

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Meredith Burns

Hearing Date: January 13, 2025

Case Number: GP-43075-2024

Project

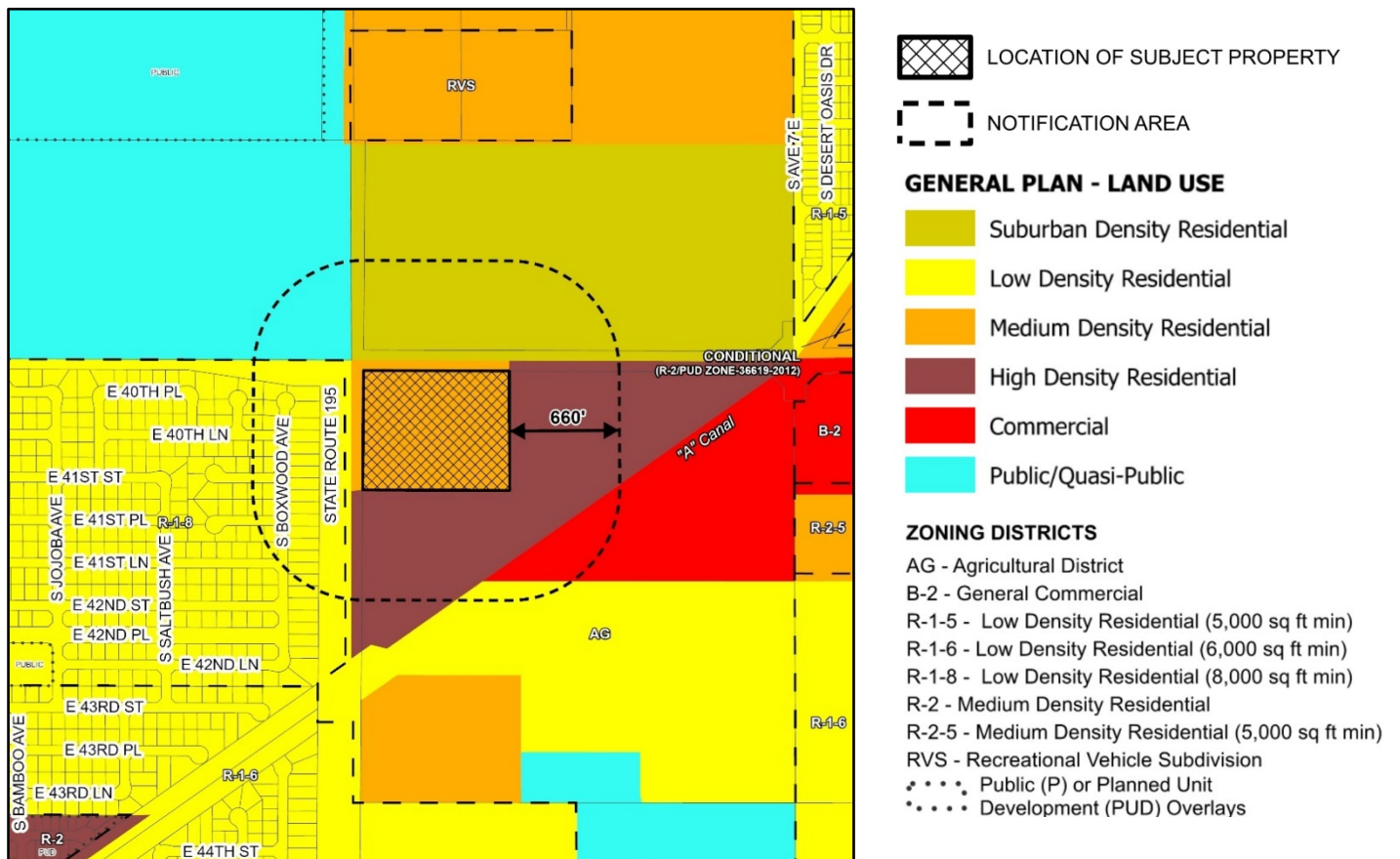
Description/

Location:

This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Brian L. Hall Living Trust and Michael T. Hall Living Trust, to change the land use designation from Medium Density Residential to High Density Residential for approximately 14.5 acres, for a portion of the property located at the southeast corner of the State Route SR-195 and 40th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Medium Density Residential
North	Agriculture (AG)	Undeveloped	Suburban Density Residential
South	Agriculture (AG)	Agriculture	High Density Residential
East	Agriculture (AG)	Agriculture	High Density Residential
West	Low Density Residential (R-1-8)	Single-family homes	Low Density Residential

Location Map



Prior site actions: Annexation, Ordinance O97-81, effective January 2, 1998; General Plan Amendment (RDR to P/Q-P), R98-02, adopted January 21, 1998; Rezoning (AG to R-1-8/P), Ordinance O98-89, adopted December 16, 1998; Time Extension for Rezoning, Ordinance #O2001-10, adopted January 17, 2001, expired January 16, 2003; General Plan Amendment (P/Q-P to MDR), R2004-89, adopted December 13, 2004; Rezoning (AG to R-2), Z2007-003, withdrawn May 10, 2007

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 14.5 acres from Medium Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 14.5 acres from Medium Density Residential to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, on behalf of Brian L. Hall Living Trust and Michael T. Hall Living Trust, to change the land use designation from Medium Density Residential to High Density Residential for approximately 14.5 acres, for a portion of the property located at the southeast corner of the State Route SR-195 and 40th Street, Yuma, AZ.

The existing Medium Density Residential land use designation supports the following types of zoning: Medium Density Residential (R-2 and R-2-5), Recreation Vehicle Subdivision (RVS), Manufactured Housing Subdivision (MHS), and Manufactured Housing Park (MHP) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreation Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to allow the development of multi-family units.

Density

The current land use designation of Medium Density Residential would allow from 73 to 187 dwelling units to be constructed on the subject 14.5 acres.

The proposed land use designation of High Density Residential would allow from 189 to 435 dwelling units.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information results in an average household size of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Medium Density Residential:
 - Minimum 73 homes – Expected population: 139
 - Maximum 187 homes – Expected population: 355
- High Density Residential:
 - Minimum 189 homes – Expected population: 359
 - Maximum 435 homes – Expected population: 827

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age is estimated at:

- Medium Density Residential:
Minimum expected population: 139 – School age: 28
Maximum expected population: 355 – School age: 71
- High Density Residential:
Minimum expected population: 359 – School age: 72
Minimum expected population: 827 – School age: 165

Transportation

The property is located at the southeast corner of State Route SR-195 and 40th Street. The site can only be accessed from 40th Street, which is currently undeveloped. City of Yuma and Arizona Department of Transportation (ADOT) staff have discussed traffic improvements for the area, including a bridge on 40th Street to cross State Route SR-195. A bridge may result in requests for additional right-of-way during future rezoning of the subject property, and access to the subject property may be at the Avenue 6¾E alignment if 40th Street rises for a bridge. There will not be direct access from the property to State Route SR-195, a four-lane Expressway. It is unknown at this time if on and off ramps to State Route SR-195 from 40th Street would be allowed if a bridge is constructed. The City of Yuma is also in the process of constructing 40th Street between Avenue 6¾E to Avenue 7½E, which is where 40th Street becomes a four-lane Minor Arterial.

Cycling is permitted along State Route SR-195 and there is a bike lane proposed along 40th Street. There is an existing bus stop at 32nd Street at Araby Road that serves Orange Route 2 and Silver Route 9.

According to the City of Yuma Transportation Master Plan, 40th Street, State Route SR-195, and Avenue 7E operate at a Level of Service (LOS) of C or above, meaning there are stable conditions with movements somewhat restricted due to higher volumes but not objectional to motorists. The Yuma Metropolitan Planning Organization identified average annual daily traffic counts for State Route SR-195 at 32nd Street as 9,253 in 2023. Average annual daily traffic counts at S Avenue 7E, a two-lane Collector, and Palms Boulevard were 1,881 vehicles in 2024.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. Objective 1.3 encourages providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The requested land use designation change will increase the maximum number of dwelling units allowed per acre.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the three school districts in the General Plan area.

The subject property is in Yuma Elementary School District One and Yuma Union High School District. According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of Desert Mesa Elementary School located at 2350 S Avenue 7½E. Junior high school students are within the boundary of Gila Vista Junior High School located at 2245 Arizona Avenue. According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E 24th Street.

1. Does the proposed amendment impact any elements of the General Plan?

No. The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
40 th St- Minor Arterial 4 Lanes	50 FT HW	62 FT HW
SR-195 - Expressway 4 Lanes	80 FT HW	73 FT HW
Ave 7E- Collector 2 Lanes	40 FT HW	65 FT HW
Median Disclosure	Required	

2. Does the proposed amendment impact any of the facility plans?

No. The change in land use will not significantly impact any of the facility plans.

3. Is the proposed amendment in conflict with Council's prior actions?

No. The proposed amendment is not in conflict with the Council's prior actions.

Scheduled Public Hearings:

- ☒ City of Yuma Planning and Zoning Commission: January 13, 2025
☐ City of Yuma City Council: February 5, 2025

Public Comments Received: None Received

Agency Comments: See Attachment A

Neighborhood Meeting Comments: None Required

Final staff report delivered to applicant on: 12/26/24

- ☐ Applicant agreed with staff's recommendation:
☐ Applicant did not agree with staff's recommendation:
☒ Final report was emailed to applicant and awaiting response.

Attachments

A	B	C	D
Agency Comments	Staff Worksheet	Neighbor Notification List	Aerial Photo

Prepared By: Meredith Burns

Meredith Burns

Assistant Planner

Meredith.burns@yumaaz.gov

Date: 12/23/2024

(928) 373-5000, x3047

Reviewed By: Jennifer L. Albers

Jennifer L. Albers,

Assistant Director of Planning

Date: 12/23/24

Approved By: Alyssa Linville

Alyssa Linville,

Director, Planning and Neighborhood Services


Date: 12/23/24

ATTACHMENT A
AGENCY COMMENTS

DATE:	10/24/2024	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>The subject parcel is located approximately 1.7 miles from the Barry M. Goldwater Range West (BMGR-W) northern boundary. It is requested that Avigation easement and Range Disclosure Statements be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, BMGR, and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p>					

DATE:	12/12/2024	NAME:	Andrew McGarvie	TITLE:	Engineering Manager
AGENCY:	City of Yuma, Development Engineering			PHONE:	928-373-5000 ext. 3044
<i>Enter comments below:</i>					
<ol style="list-style-type: none"> 1. Additional Street r-o-w will be requested during the rezone of the property to accommodate the above grade future bridge that will be needed for 40th Street to cross the Area Service Highway (ASH). The dedication will be similar to that provided by the Ocotillo Subdivisions on the west side of the ASH highway. There has been some discussion with Arizona Department of Transportation (ADOT) to allow on and off ramps onto the ASH Highway from 40th Street, but the status is unknown at the moment. 2. Access for the location will be problematic as 40th Street will be rising for the bridge along the property frontage. The access will most likely be at the Ave 6 3/4E alignment. There would be no access to the ASH highway. 3. Sound walls will be requested for both the ASH highway and along the elevated portions of 40th Street. 					

**ATTACHMENT B
STAFF WORKSHEET**

	Staff Research – General Plan Amendment CASE #: GP-43075-2024 CASE PLANNER: MEREDITH BURNS
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I. PROJECT DATA

Project Location:				Southeast corner of State Route SR-195 and 40 th Street													
Parcel Number(s):				197-16-001													
Parcel Size(s):				Approximately 14.5 acres of 151.07 acres													
Total Acreage:				14.5													
Proposed Dwelling Units:				Maximum: 435				Minimum: 189									
Address:																	
Applicant:				Brian L. Hall Living Trust and Michael T. Hall Living Trust													
Applicant's Agent:				Kevin Dahl - Dahl, Robins and Associates, Inc.													
Land Use Conformity Matrix:				Current Zoning District Conforms:								Yes		No		X	
Zoning Overlay:		Public		AO		Auto		B&B		Historic		Infill		None		X	
Airport		Noise Contours		65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE			
		Existing Zoning				Current Use				General Plan Designation							
Site		Agriculture (AG)				Undeveloped				Medium Density Residential							
North		Agriculture (AG)				Undeveloped				Suburban Density Residential							
South		Agriculture (AG)				Agriculture				High Density Residential							
East		Agriculture (AG)				Agriculture				High Density Residential,							
West		Low Density Residential (R-1-8)				Single-family homes				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		Adopted 01/02/1998: Ord. O97-81											
General Plan Amendment		Yes		X No		GP-2004-008: R2004-89 (P/Q-P to MDR)											
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		N/A											
Enforcement Actions		Yes		No		N/A											
Land Division Status:				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)				84.53 Acre Feet a Year													
Water Conversion Agreement Required				Yes		No		X									

II. CITY OF YUMA GENERAL PLAN

Land Use Element:	
Land Use Designation:	Medium Density Residential

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	Gateway	Scenic	Hazard	Truck								
40 th St- Minor Arterial 4 Lanes		50 FT HW	62 FT HW				X								
SR-195 - Expressway 4 Lanes		80 FT HW	73 FT HW			X	X								
Ave 7E- Collector 2 Lanes		40 FT HW	65 FT HW												
Bicycle Facilities Master Plan		40 th Street- Proposed bike lane, Area Service Highway – State Highway (Cycling Permitted)													
YCAT Transit System		32 nd Street at Araby Road- Orange Route 2 and Silver Route 9													
Issues:															
Parks, Recreation and Open Space Element:															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: Saguaro Park						Future: Saguaro Park							
Community Park:		Existing: Smucker Memorial Park						Future: East Mesa Park							
Linear Park:		Existing: "A" Canal Linear Park						Future: "A" Canal Linear Park							
Issues:															
Housing Element:															
Special Need Household:		N/A													
Issues:															
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:															
Public Services Element:															
Population Impacts Population projection per 2018-2022 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	Police	Water		Wastewater							
		<i>Multi-Family</i>		Population	Impact	Consumption		Generation							
		Maximum	Per Unit		Officers	GPD	AF	GPD							
		435	1.9	827	1.56	171,086	191.7	57,855							
		Minimum													
		189	1.9	359	0.68	74,334	83.3	25,137							
Fire Facilities Plan:		Existing: Fire Station No. 5						Future: Fire Station No. 5							
Water Facility Plan:		Source:	City	X	Private		Connection:	30" transmission line on 40 th Street							
Sewer Facility Plan:		Treatment:	City	X	Septic		Private	36" sewer main on 40 th Street							
Issues:		Connections to water and sewer are not available in this area. Line extensions from Avenue 7E to the site will be needed.													
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:									

NOTIFICATION

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ Legal Ad Published: The Sun 12/28/24 ○ Display Ad Published: 12/28/24 ○ 660' Vicinity Mailing: 12/19/24 ○ 54 Commenting/Reviewing Agencies noticed: 10/17/24 | <ul style="list-style-type: none"> ○ Site Posted: 01/02/25 ○ Neighborhood Meeting: N/A ○ Hearing Dates: 01/13/25 & 02/05/25 ○ Comments Due: 12/16/24 |
|---|--|

<i>External List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>"No Comment"</i>	<i>Written Comments</i>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	10/17/24	X	
Yuma County Airport Authority	YES	10/18/24	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	10/24/24		X
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	10/17/24	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	10/18/24	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			

Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	10/21/24	X	

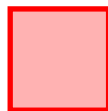
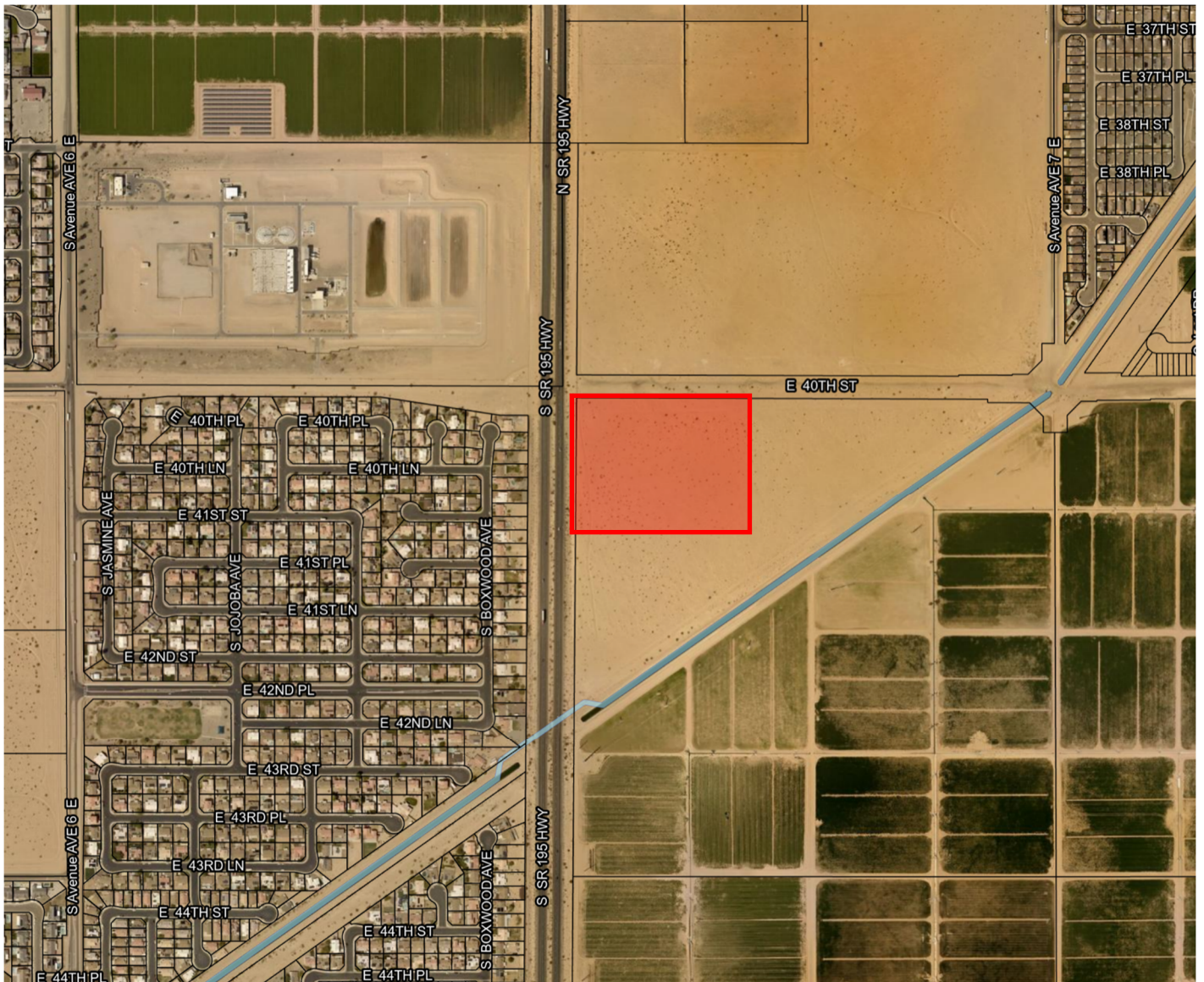
City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec	NR			
David Wostenberg, City Engineer	NR			
Jerry Anaya, Traffic Engineer	NR			
Andrew McGarvie, Engineering	YES	12/12/24		X
Kayla Franklin, Fire – Prevention	YES	10/18/24	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
N/A	N/A
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ADAME CARMEN	4135 S BOXWOOD AVE	YUMA, AZ, 85365
ALVAREZ FERNANDO CECILIO & MARICELA	4183 S BOXWOOD AVE	YUMA, AZ, 85365
BARCELO ALMA L	6393 E 41ST PL	YUMA, AZ, 85365
BUNN TAGGART N & GINA K	6390 E 41ST ST	YUMA, AZ, 85365
CABRAL JOSE P SR & VERONICA JT	6391 E 41ST ST	YUMA, AZ, 85365
CAMERON PAULINE	6369 E 41ST ST	YUMA, AZ, 85365
CASTILLO RENE JR	6392 E 41ST PL	YUMA, AZ, 85365
CAZARES JUAN	4057 S BOXWOOD AVE	YUMA, AZ, 85365
CLANCY KEVIN B 1/2 &	4123 S BOXWOOD AVE	YUMA, AZ, 85365
CLAYTON ROBIN & LINDA	4030 S BOXWOOD AVE	YUMA, AZ, 85365
CUMING ROBERT LELAND JR & KIMBERLY DIANE	4055 S SAGEBRUSH AVE	YUMA, AZ, 85365
CURIEL FAVIAN G	4175 S BOXWOOD AVE	YUMA, AZ, 85365
ESTRADA DAVID & LOPEZ YESICA GUADALUPE JT	4147 S BOXWOOD AVE	YUMA, AZ, 85364
GAMBINO AUSTIN	4197 S BOXWOOD AVE	YUMA, AZ, 85365
GAPASIN ROBERT A & ROSE L JT	4103 S BOXWOOD AVE	YUMA, AZ, 85365
GARCIA FERNANDO JR	4043 S SAGEBRUSH AVE	YUMA, AZ, 85365
GASROW DENNIS J JR & KATHY J JT	4029 S SAGEBRUSH AVE	YUMA, AZ, 85365
GUTIERREZ ELIZABETH	6389 E 40TH LN	YUMA, AZ, 85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B 8555 STATION VILLAGE LN APT 3337	YUMA, AZ, 85364 SAN DIEGO, CA, 92108
HERNANDEZ DEREK & TANIA JT	4075 S BOXWOOD AVE	YUMA, AZ, 85365
HOAG ANGELA REVOCABLE TRUST 4-28-10	4169 S BOXWOOD AVE	YUMA, AZ, 85365
LOPEZ JOSEPH & KRISTIAN	6394 E 41ST LN	YUMA, AZ, 85365
MARTINEZ OLGA	11621 CAMINO DEL TIERRA	LAKESIDE, CA, 92040
MOORHEAD VERNON A & DEANNA L &	4041 BOXWOOD AVE	YUMA, AZ, 85365
ORTIZ VISITACION	6370 E 41ST PL	YUMA, AZ, 85365
PLASCENCIA JOEL	10052 NORTE MESA DR	SPRING VALLEY, CA, 91977
RICHARDSON FAMILY TRUST 5-29-2019	4081 S BOXWOOD AVE	YUMA, AZ, 85365
RODRIGUEZ EDGAR CABRERA	4111 S BOXWOOD AVE	YUMA, AZ, 85365
RODRIGUEZ MIGUEL A & MARIA G CPROS	2543 W 1ST ST	YUMA, AZ, 85364
RUBIO LORENZO & ARMIDA JT	4151 S BOXWOOD AVE	YUMA, AZ, 85365
RUIZ RUBEN B & BLANCA JT	4063 S BOXWOOD AVE	YUMA, AZ, 85365
SINGER JAMES E TRUST 9-2-2015	4044 S BOXWOOD AVE	YUMA, AZ, 85365
THOMPSON AMY D	6368 E 41ST ST	YUMA, AZ, 85365
VIZCARRA ADRIAN FLORES & TERESA C	2857 PARADISE RD SP 601	LAS VEGAS, NV, 89109
WONG DANIEL F AZ LTD PART 7-1-95 ET AL	ONE CITY PLAZA	YUMA, AZ, 85364
YUMA CITY OF	1866 BRIGHTWATER BLVD NE	SAINT PETERSBURG, FL, 33704
YUMA HOLDINGS LLC		

ATTACHMENT D
AERIAL PHOTO



Subject Property