

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

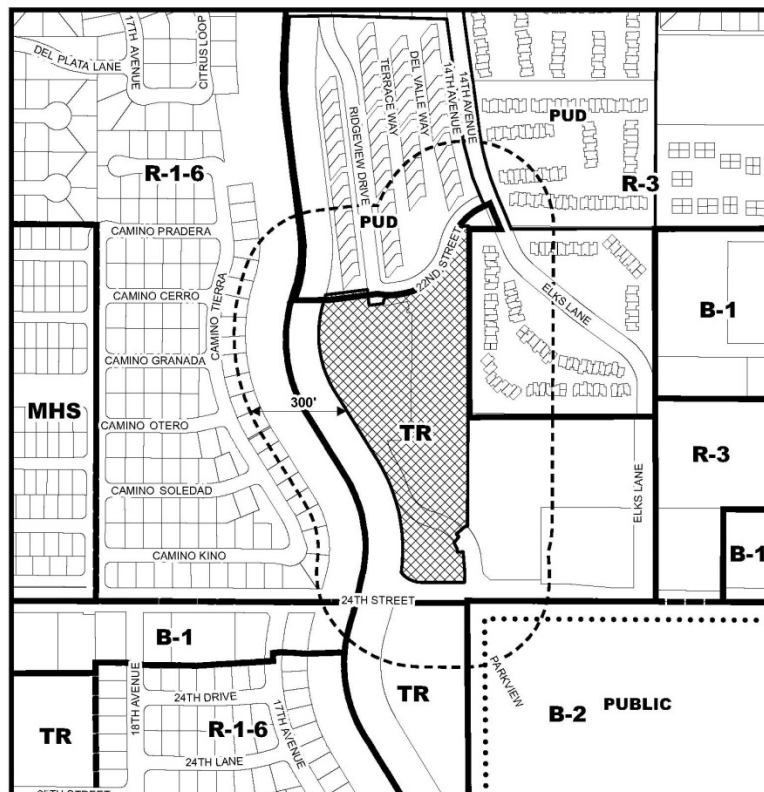
Hearing Date: January 9, 2017

Case Number: SUBD-16086-2016

Project Description/Location: The final plat for the Pro-Med Subdivision. This commercial subdivision will contain 9.13 acres and is proposed to create four lots. The property is located at the northwest corner of 24th Street and Ridgeview Drive, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Transitional (TR)	Pro-Med Medical Building and Vacant Parcels	Mixed Use
North	High Density Residential/Planned Unit Development (R-3/PUD)	Del Valle Terrace Townhomes	High Density Residential
South	Transitional (TR)	Yuma Regional Medical Center	Mixed Use
East	Transitional/High Density Residential (TR/R-3)	Vista del Valle Townhomes/Yuma Regional Cancer Center	Mixed Use/High Density Residential
West	Low Density Residential (R-1-6)	East Main Canal/Single-family Home Subdivisions	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. #787 (1959); Rezone: Z77-25; Subdivision: LOTS-3923-2013, SUBD-14184-2016; Variance: VAR-9034-2015

Staff recommendation: Staff recommends **APPROVAL** of the final plat for the Pro-Med Subdivision, subject to the conditions shown in Attachment A, because the request is in conformance with the City of Yuma General Plan and is compatible with surrounding land uses.

Suggested Motion: Motion to **APPROVE** the final plat for the Pro-Med Subdivision, subject to the conditions shown in Attachment A.

Staff Analysis: The proposed subdivision will consist of:

- Parcel A: a 3.86 acre lot, the location of the existing Pro-Med office building
- Parcel C: a 0.95 acre lot on 24th Street, presently vacant (restaurant discussed)
- Parcel D: a 1.49 acre lot, for a proposed assisted living facility
- Parcel E: a 2.82 acre lot, for a proposed medical office building

The previous Parcel B (from the 2013 lot split) is being divided to create Parcels D & E. All infrastructure is in place and this final plat incorporates access, common areas, and utilities to serve the four lots. No additional right-of-way is requested. Ridgeview Drive and common area parking are part of a private right-of-way running generally north to south through the subdivision.

Arizona Revised Statutes § 9-463.02 defines a subdivision as improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or in the future, into four or more lots, tracts or parcels of land. For this reason, the Pro-Med Subdivision needs to follow the requirements in Title 15, Chapter 153 of the City of Yuma Subdivision Code for platting, public hearings, and recording.

Once this commercial subdivision is approved and recorded, additional adjustments to split or tie lots together will be able to be completed as “in-house” reviews without further public hearings. However- since the zoning is TR, some commercial uses may need a Conditional Use Permit, because of potential conflicts with residential neighbors; for example: outdoor activities, noise, light, and traffic concerns.

1. Does the subdivision comply with the conditions of the rezoning?

Yes This final plat meets dimensional standards and development standards for the TR District.

2. Does the subdivision comply with the conditions of the preliminary plat approval?

Yes The final plat is in compliance with the preliminary plat conditions.

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

Yes There have been no changes since the preliminary plat.

Public Comments Received: None received.

External Agency Comments:

None Received.

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on:

December 6, 2016

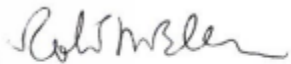
Final staff report delivered to applicant on:

December 22, 2016

- ☒ Applicant agreed with all of the conditions of approval on: December 7, 2016
- ☐ 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
Conditions of Approval	Final Plat Map	Prelim Plat Map	Prelim Plat Conditions	Aerial Photo	Staff Research

Prepared By: 
Robert M. Blevins, Principal Planner

Date: 12-7-16

Approved By: 
Laurie L. Lineberry, AICP,
Community Development Director

Date: 12-7-2016

**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: Laurie Lineberry, Community Development Director
(928) 373-5175:**

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 within thirty (30) 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.

City Attorney Comments: (928) 373-5058:

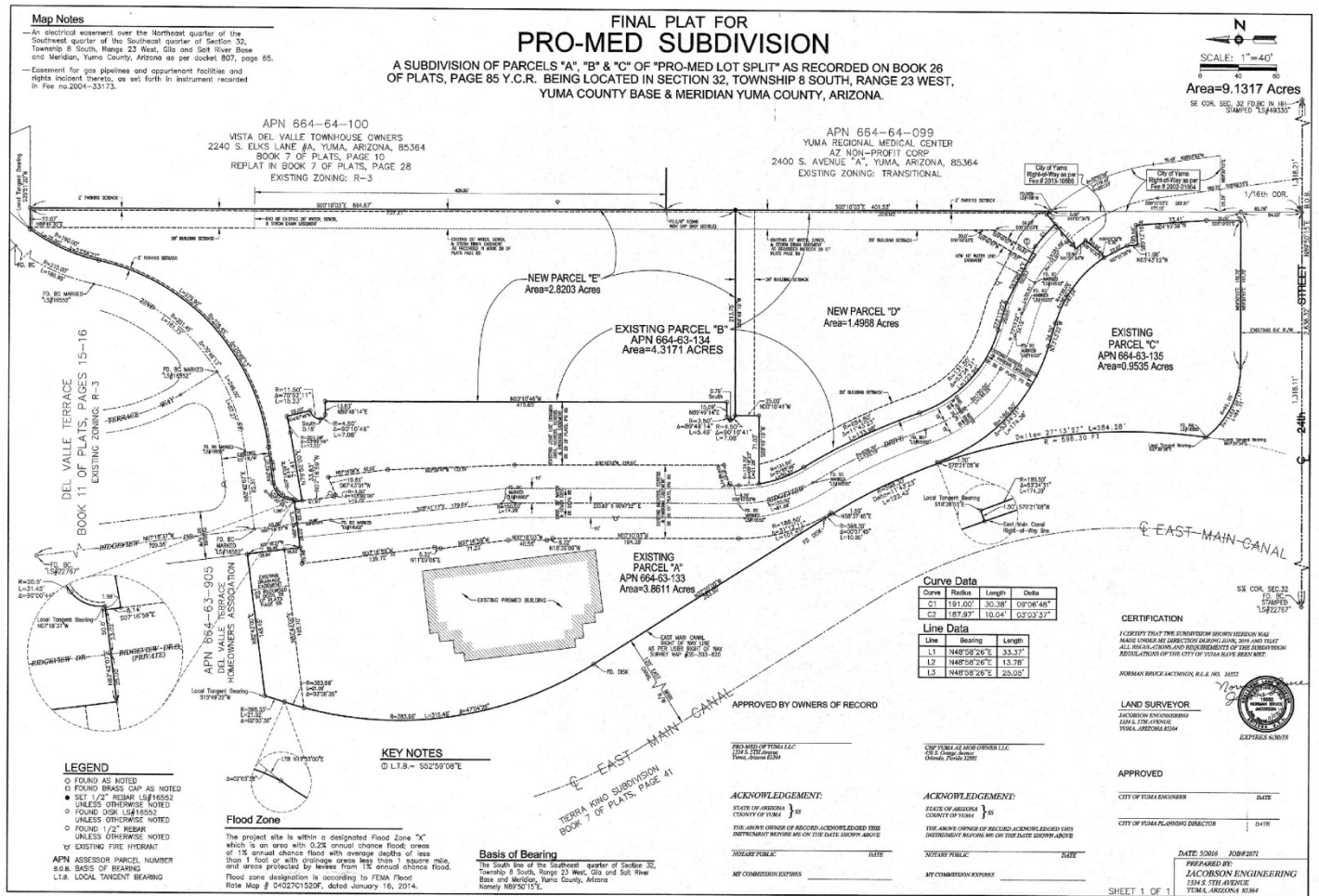
3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
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 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.

Community Planning Conditions: Bob Blevins, Principal Planner, (928) 373-5189

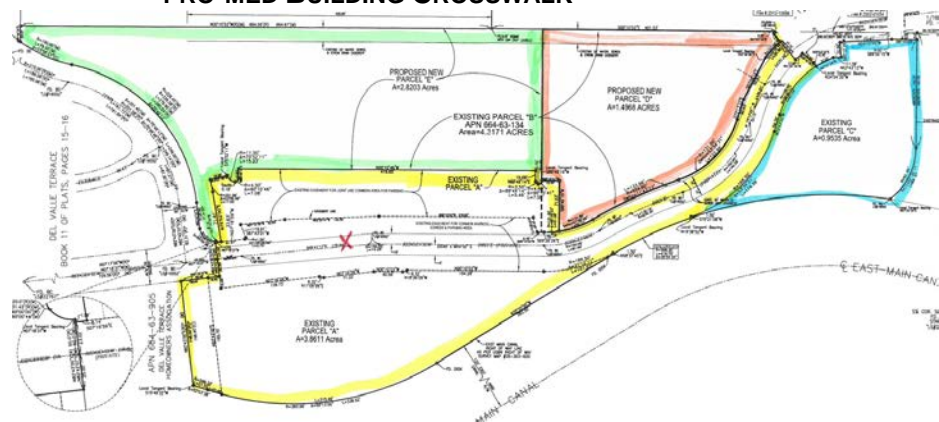
6. After the final plat has been approved by City Council, the applicant/developer shall have one year to record the approved plat, or the final plat approval shall be null and void.

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

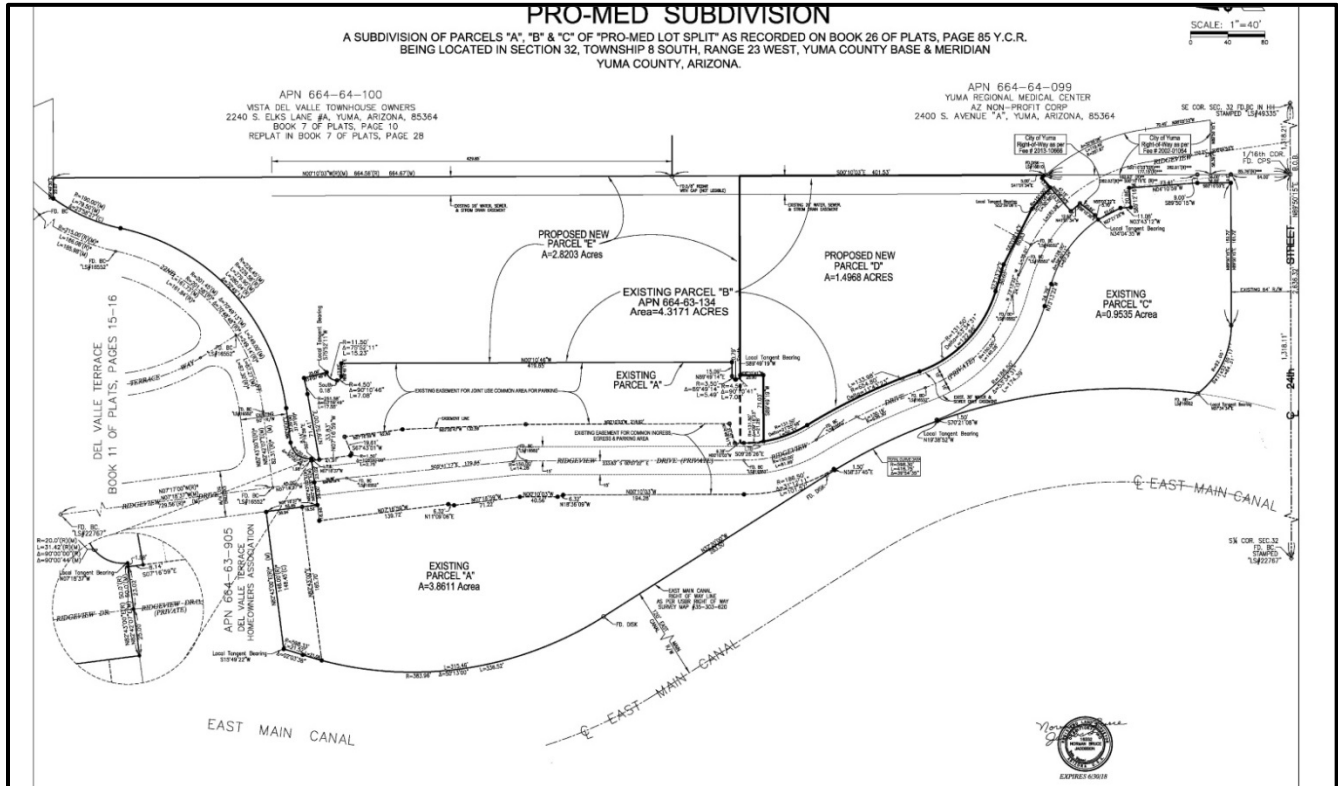
ATTACHMENT B
FINAL PLAT MAP



COLORS SHOW NEW PARCEL BOUNDARIES AND RED X AT CROSSWALK REPRESENTS EXISTING PRO-MED BUILDING CROSSWALK



PRELIMINARY PLAT MAP



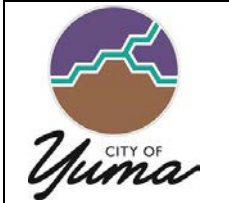
ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision preliminary plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.
6. With the exception of Condition 2, the owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

ATTACHMENT E
AERIAL PHOTO



ATTACHMENT F
STAFF RESEARCH



STAFF RESEARCH – FINAL PLAT

CASE #: SUBD-16086-2016

CASE PLANNER: BOB BLEVINS

I. PROJECT DATA

Project Location:		Northwest corner of 24 th Street and Ridgeview Drive												
Parcel Number(s):		664-63-132, 664-63-134, & 664-63-135												
Parcel Size(s):		A: 168,189.5 square feet; C: 41,534.5 square feet; D: 65,200.6 square feet; E: 122,852.3 square feet.												
Total Acreage:		9.13												
Proposed Dwelling Units:		None												
Address:		Not yet assigned												
Applicant:		Pro-Med of Yuma, LLC.												
Applicant's Agent:		None												
Land Use Conformity Matrix:		Conforms:		Yes	X	No								
Zoning Overlay:	Public		AO		Auto		B&B		Historic		None	X	Airport	
Noise Contours	65-70		70-75		75+		APZ1		APZ2		Clear Zone			

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Prior Cases or Related Actions:					
Type	Conforms			Cases, Actions or Agreements	
Pre-Annexation Agreement	Yes		No	N/A	
Annexation	Yes	X	No	Ord. #787 (1959)	
General Plan Amendment	Yes		No	N/A	
Development Agreement	Yes		No	N/A	
Rezone	Yes	X	No	Z77-25 (Res "C" to Services District)	
Subdivision	Yes	X	No	LOTS-3923-2013 (Pro-Med Lot Split)	
Conditional Use Permit	Yes		No	N/A	
Pre-Development Meeting	Yes	X	No	April 28, 2016	
Design Review Commission	Yes		No	N/A	
Enforcement Actions	Yes		No	N/A	
Avigation Easement Recorded	Yes	X	No	Fee #	2013-20222
Land Division Status:		Parcels are legal lots of record			
Irrigation District:		None			
Adjacent Irrigation Canals & Drains:		East Main Canal – Yuma County Water User's Association			

Water Conversion Agreement Required	Yes		No	X	
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II. ZONING CODE AND DISTRICT DEVELOPMENT STANDARDS

Standard	Subdivision						Conforms			
Lot Size	Minimum:	41,534.5 SF	Maximum:	168,189.5 SF	Yes	X	No			
Lot Depth	Minimum:	213+ FT	Maximum:	280+ FT	Yes	X	No			
Lot Width/Frontage	Minimum:	380+ FT	Maximum:	428+ FT	Yes	X	No			
Setbacks	Front:	20 FT	Rear:	20 FT	Side:	20 FT	Yes	X	No	
District Size	9.13	Acres				Yes	X	No		
Density	N/A	Dwelling units per acre				Yes		No	N/A	

III. SUBDIVISION CODE DEVELOPMENT STANDARDS

Requirements	Conforms						
General Principles	Yes	X	No		N/A		
Streets	Conforms						
Circulation	Yes	X	No		N/A		
Arterial Streets	Yes		No		N/A	X	
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	X	No		N/A		
Orientation to Arterials	Yes	X	No		N/A		
Business or Industrial	Yes	X	No		N/A		
Issues: None							
Lots	Conforms						
Minimum Width	Yes	X	No		N/A		
Length and Width Ratio	Yes	X	No		N/A		
Fronting on Arterials	Yes	X	No		N/A		
Double Frontage	Yes	X	No		N/A		
Side Lot Lines	Yes	X	No		N/A		
Corner Lots	Yes	X	No		N/A		
Building Sites	Yes	X	No		N/A		
Street Frontage	Yes	X	No		N/A		
Issues: None							

NOTIFICATION

- Legal Ad Published: The Sun 12/16/16
- 300' Vicinity Mailing: 11/21/16
- 34 Commenting/Reviewing Agencies noticed: 11/23/16

- Hearing Date: 01/09/17
- Comments due: 12/05/16

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	YES	11/28/2016	X		
Yuma County Water Users	NR				
Yuma County Planning & Zoning	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	11/28/2016	X		
Yuma Mesa Irrig. & Drainage District	YES	11/27/2016	X		
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				
<i>City of Yuma Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	YES	11/28/2016	X		
Randy Crist, Building Safety	NR				
Jim Hamersley, ITS	NR				
Josh Scott, Engineering	NR				
Jonathan Fell, Traffic Engineering	YES	12/04/2016	X		
MCAS / C P & L Office	YES	11/29/2016	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
PREVIOUSLY HELD ON 06/12/16	N/A
<i>Prop. 207 Waiver Given to Applicant on:</i>	<i>Delivery Method:</i>
11/14/16	By U.S. Mail to Jacobson

PUBLIC COMMENTS RECEIVED: NONE