

	ATTACHMENT A STAFF RESEARCH – ANNEXATION CASE #: ANEX-44331-2025 CASE PLANNER: ERIKA PETERSON									
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I. PROJECT DATA

Project Location:				E. 40 th Street east of Avenue 4E																			
Parcel Number(s):				724-02-003, 724-01-007, 724-03-002, 724-02-004																			
Parcel Size(s):				29.94 and 20.27 and 10 and 4.99																			
Total Acreage:				65.86																			
Proposed Dwelling Units:				Maximum: 0				Minimum: 0															
Address:																							
Applicant:				Cha Cha, LLC and City of Yuma on behalf of Tangerine & Tonic, LLC, JD&B Yuma RP, LLC, and Humane Society of Yuma, Inc.																			
Applicant's Agent:				Dahl Robins and Associates, Inc.																			
Land Use Conformity Matrix:				Current Zoning District Conforms:												Yes		X		No			
Zoning Overlay:		Public		AO		Auto		B&B		Historic		Infill		None		X							
Airport				Noise Contours		65-70		70-75		X		75+		APZ1		APZ2		CLEAR ZONE					

	Existing Zoning	Current Use	General Plan Designation
Site	County Light Industrial (L-I) and Rual Area 10 (RA-10)	Agriculture	Agriculture-Industrial
North	City Light Industrial (L-I) and County Rual Area 10 (RA-10)	Single-family home and storage	Industrial
South	County Rual Area 10 (RA-10)	Agriculture	Agriculture-Industrial
East	City Light Industrial (L-I) and County Rual Area 10 (RA-10)	Agriculture and Humane Society	Agriculture-Industrial
West	County Light Industrial (LI and LI-5) an	Industrial	Agriculture-Industrial

Prior Cases or Related Actions:																			
<u>Type</u>		<u>Conforms</u>				<u>Cases, Actions or Agreements</u>													
Pre-Annexation Agreement		Yes	X	No		R2025-077 adopted 7/16/2025 and R2025-080 adopted 8/6/2025													
Annexation		Yes		No		N/A													
General Plan Amendment		Yes		No		N/A													
Development Agreement		Yes		No		N/A													
Rezone		Yes		No		N/A													
Subdivision		Yes		No		N/A													
Conditional Use Permit		Yes		No		N/A													
Pre-Development Meeting		Yes		No		Date: 5/8/2025 PDM-44101-2025													
Enforcement Actions		Yes		No		N/A													
Land Division Status:				Legal lots of record															
Irrigation District:				Yuma Meds Irrigation Drainage District															
Adjacent Irrigation Canals & Drains:				"B" Canal															
Water Conversion: (5.83 ac ft/acre)				383.96 Acre Feet a Year															
Water Conversion Agreement Required				Yes		No	X												

II. CITY OF YUMA GENERAL PLAN

Land Use Element:																			
Land Use Designation:			Agriculture-Industrial																
Issues:																			
Historic District:		Brinley Avenue				Century Heights				Main Street				None		X			
Historic Buildings on Site:			Yes				No		X										
Transportation Element:																			
FACILITY PLANS																			
Transportation Master Plan			Planned		Existing		Gateway		Scenic		Hazard		Truck						
40 th Street- 4 Lane Minor Arterial			50' HW		Varies								X						
Avenue 4E- 2 Lane Collector			40' HW		33' HW														
Avenue 4 ½E- Local			29' HW		Varies														
Bicycle Facilities Master Plan			40 th Street – Proposed Bike Lane																
YCAT Transit System			None																
Issues:																			
Parks, Recreation and Open Space Element:																			
Parks and Recreation Facility Plan																			
Neighborhood Park:		Existing: Ocotillo Park						Future: Ocotillo Park											
Community Park:		Existing: Smucker Memorial Park						Future: East Mesa Park											
Linear Park:		Existing: East Main Canal Linear Park						Future: "A" Canal Linear Park											
Issues:																			
Housing Element:																			
Special Need Household:			N/A																
Issues:																			
Redevelopment Element:																			
Planned Redevelopment Area:																			
Adopted Redevelopment Plan:			North End:				Carver Park:				None:		X						
Conforms:			Yes				No												
Conservation, Energy & Environmental Element:																			
Impact on Air or Water Resources			Yes				No		X										
Renewable Energy Source			Yes				No		X										
Issues:																			
Public Services Element:																			
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			Dwellings & Type		Projected Population		Police Impact		Water Consumption		Wastewater Generation								
			<i>Non-residential</i>																
			Maximum	Per Unit			Officers		GPD	AF	GPD								
			0	0	0		0.00		0	0.0	0								
			Minimum																
			0	0	0		0.00		0	0.0	0								
Fire Facilities Plan:			Existing: MCAS						Future: East Mesa										
Water Facility Plan:			Source:		City		X		Private		Connection:		10" PVC on Ave. 4 ½ E						
Sewer Facility Plan:			Treatment:		City		X		Septic		X		Private		Connection: 8" PVC on 4 ½ E				
Issues:																			
Safety Element:																			
Flood Plain Designation:			500 Year Flood				Liquefaction Hazard Area:			Yes				No		X			

Issues:													
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:													

AERIAL

