

	<b>ATTACHMENT A</b> <b>STAFF RESEARCH – ANNEXATION</b> <b>CASE #: ANEX-43789-2025</b> <b>CASE PLANNER: ERIKA PETERSON</b>									
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## I. PROJECT DATA

Project Location:				NEC of W. 27 <sup>th</sup> Street and S. 21 <sup>st</sup> Drive																			
Parcel Number(s):				694-14-006, 394-14-005, 694-14-004, 694-14-003																			
Parcel Size(s):				2.4 and .43 and .40 and .35 acres																			
Total Acreage:				4.46																			
Proposed Dwelling Units:				Maximum:				22				Minimum:				4							
Address:																							
Applicant:				Vision Assets, LLC and City of Yuma on behalf Cynthia Ann Ray Sub-Trust, Ignacio R. Covarrubias and Adrian Covarrubias																			
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 Manufactured Home Subdivision (MHS-20)	Undeveloped and single-family homes	Low Density Residential
North	County Manufactured Home Subdivision and Suburban Ranch (MHS-20/SR-1)	Single-family home and storage	Low Density Residential and Mixed Use
South	City Low Density Residential (R-1-6)	Yuma Catholic High School	Public/Quasi Public
East	County Manufactured Home Subdivision (MHS-4.5/MHS-10/MHS-20)	Mobile home park and single-family homes	Low Density Residential
West	City Agriculture (AG)	Retention basin and offices	Public/Quasi Public

Prior Cases or Related Actions:									
<u>Type</u>		<u>Conforms</u>				<u>Cases, Actions or Agreements</u>			
Pre-Annexation Agreement		Yes	X	No		R2001-050 adopted 7/18/2021 and R2006-02 adopted 1/4/2006			
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: 11/14/2024 PDM-43408-2024			
Enforcement Actions		Yes		No		N/A			
Land Division Status:					Legal lots of record				
Irrigation District:					Yuma County Water Users				
Adjacent Irrigation Canals & Drains:					East Main Canal				
Water Conversion: (5.83 ac ft/acre)					26.00 Acre Feet a Year				
Water Conversion Agreement Required					Yes	X	No		

## II. CITY OF YUMA GENERAL PLAN

<b>Land Use Element:</b>															
Land Use Designation:				Low Density Residential											
Issues:															
Historic District:		Brinley Avenue			Century Heights			Main Street		None		X			
Historic Buildings on Site:				Yes		No		X							
<b>Transportation Element:</b>															
<b>FACILITY PLANS</b>															
Transportation Master Plan				Planned		Existing		Gateway		Scenic		Hazard		Truck	
27 <sup>th</sup> Street – Local Street				29' HW		Varies									
21 <sup>st</sup> Drive – 2 Lane Collector				40' HW		Varies									
Bicycle Facilities Master Plan				27 <sup>th</sup> Street - Bike Route											
YCAT Transit System				21 <sup>st</sup> Drive- Purple & Yellow Routes											
Issues:															
<b>Parks, Recreation and Open Space Element:</b>															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: Ponderosa Park						Future: Ponderosa Park							
Community Park:		Existing: Yuma Valley Park						Future: Yuma Valley Park							
Linear Park:		Existing: East Main Canal Linear Park						Future: East Main Canal Linear Park							
Issues:															
<b>Housing Element:</b>															
Special Need Household:				N/A											
Issues:															
<b>Redevelopment Element:</b>															
Planned Redevelopment Area:															
Adopted Redevelopment Plan:		North End:				Carver Park:				None:		X			
Conforms:		Yes				No									
<b>Conservation, Energy &amp; Environmental Element:</b>															
Impact on Air or Water Resources		Yes				No		X							
Renewable Energy Source		Yes				No		X							
Issues:															
<b>Public Services Element:</b>															
<b>Population Impacts</b> 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				<b>Dwellings &amp; Type</b>		<b>Projected Population</b>		<b>Police Impact</b>		<b>Water Consumption</b>		<b>Wastewater Generation</b>			
				<i>Single Family</i>				<b>Officers</b>		<b>GPD</b>		<b>AF</b>		<b>GPD</b>	
				Maximum	Per Unit										
				22	3.0	66		0.12		13,662		15.3		4,620	
				Minimum											
4		3.0		12		0.02		2,484		2.8		840			
Fire Facilities Plan:		Existing: Fire Station No. 6						Future: Fire Station No. 6							
Water Facility Plan:		Source:		City		X		Private		Connection:		6" PVC on 20 <sup>th</sup> Ave & 8" PVC on 27 <sup>th</sup> St			
Sewer Facility Plan:		Treatment:		City		X		Septic		Private		Connection: Manhole & stubout on 27 <sup>th</sup> St. between 20 <sup>th</sup> Ave & 19 <sup>th</sup> Ave			
Issues:															
<b>Safety Element:</b>															
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 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.		X	
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	
Issues:								

**AERIAL**