and provide site and security lighting. Menu boards, order boards and the trash enclosure have been located as far away as practical from the existing residences. A new 3' high CMU wall will be constructed along the drive through lane.

**(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 project will be designed to include appropriate landscaping and screen walls, especially with regards to shielding oncoming traffic from the headlights of vehicles within the drive through lane.

**Public Comments Received:** None Received.

**Agency Comments:** None Received.



**ATTACHMENT A  
CONDITIONS OF APPROVAL**

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

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

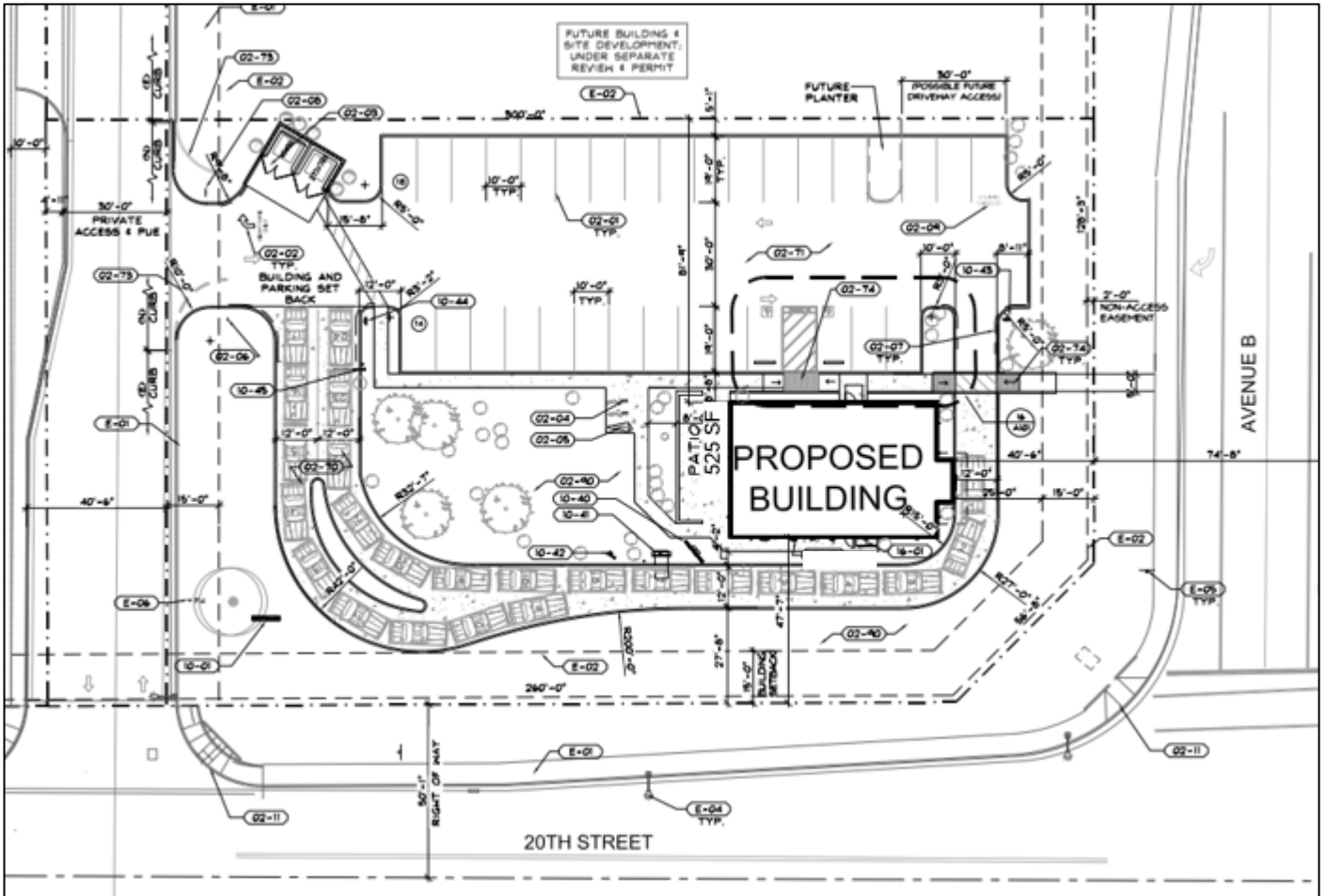
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning: Amelia Domby, Senior Planner, (928) 373-5000, x 3034**

3. The Owner shall provide a minimum three foot (3') high solid masonry screen wall with poured concrete footings under a mortared permanent block wall; or screening to be accomplished with a continuous screen row of planted shrubs at full growth, planted close together; installed to effectively screen drive-thru customer's automobile headlights from traffic utilizing Avenue B and 20<sup>th</sup> Street, in place prior to the date of business opening. The wall or planting to be installed exactly as shown on the approved construction plans and be completed prior to the Certificate of Occupancy.
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 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.
6. 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.
7. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

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

ATTACHMENT B  
SITE PLAN



# ATTACHMENT C ELEVATIONS



**ATTACHMENT D  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (06/02/23)
- **300' Vicinity Mailing:** (05/08/23)
- **34 Commenting/Reviewing Agencies noticed:** (05/11/23)
- **Site Posted on:** (05/10/23)
- **Neighborhood Meeting:** (05/17/23)
- **Hearing Date:** (06/26/23)
- **Comments due:** (05/22/23)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	5/11/23	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	5/18/23	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	5/9/23	X		
Quechan Tribe	YES	5/10/23	X		
Yuma Proving Ground	YES	5/9/23	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	5/11/23	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/18/23	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT E**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** May 17, 2023

**Location:** On-Site

**Attendees:**

Public: Johnnie Bowden

Applicant, Agent, and Property Owner: Christopher Robins, Dahl, Robins, & Associates, Tom Pancrazi, Lane Heida, Ashley Henson, and Pat Connor

City Staff: Amelia Domby, Zenia Fiveash, Jennifer Albers

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

- **JOHNNIE BOWDEN** – Said she was opposed to this development on this property. She asked if a turn lane would be installed along 20<sup>th</sup> Street to access the site.
- **CHRISTOPHER ROBINS** – Explained that a turn lane along 20<sup>th</sup> Street would not be installed. Improvements were done when the Subdivision was developed, such as internal roadways.
- **JOHNNIE BOWDEN** – Expressed her concern with traffic and the safety of the children attending the surrounding schools. In addition, she mentioned that there were accidents at the intersection and cars have run into the Dairy Queen building.
- **CHRISTOPHER ROBINS** – Noted that the property has remained vacant and the development of this site is part of the growing pains and added that there is event traffic from the surrounding schools.

**ATTACHMENT F  
NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
PRITCHETT TRUST 3-1-94	8415 CALLE DE BRAZITO	MESILLA PARK	NM	88047
GARCIA MARIA J	2543 W 20TH ST	YUMA	AZ	85364
CONTRERAS MARCO A & EMILIA	2527 W 20TH ST	YUMA	AZ	85364
D & M ENT LLC	3480 W 13TH PL	YUMA	AZ	85364
SOUTHWEST LUMBER INC AZ CORP	1917 S AVENUE B	YUMA	AZ	85364
BOWDEN GENE P & JOHNNIE F TRUST 6-15-04	2780 S JAMES AVE	YUMA	AZ	85364
YOUNG GORDON & GAY TRUST 11-21-14	2460 W DEL ORO LN	YUMA	AZ	85364
SOLIZ LYDIA MARIE	2444 W DEL ORO LN	YUMA	AZ	85364
TOMA AZ LLC	1090 BROADWAY	EL CAJON	CA	92021
MOORE JESSE R	PO BOX 4019	YUMA	AZ	85366
VELEZ FRANCISCO & MARIA	2544 W 20TH PL	YUMA	AZ	85364
MONTANO MICHAEL C	2528 W 20TH PL	YUMA	AZ	85364
GAXIOLA ROSSANA	2512 W 20TH PL	YUMA	AZ	85364
RAMIREZ CLAUDIA E	2510 W 20TH PLACE	YUMA	AZ	85364
BENITEZ LOUIS F & DORA L JT	2508 W 20TH PL	YUMA	AZ	85364
GUTIERREZ OCTAVIO	2502 W 20TH PL	YUMA	AZ	85364
MONTANO CYNTHIA	2500 W 20TH PL	YUMA	AZ	85364
STEELE FRED ROSCOE	2029 S QUAIL AVE	YUMA	AZ	85365
WESTERN AZ COUNCIL GOVERMNT AZ NON-PROF	1235 S REDONDO CENTER DR	YUMA	AZ	85365
RODRIQUEZ ROBERT V & LINDA L JT	2511 W 20TH ST	YUMA	AZ	85364
WISER ANNE P TRUST 10-31-13	2476 W DEL ORO LN	YUMA	AZ	85364
DPL VALLEY LLC	300 W 22ND ST	YUMA	AZ	85364
PJT LLC	900 S 4TH AVE	YUMA	AZ	85364

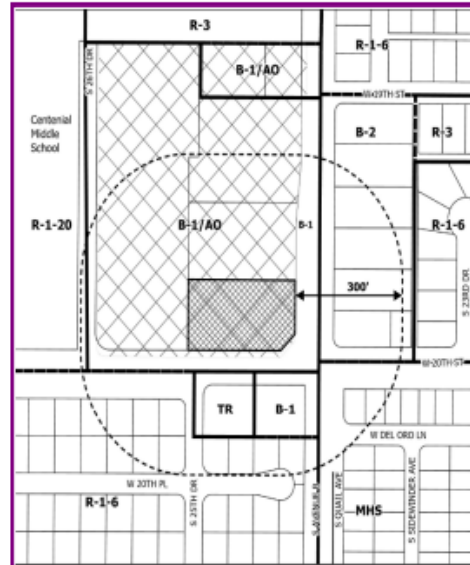
**ATTACHMENT G  
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc. on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through for a new Starbucks restaurant, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at the northwest corner of 20<sup>th</sup> Street and Avenue B, Yuma, Arizona.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
CUP-41384-2023**

**NEIGHBORHOOD MEETING  
05/17/2023 @ 5PM  
ON-SITE**

**PUBLIC HEARING  
6/26/2023 @ 4:30PM  
City Hall Council Chambers  
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of the NWC of 20th Street and Avenue B, Yuma AZ, you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments please contact, Amelia Domby by phone at (928) 373-5000 ext. 3034 or by email at [Amelia.Domby@yumaaz.gov](mailto:Amelia.Domby@yumaaz.gov)



# CITY OF YUMA GENERAL PLAN ANNUAL STATUS REPORT - 2022



## Introduction

This document shall serve as the 2022 annual report on the status and implementation of the City of Yuma General Plan.

---

*Arizona Revised Statute § 9-461.07.A.2. Administration of general plan – Render an annual report to the legislative body on the status of the plan and progress in its application.*

---

This document provides an overview of the current status of the City of Yuma General Plan and progress in its application with information on four implementation aspects of the General Plan:

1. Decennial update of the General Plan
2. Major and Minor General Plan Land Use Map Amendments approved in 2022
3. Facility Plan updates currently underway
4. Status report on General Plan Action Items.

## Section 1 – Decennial update of the General Plan

The City of Yuma City Council adopted a comprehensive update of the General Plan on April 6, 2022 (R2022-11). The citizens of the City of Yuma at a General Election ratified the document on November 8, 2022.

In 2021, the City of Yuma commenced the update of the General Plan and pursued a multi-opportunity approach to gathering public input. Staff was committed to making sure the General Plan update reflected the voices of the community. Public participation in the update had been promoted through a mailer to over 13,500 City of Yuma households, social media, guest appearances on local radio shows and a presentation to a local service club. Comments were provided through a variety of ways – in person Listening Sessions, an on-line survey, written comments and the public agency review process as legislated by statute.

In June 2021, the Planning and Zoning Commission hosted a series of Listening Sessions for residents to get involved and to provide public input. On Monday, June 7 and Monday, June 21 at City Hall the General Public was invited to speak to the Commission and staff about how they would like to see Yuma develop. The Planning and Zoning Commission also held Listening Sessions on June 14, with the development community and on June 28 with the City's government partners.

From July 6 to August 1, 2021, the City of Yuma hosted an online survey to gather more input from the community. The survey included a series of questions on the different chapters of the General Plan as well as general demographic questions. 246 persons participated in the survey with many responding to all 37 questions.

In accordance with State Statute, the draft City of Yuma 2022 General Plan was made available to various state and federal agencies for their review and comments. Notice was sent on June 22, 2021, to 40 reviewing agencies when the draft Plan was posted to the City of Yuma website. Those 40 agencies range from the Marine Corps Air Station – Yuma to the Greater Yuma Economic Development Corporation to Yuma Elementary School District 1. Eighteen of those agencies are required to be notified by State Statute.

The 2022 General Plan is comprised of 17 required elements contained within 13 chapters. The General Plan was built on the foundation of the previously developed and adopted land use and facility plans and meets the requirements of Arizona Revised Statute (9-461.06).

**SECTION 2 - Minor and Major General Plan Land Use Map Amendments approved in 2022**

The City of Yuma adopted two General Plan amendment requests in 2022. One request was classified as Minor Amendment. Minor Amendments are those that result in a minimal alteration of the mixture and balance of land uses in the General Plan.

One request was classified as Major Amendment in calendar year 2022. Major Amendments are those that result in a substantial alteration of the mixture and balance of land uses in the General Plan.

Summaries of each of the General Plan amendments are as follows:

<b>Minor Amendment Case</b>	<b>Area Size and Location</b>	<b>Land Use Change</b>	<b>Adoption and Resolution</b>
GP-37503-2021	12.9 acres located at 2945 W. 8 <sup>th</sup> Street	Medium Density Residential to High Density Residential	5/4/2022, R2022-027

<b>Major Amendment Case</b>	<b>Area Size and Location</b>	<b>Land Use Change</b>	<b>Adoption and Resolution</b>
GP-40072-2022	9.2 acres located at 6580 and 6620 E. 32 <sup>nd</sup> Street	Commercial to High Density Residential	11/16/2022, R2022-045

**SECTION 3 - Facility Plan updates currently underway**

Facility Plans are more detailed documents that address specific issues or areas such as Transportation or Parks and Recreation. Facility Plans are a means to implement the General Plan. But during their development, priorities or standards may change which could result in an amendment to the General Plan.

The City of Yuma Fire Department is in the process of updating the Fire Services and Facilities Plan. The Fire Department intends to present the update to the City Council in

2023.

The City of Yuma Engineering Department has initiated efforts to update the Transportation Master Plan. Development of that document should occur through 2023 with City Council presentation in 2024.

**SECTION 4 - Status report on General Plan Action Items**

The General Plan is organized with specific goals, objectives and policies that are be used to guide the City's growth and development. Action Items are also included, which identify a list of projects that will implement the policies. The Action Items are grouped into two phases: 1 – 5 years and 6 + years.

The General Plan includes the following chapters:

- Land Use
- Transportation
- Recreation
- Housing
- Redevelopment
- Conservation
- Public Services
- Safety
- Cost of Development
- Growth Areas

Below is a matrix identifying the "Action Items" for the chapters of the City of Yuma 2022 General Plan for the first five years after adoption.

The following responsible departments have been abbreviated: Planning & Neighborhood Services – P&NS, Public Works – PW, Engineering - ENG.

**LAND USE CHAPTER – ACTION PLAN**

Phase	Project	Responsible Agency/ Department	Funding Source	Status
1 - 5 years	Amend the City of Yuma Zoning Code to allow higher densities within the Medium Density and High Density Residential zoning districts.	P&NS	General	Under review
	Partner with MCAS Yuma and other local governments to develop a Compatible Land Use Study for future planning purposes and ensure the viability of MCAS Yuma. This would be an update to the 1996 Joint Land Use Plan.	P&NS /MCAS /Yuma County	Grant	Under review
	Develop a Capital Improvement Strategy for existing urbanized county areas with below standard public infrastructure that are likely to annex to the City.	P&NS/PW/ Parks/Fire/ Police	General	Not initiated
	Partner with the Yuma International Airport to incorporate the goals and actions of the Airport Master Plan into City of Yuma development activities.	P&NS	General	Ongoing

	Support Space Port as a hub for science and regional attraction	Admin.	General	Ongoing
	Develop an Economic Development Element.	P&NS	General	Not initiated
	Develop a Community Design Policy for new construction and redevelopment efforts that reflects a community consensus for development.	P&NS	General	Under review

### TRANSPORTATION CHAPTER - ACTION PLAN

Phase	Project	Responsible Agency/ Department	Funding Source	Status
1 - 5 Years	Adopt an Intelligent Transportation System Strategic Plan.	ENG	Road	Complete
	Establish a Traffic Operations Center	ENG	Road	Underway
	Implement an Advanced Traffic Management System	ENG	Road	Not initiated
	Amend the zoning code to require bicycle parking facilities for all new multi-family, office, commercial and industrial projects.	P&NS	General	Not initiated
	Amend the zoning and subdivision code to require all new residential developments to provide bicycle facility connections to any and all city parks, trails, or open spaces within a one-half-mile radius of the development.	P&NS	General	Not initiated
	Develop an Integrated Multi-modal Transportation Master Plan	P&NS / ENG	General	Not initiated
	Establish a program of regularly inspecting and maintaining all bicycle facilities.	Utilities/ Parks	General	Not initiated
	Promote fixed route transit system, including bus lane/bus stop/bus shelter rights-of-way	YMPO/ENG	Federal/ State	Ongoing
	Install pedestrian improvements on roadways not meeting construction standards.	ENG/P&NS	General	Ongoing
	Develop a grant program to provide street trees within setbacks along major roadways	P&NS	General	Not initiated
	City Council to apply the Aesthetic Overlay Zoning District where appropriate.	P&NS	General	Ongoing
	Implement a periodic bike count program at key locations	ENG	General	Not initiated
	Identify and construct a prioritized list of bike paths across the Yuma community.	P&NS/ ENG	Road	Complete
	Hire a dedicated bikeways staff person to coordinate bikeways issues across departments and serve as the bicycle advocate for the City	ENG/P&NS	General/ Grant	Not initiated

## RECREATION CHAPTER - ACTION PLAN

Phase	Project	Responsible Agency/ Department †	Funding Source	Status
1 - 5 years	Complete Phase 2 of the Yuma Valley Park	Parks	General/ Dev. Fees	Complete
	Rehabilitate and/or reconstruct the Kennedy Park Skate Facility	Parks	General	Underway
	Add air-conditioning to the Yuma Readiness Center Gymnasium	Parks	General/ Dev. Fees	Underway
	Expand Riverside Park	Parks	General/ Dev. Fees	Not initiated
	Design and construct the East Mesa Community Park	Parks	General/ Dev. Fees	Underway
	Complete construction of an archery range	Parks	General	Pending grant approval
	Complete construction of the West Wetlands Lower Bench	Parks	General/ Dev. Fees	Completed
	Develop funding mechanism for inclusion of public art in public facilities and gateways	Parks	General	Not initiated
	Assess the joint-use agreements with local schools to better meet the recreation needs of the community	Parks	General	Underway
	Design and construct priority sections of the linear park system	Parks/PW	General/Dev. Fees	Not initiated
	Create and implement a plan for signage, traffic crossings, and connections to make existing linear parks safer and more accessible from surrounding streets	Parks/ P&NS	General	Not initiated
	Work with other departments to implement the Street Tree and Shade Master Plan and encourage tree planting whenever possible	Parks/ P&NS/PW	General	Underway
	Research and implement a park ranger program at regional parks	Parks	General	Program developed - pending funding
	Implement an Adopt-a-Park and Adopt-a-Trail programs for service organizations, private companies, and individuals	Parks	General	Underway
	Implement a Park Champion program	Parks	General	Under Review
	Construct a trail connection from the West Wetlands Park to Paradise Cove	Parks	General	Under Review
	Complete the technology upgrades to the Yuma Art Center & Historic Theatre	Parks	General	Underway

**HOUSING CHAPTER - ACTION PLAN**

Phase	Project	Responsible Agency/ Department	Funding Source	Status
1 – 5 years	Re-designation/Rezoning for Higher Density Residential - Consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.	P&NS	General	Ongoing
	Assess land use category residential densities and explore density bonuses for residential development.	P&NS	General	Underway
	Consider creating a public education program, such as an Affordable Housing Guide, to address public concerns regarding increased density and affordable housing.	P&NS	General	Not initiated
	Continue to update and implement the Analysis of Impediments to Fair Housing Choice and utilize the fair housing planning process to address constraints to housing production.	P&NS	CDBG/ General	Ongoing
	Develop programs to ensure economic health of neighborhoods with vacant houses that target ill-kept units and yards.	Building Safety/P&NS /YPD	General	Not initiated
	Update the existing Energy efficient ordinance - to provide incentives and standards for the provision of energy efficient building practices for all new development.	Building Safety	General	Not initiated
	Facilitate homeownership options through down payment assistance, financial counseling, and/or supporting the creation of more diverse and affordable housing products.	P&NS	CDBG/ General	Ongoing
	Winter Visitors - Consider monitoring the housing needs of the community's winter visitors to ensure that adequate housing opportunities are provided.	P&NS	General	Not initiated
	Update the existing Infill Overlay District to expand existing boundaries and to allow density bonuses in exchange for increased amenities.	P&NS	General	Underway
	Housing rehabilitation - Continue to provide minor repairs, major home rehabilitation loans for low and moderate income households.	P&NS	CDBG/ HOME	Ongoing
	Code enforcement - Continue to enforce City codes and policies related to public health and safety.	Building Safety/P&NS	CDBG/ General	Ongoing

1 – 5 years cont.	Distressed mobile home and RV park improvement program - Consider adopting an improvement program to target distressed mobile home parks, subdivisions and RV parks to provide rehabilitation assistance that meets the needs of mobile home and RV owners.	P&NS	General	Not initiated
	Continue to enforce the property maintenance ordinance and create improvement districts to maintain and improve the visual appearance of the community.	P&NS	General	Ongoing
	Community organizations - Continue to foster strong ties with and support the activities of local organizations that are involved with the provision of affordable housing and services.	P&NS	General	Ongoing
	Affordable Housing Strategy - Consider developing an Affordable Housing Strategy that provides incentives to encourage development of affordable units. An inclusionary housing ordinance may be included as part of the strategy. To best design an affordable housing strategy, a feasibility study should be completed and developers consulted.	P&NS	CDBG/ General	Not initiated

#### REDEVELOPMENT CHAPTER - ACTION PLAN

Phase	Project	Responsible Department /Agency	Funding Source	Status
1 - 5 Years	Draft, adopt, and implement an expansion to the existing Infill Incentive Overlay District and Infill Incentive Plan to further encourage development	P&NS	General Fund	Underway
	Continue efforts to revitalize the Mesa Heights Neighborhood	P&NS	CDBG	Ongoing
	Support the development of the Yuma Multi-versity Campus	Admin./ P&NS	General Fund	Ongoing
	Prepare Revitalization Plan for the West Riverfront Area	P&NS	General Fund	Not initiated
	Complete the construction of projects and facilities identified in the National Heritage Area Plan, which is inclusive of the Old Town Riverfront Area	P&NS	General Fund	Ongoing

### CONSERVATION CHAPTER - ACTION PLAN

Phase	Project	Responsible Department/ Agency	Funding Sources	Status
1-5 Years	Develop and Implement an Energy Facility Plan.	P&NS	General	Not initiated
	Continue to develop the West Wetlands Restoration Area.	Riverfront/ ENG	Grants	Ongoing
	Develop a water conservation program.	Utilities	WUF/ General /Grants	Under review
	Continue to develop the East Wetlands Restoration Area.	Riverfront/ Other Public Agencies	Grants	Ongoing
	Include energy and water conservation design features in major renovation and new development projects.	ENG/P&NS	General	Not initiated
	Complete a noise contour study for major roadway and rail corridors.	P&NS	General	Not initiated
	On a regular basis test all City facilities for carpooling, bicycling, walking, and public transportation access.	P&NS	General	Not initiated
	Study the development of a Community Solar project targeted to low income families	P&NS	General /CDBG	Not initiated
	Monitor water agreement discussions for the Colorado River and protect current levels and continuous flows through the Yuma community.	Admin./ P&NS	General	Ongoing

### PUBLIC SERVICES CHAPTER - ACTION PLAN

Phase	Project	Responsible Department/ Agency	Funding Source	Status
1 - 5 Years	Revise Subdivision Regulations to respond to infrastructure and utility service needs	P&NS/ ENG	General	Complete
	Revise Construction Standards & Details to respond to infrastructure and utility service needs	P&NS/ ENG	General	Not initiated
	Develop Phase 2 of the Public Safety Training Facility at 4E and 36 <sup>th</sup> Street	Fire/ Police	Public Safety Tax	Not initiated
	In conjunction with annexation, design and construct future fire stations at locations identified within the Fire Services and Facilities Plan	Fire	Public Safety Tax	Underway
	Support the Development of the Yuma Multi-iversity Campus	Admin./ P&NS	General /Grant	Ongoing

**SAFETY CHAPTER - ACTION PLAN**

Phase	Project	Responsible Agency/ Department	Funding Source	Status
1 – 5 years	Evaluate and update emergency evacuation routes	Police/ P&NS	General	Under Review
	Identify North/South or East/West roadway clear of overhead power lines.	Police/ PW/ P&NS	General	Not initiated
	Identify floodplain issues along the East Main Canal	PW/P&NS	General	Not initiated
	Assess benefits and costs of participating in NFIP's Community Rating System	P&NS	General	Not initiated
	Prepare plan for managing post-disaster recovery and reconstruction	P&NS	General	Not initiated
	Plan for post-disaster recovery and reconstruction should be developed. Such a plan would be composed of policies, actions, and designated responsibilities related to expeditious and orderly recovery and rebuilding with an emphasis on mitigation.	P&NS	General	Not initiated

**COST OF DEVELOPMENT CHAPTER - ACTION PLAN**

Phase	Project	Responsible Agency/ Department	Funding Sources	Status
1-5 Years	Periodically review and modify the Citywide Development Fee Structure to ensure current cost estimates and fairness.	ENG	Dev. Fees	Ongoing
	Periodically review and modify the Facility Fee Structure for water and sewer infrastructure.	Utilities	Water & Sewer Funds	Ongoing

**GROWTH AREAS CHAPTER - ACTION PLAN**

Phase	Project	Responsible Agency/ Department	Funding Source	Status
1-5 years	Identify & include transportation & infrastructure projects for Growth Areas in the 5-year CIP.	ENG/ P&NS	Various	Not initiated
	Modify zoning ordinance districts, where appropriate, to allow for mixed-use zoning in designated Growth Areas in conformance with the General Plan.	P&NS	General	Not initiated