

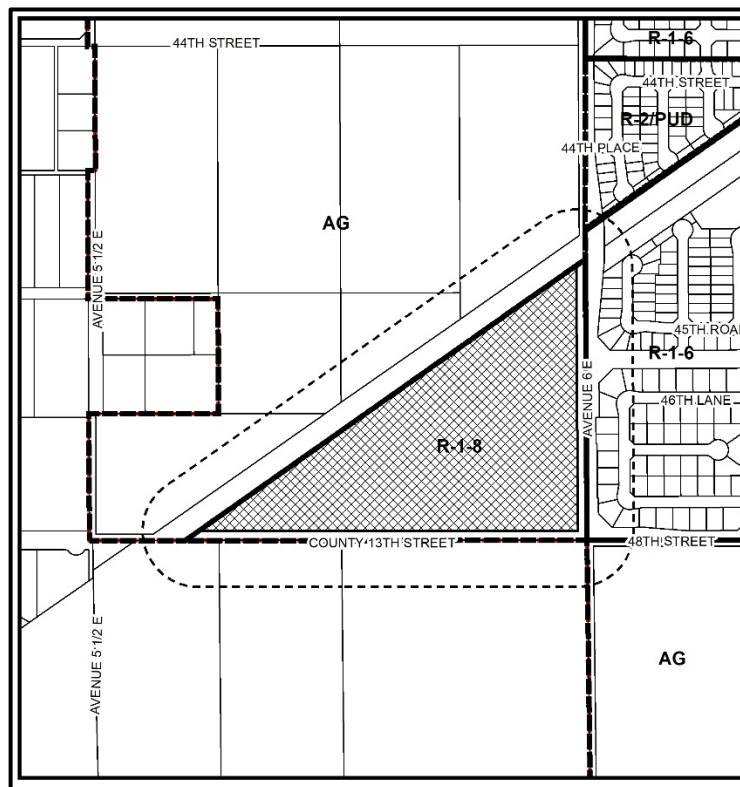
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: October 22, 2018 **Case Number:** SUBD-23288-2018

Project Description/Location: This is a request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, for approval of the preliminary plat for Villa Serena Subdivision, Unit 1 and 2. This subdivision contains approximately 33.36 acres and is proposed to be divided into 82 residential lots, ranging in size from approximately 8,937 square feet to 25,582 square feet, for the property located at the northwest corner of S. Avenue 6E and E. 48th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-8)	Citrus	Low Density Residential
North	Low Density Residential (R-1-12 and R-1-8)	Driftwood Ranch Subdivision	Low Density Residential
South	Yuma County Zoning: Rural Area (RA-10)	Citrus	Rural Density Residential
East	Low Density Residential (R-1-6)	Ocotillo Subdivision	Low Density Residential & Public-Quasi Public
West	Low Density Residential (R-1-12 and R-1-8)	Driftwood Ranch Subdivision	Low Density Residential

Location Map



Prior site actions: Annexation: A2008-05; Plan Amendment: GP2008-004; Subdivision: S2008-008 & S2008-008-01 (expired).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Villa Serena Subdivision, Unit 1 and 2, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-23288-2018 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 preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Villa Serena Subdivision, Unit 1 and 2, which includes 82 lots ranging in size from 8,937 square feet to 25,582 square feet for the property located at the northwest corner of S. Avenue 6E and E. 48th Street, Yuma, AZ., subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The proposed 33.36 acre Villa Serena Subdivision will consist of 82 single-family residential lots. Access will be off of S. Avenue 6E and E. 48th Street. This new residential subdivision is in proximity to the existing Ocotillo 4B Subdivision and has the "A" Canal as its north boundary.

A subdivision with a similar layout was previously approved (S2008-008-01) and that version of the Villa Serena Subdivision expired. The final plat was never recorded.

The street landscaping improvements will be maintained by a Maintenance Improvement District (MID), which needs separate City Council approval.

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

Yes. This preliminary plat meets R-1-8 development standards.

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

Yes. This development meets Subdivision Code requirements.

3. Does the subdivision comply with the Transportation Element, plans and policies?

Yes.

Transportation Element	Planned	Existing	Difference	Requested
Avenue 6E– 2 Lane Collector	40 FT H/W ROW	50 FT+ H/W ROW	-10 FT H/W ROW	0 FT
48 th Street – 2 Lane Minor Arterial	40 FT H/W ROW	50 FT+ H/W ROW	-10 FT H/W ROW	0 FT

4. Is the subdivision the site of any public facility in the General Plan?

No.

Public Comment Received:

Name:	John Miller				Contact Information: 928-726-6309					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
"What concerns me is that people further to the east don't have any say because they are not within 300 feet. It would be common sense to mail to everyone in the [Ocotillo 4B] Subdivision. I am worried about that Avenue 6E doesn't support an increase in traffic. It needs two lanes. The left turn on 32 nd Street is difficult."										

External Agency Comments:

See Attachment C.

Neighborhood Meeting Comments:

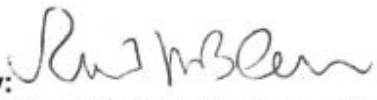
See Attachment D.

Proposed conditions delivered to applicant on: September 28, 2018**Final staff report delivered to applicant on:** October 12, 2018

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: October 12, 2018
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F
Preliminary Plat Conditions of Approval	Preliminary Plat Map	External Agency Comments	Neighborhood Meeting Comments	Aerial Photo	Staff Research

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

Date: 10/12/18
 Robert.Blevins@yumaaz.gov

Reviewed By: 
 Alyssa Linville, Principal Planner

Date: 10/12/18

Approved By: 
 Dan Symer, AICP,
 Assistant Director Community Development

Date: 10/12/2018

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

Date: 10.12.18

**ATTACHMENT A
PRELIMINARY 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 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 Range Disclosure Statement on the property acknowledging that the property owner and subsequent development owners will encounter aircraft operations and slow-moving vehicles, will experience ordnance detonations, and vibrations and high energy electronic emitters which may disturb radio and television reception.

City Attorney Comments: (928) 373-5058:

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.

City Engineering Department Conditions: Andrew McGarvie, Engineering Manager, (928) 373-5000, #3044:

7. Owner/Developer shall obtain a non-revocable license in the name of the City of Yuma or a Maintenance Improvement District for the use of the WAPA right-of-way for any retention/walking path, and street encroachment prior to the recordation of a final plat to the City of Yuma. If no permit can be obtained from WAPA, then the plat will be revised with new storm water retention locations outside of the WAPA right-of-way.

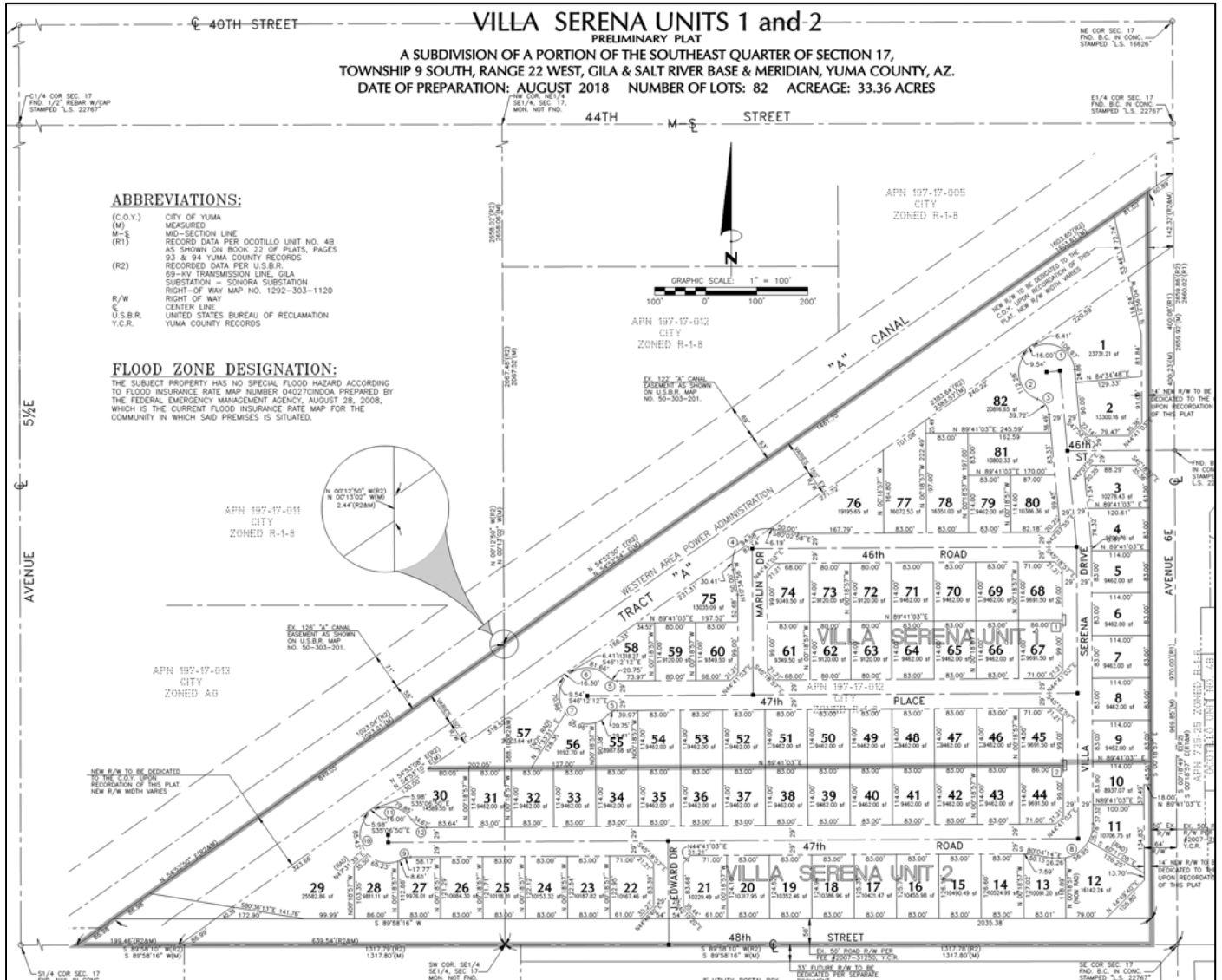
8. Owner/Developer shall incorporate any WAPA improvements/requirements into the Final Plat, if a non-revocable license for the use of WAPA right-of-way is approved.
9. Owner/Developer will set up a Maintenance Improvement District to maintain the landscaping along the E. 48th Street frontage, the S. Avenue 6E frontage, and the basin and walking areas if a non-revocable WAPA license is granted. It is acknowledged that the maintenance district will be maintaining additional landscaping along the S. Avenue 6E frontage until buildout along S. Avenue 6E occurs in the future.
10. Owner/Developer shall landscape the S. Avenue 6E frontage from the property line to the edge of the 8 foot shoulder. This would be a combination of landscaping having areas of gravel where visibility and safety on S. Avenue 6E would be affected.
11. The City of Yuma is open to reducing the right-of-way on E. 48th Street from the 50 feet (minor arterial street) dedication to 40 feet nominal (Collector Street) as classified in the City of Yuma Master Transportation Plan. The City will retain the existing right-of-way on S. Avenue 6E.
12. The Owner/Developer shall provide a Raised Median Disclosure at the time the final plat is recorded.
13. The Owner/Developer shall dedicate any additional right-of-way necessary for the bridge/box culvert crossing of the "A" Canal on the north side of E. 48th Street, at the time the final plat is recorded.

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

14. Landscaping and the Resolution Ordering the Maintenance Improvement District to be completed prior to the recordation of the final plat.
15. No lot can be split to create additional lots on the plat.
16. 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.

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 PRELIMINARY PLAT MAP



ATTACHMENT C
EXTERNAL AGENCY COMMENTS

☒ COMMENT ☐ NO COMMENT

Enter comments below:

The ADOT Southwest District would like the opportunity to review and comment on a Traffic Impact Analysis (TIA). Specifically, the TIA would allow the Department the opportunity to assess the affects the increased traffic from the proposed development would have on the intersections of SR 195 & Co. 14th Street, SR 195 & 32nd Street, and I-8, Araby Traffic Interchange. Thank you.

DATE: 9/10/18 NAME: Isabell Garcia TITLE: Development Coordinator
AGENCY: ADOT Southwest District
PHONE: (928) 317-2159

From: Ramos, Edwin <Ramos@WAPA.GOV>
Sent: Thursday, September 13, 2018 10:43 AM
To: Blevins, Robert (Bob) - Principal Planner
Subject: FW: GLA-SON 4/16 ---FW: [EXTERNAL] Fwd: Request for Comments
SUBD-23288-2018
Attachments: Comments_SUBD-23288-2018.docx; LM.pdf; RESEARCH.pdf; SP.pdf;
Information Sheet License Agreement Application Rev Apr 20 18.pdf

Good Morning Mr. Blevins,

This was brought to my attention this week for "possible" encroachment on WAPA Easement. There is not enough information on hand to for me to determined that's the case. which is the purpose of this email. In the case there is possible encroachment, developer would have to fill out a ROW use application and a license agreement will have to be issued before the start of project. Attached you will find under the title "information sheet license agreement application", WAPA's current policy regarding construction within our easement.

Thank you Sir for your time and consideration. Hopefully you can accept this email as our formal comment in this proposed project.

**ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS**

Date Held: 09/18/18

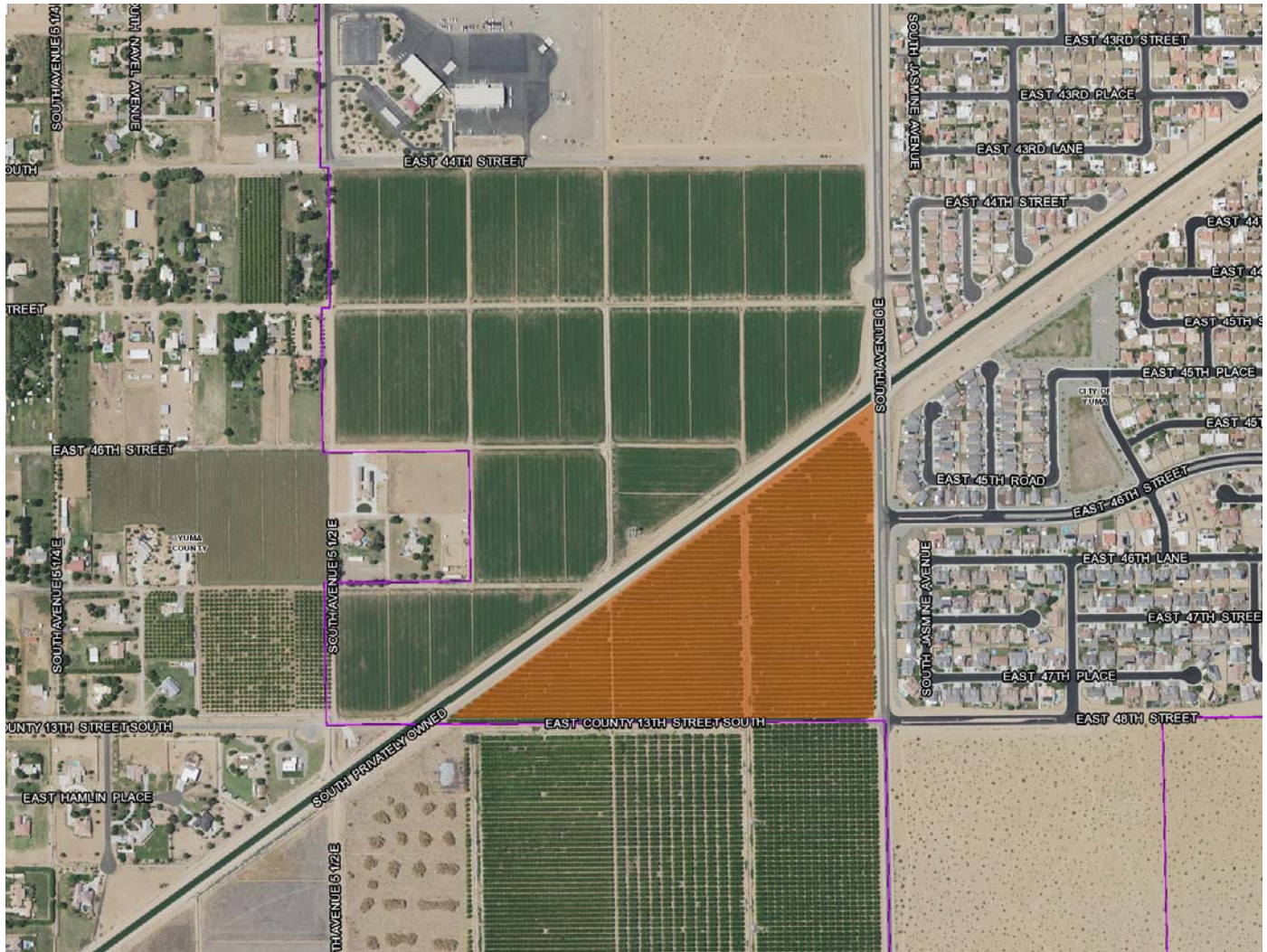
Location: At the property (Northeast corner of S. Avenue 6E and E. 48th Street.

Attendees: Applicant: Sean Kerley of Jakolin, LLC; Agent: Dave Bickel of Dahl, Robins; and Bob Blevins, City of Yuma, and two neighbors.

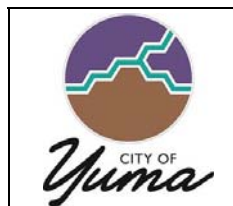
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- **DISCUSSED HOW 48TH STREET WOULD BE DEVELOPED AND DECELERATION LANES INTO SUBDIVISION.**
- **40TH AND 48TH STREET WILL NOT ACCESS STATE ROUTE 195.**
- **NEW SCHOOL SOON TO BE UNDER CONSTRUCTION ON NORTH SIDE OF CANAL.**
- **HOUSES WILL BE LIKE KERLEY RANCH- BLOCK CONSTRUCTION.**
- **THERE PRESENTLY IS MUCH SAND BLOWING, WILL NEED TO WORK TO BLOCK IT.**

ATTACHMENT E
AERIAL PHOTO



ATTACHMENT F
STAFF RESEARCH



STAFF RESEARCH –PRELIMINARY PLAT

CASE #: SUBD-23288-2018

CASE PLANNER: BOB BLEVINS

I. PROJECT DATA

Project Location:	Northwest corner of S. Avenue 6E and E. 48 th Street.													
Parcel Number(s):	197-17-004													
Parcel Size(s):	1,453,161.6 square feet.													
Total Acreage:	33.36													
Proposed Dwelling Units:	82													
Address:	Not yet assigned.													
Applicant:	Dahl, Robins, and Associates.													
Applicant's Agent:	Jakolin, LLC.													
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			

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Residential (R-1-8)	Citrus	Low Density Residential
North	Low Density Residential (R-1-12 and R-1-8)	Driftwood Ranch Subdivision	Low Density Residential
South	Yuma County Zoning: Rural Area (RA-10)	Citrus	Rural Density Residential
East	Low Density Residential (R-1-6)	Ocotillo Subdivision	Low Density Residential & Public-Quasi Public
West	Low Density Residential (R-1-12 and R-1-8)	Driftwood Ranch Subdivision	Low Density Residential

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	A2008-05 (Effective 12-18-08)
General Plan Amendment	Yes	X	No	GP2008-004
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes	X	No	S2008-008 & S2008-008-01 (Expired).
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes	X	No	08/08/18
Design Review Commission	Yes		No	N/A
Enforcement Actions	Yes		No	N/A
Avigation Easement Recorded	Yes	X	No	Fee # 2011-16827
Land Division Status:	Parcel is a legal lot of record.			
Irrigation District:	Yuma Mesa Irrigation and Drainage District.			
Adjacent Irrigation Canals & Drains:	"A" Canal			
Water Conversion: (5.83 ac ft/acre)	N/A			
Water Conversion Agreement Required	Yes		No	X

II. ZONING CODE AND DISTRICT DEVELOPMENT STANDARDS

Standard	Subdivision						Conforms						
Lot Size	Minimum:	8,937 SF			Maximum:	25,582 SF		Yes	X	No			
Lot Depth	Minimum:	90.38 FT			Maximum:	323.66 FT		Yes	X	No			
Lot Width/Frontage	Minimum:	70 FT			Maximum:	198.16 FT		Yes	X	No			
Setbacks	Front:	20 FT		Rear:	20 FT		Side:	7 FT		Yes	X	No	
District Size	33.36		Acres						Yes	X	No		
Density	2.45		Dwelling units per acre						Yes	X	No		
Issues: None													

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	X	No		N/A		
Existing Streets		Yes	X	No		N/A		
Cul-de-sacs		Yes	X	No		N/A		
Half Streets		Yes	X	No		N/A		
Stub Streets		Yes		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	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								

IV. CITY OF YUMA GENERAL PLAN

Land Use Element:												
Land Use Designation:			Low Density Residential									
Noise Contour:			N/A		Overlay/Specific Area:			None				
Issues:			None									
Historic District:		Brinley Avenue			Century Heights			Main Street			None	X
Historic Buildings on Site:			Yes		No	X						

Transportation Element:													
FACILITY PLANS													
Transportation Master Plan				Planned				Existing					
Avenue 6E– 2 Lane Collector				40 FT H/W ROW				50 FT+ H/W ROW					
48 th Street – 2 Lane Minor Arterial				40 FT H/W ROW				50 FT+ H/W ROW					
Median Covenant				Will be required on 48 th Street; Median exists on Avenue 6E.									
Gateway Route				Scenic Route				Hazardous Cargo Route				Truck Route	
Bicycle Facilities Master Plan				Avenue 6E Bike Lane									
YCAT Transit System				None									
Issues:				None									
Parks, Recreation and Open Space Element:													
Parks and Recreation Facility Plan													
Neighborhood Park:		Existing: Ocotillo Park				Future: Ocotillo Park							
Community Park:		Existing: None				Future: South Mesa Community Park							
Linear Park:		Existing: None				Future: "A" Canal Linear Park							
Issues:		None											
Housing Element:													
Special Need Household:		N/A											
Issues:		None											
Redevelopment Element:													
Planned Redevelopment Area:		N/A											
Adopted Redevelopment Plan:		North End:				Carver Park:				None:		X	
Conforms:		Yes				No							
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 2012-2016 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 <i>Single Family</i>		Projected Population		Police Impact		Water Consumption		Wastewater Generation			
		Dwellings		Per Unit				Officers		GPD		AF	
		82		3.1		254		0.48		76,260		85.4	
Fire Facilities Plan:		Existing: Fire Station No. 5				Future: Fire Station No. 9							
Water Facility Plan:		Source:		City		X		Private		Connection		12" PVC (S. Avenue 6 E)	
Sewer Facility Plan:		Treatment:		City		X		Septic		Private		18" PVC (S. Avenue 6 E)	
Issues:		None											
Safety Element:													
Flood Plain Designation:		Flood Zone X		Liquefaction Hazard Area:				Yes				No	
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	
Issues:		None											

NOTIFICATION

- Legal Ad Published: The Sun 09/28/18
- 300' Vicinity Mailing: 09/03/18
- 34 Commenting/Reviewing Agencies noticed: 09/06/18
- Site Posted: 09/11/18
- Neighborhood Meeting: 09/18/18
- Hearing Date: 10/22/18
- Comments Due: 09/17/18

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority					
Yuma County Engineering					
Yuma County Public Works					
Yuma County Water Users					
Yuma County Planning & Zoning					
Arizona Public Service					
Time Warner Cable					
Southwest Gas					
Qwest Communications					
Bureau of Land Management					
YUHS District #70					
Yuma Elem. School District #1					
Crane School District #13					
A.D.O.T.	YES	09/10/18		X	
Yuma Irrigation District					
Arizona Fish and Game	YES	09/10/18	X		
USDA – NRCS					
United States Postal Service					
Yuma Metropolitan Planning Org.					
El Paso Natural Gas Co.					
Western Area Power Administration	YES	09/13/18		X	
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police					
Ron Ramirez, Parks					
Damon Chango, Parks					
Andrew McGarvie, Engineering					
Kayla Holiman, Fire	YES	09/10/18	X		
Randy Crist, Building Safety					
City Engineer					
Traffic Engineer					
MCAS / C P & L Office	YES	09/10/18		X	X
Jay Simonton, Utilities					
Joel Olea, Public Works					

Neighborhood Meeting	Comments Available
09/18/18 at the property 5 p.m.	See Staff Report Attachment
Prop. 207 Waiver Given to Applicant on:	Delivery Method:
Mailed to Dahl, Robins on 08/30/18	U.S. Mail

PUBLIC COMMENTS RECEIVED:

Name: John Miller				Contact Information: 928-726-6309							
Method of Contact:	Phone	X	FAX		Email		Letter		Other		
<p>"What concerns me is that people further to the east don't have any say because they are not within 300 feet. It would be common sense to mail to everyone in the [Ocotillo 4B] Subdivision. I am worried about that Avenue 6E doesn't support an increase in traffic. It needs two lanes. The left turn on 32nd Street is difficult."</p>											

CITY OF YUMA INTERNAL COMMENTS/CONDITIONS:

☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: This parcel lies just outside the 1 mile buffer zone (approx 1.25 miles) from the Barry M Goldwater Range boundary and it is requested that the property owner and subsequent development owners sign Range Disclosure Statements acknowledging that occupants of the subject property, will encounter aircraft operations and slow-moving vehicles, will experience ordnance detonations, and vibrations and high energy electronic emitters which may disturb radio and television reception. In addition the parcel is just outside the Overflight Pattern/Approach/Departure Flight Paths which will also incur significant noise events.

DATE:	14 Sept 2018	NAME:	Mary Ellen Finch	TITLE:	Community Liaison Spec
CITY DEPT:	MCAS Yuma		<i>Mary Ellen Finch</i>		
PHONE:	928-269-2103				
RETURN TO:	Robert Blevins				
	Robert.Blevins@YumaAZ.gov				