



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – GENERAL PLAN AMENDMENT**

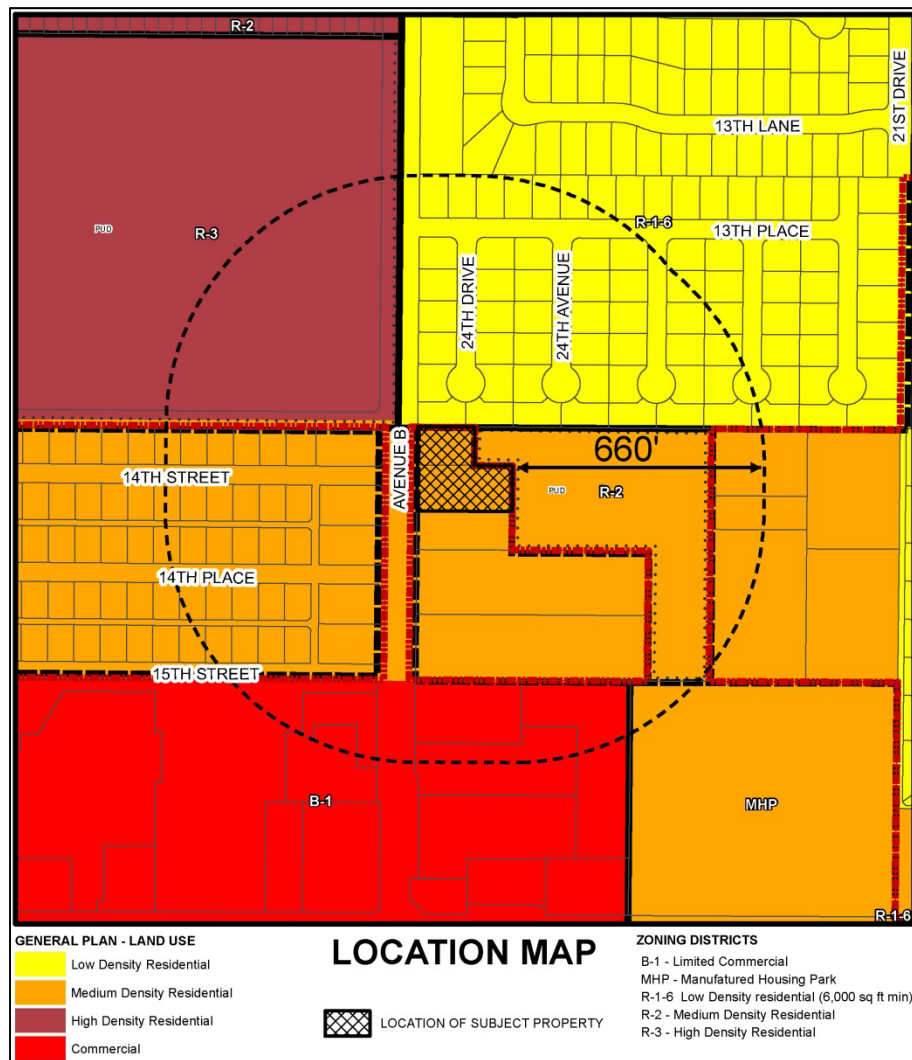
**Hearing Date:** August 14, 2017

**Case Number:** GP-17253-2017

**Project Description/Location:** This is a General Plan Amendment request by the City of Yuma to change the land use designation from Medium Density Residential to Mixed Use for approximately 1.2 acres. The requested land use change is located at 1401 and 1411 S. Avenue B.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	County Limited Commercial (C-1)	Restaurant and Vacant	Medium Density Residential
<b>North</b>	Low Density Residential (R-1-6)	Single family homes	Low Density Residential
<b>South</b>	County Limited Commercial (C-1)	Auto Repair	Medium Density Residential
<b>East</b>	Medium Density Residential (R-2)	Vacant	Medium Density Residential
<b>West</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Retail Businesses	Medium Density Residential

**Location Map**



**Prior site actions:** None

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 4.8 acres from Medium Density Residential to High Density Residential.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for 1.2 acres from Medium Density Residential to Mixed Use located at 1401 and 1411 S. Avenue B.

**Staff Analysis:** This is a General Plan Amendment request by the City of Yuma to change the land use designation from Medium Density Residential to Mixed Use for approximately 1.2 acres. The requested land use change is located at 1401 and 1411 S. Avenue B.

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

The proposed Mixed Use land use designation supports the following types of zoning: Low Density Residential (R-1-6), Medium Density Residential (R-2) maximum 10 dwelling units per acre, Recreational Manufactured Home (RMH), Manufactured Home Subdivision (MHS), Manufactured Home Park (MHP), Transitional (TR) Districts and the Limited Commercial (B-1) District.

The intent of the General Plan amendment is to allow the existing commercial business to continue with the appropriate City zoning following annexation.

#### Density

The current land use designation of Medium Density Residential would allow from 6 to 15 dwelling units to be constructed.

The Mixed Use land use designation would allow a mix of residential and/or limited commercial development. For residential development, Mixed Use allows for a density of 5 to 10 dwellings units per acre, which would allow a range of 6 to 10 dwellings. Mixed Use allows for limited commercial development with uses similar to offices, restaurants, banks, retail, etc.

The properties are located on Avenue B in proximity to another apartment complex, Camelot Apartments, and various commercial uses.

#### Population

Information from the 2009-2013 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 3.4 persons per dwelling and 1.6 persons per multi-family dwelling (5 or more units in structure) in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Medium Density Residential:
  - Minimum 6 homes – Expected population: 10
  - Maximum 15 homes – Expected population: 24
- Mixed Use:
  - Minimum 6 homes – Expected population: 10
  - Maximum 10 homes – Expected population: 16

The 2010 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 population is

estimated at:

- Medium Density Residential:  
Minimum expected population: 10 – School Age: 2  
Maximum expected population: 24 – School Age: 5
- High Density Residential:  
Minimum expected population: 10 – School Age: 2  
Maximum expected population: 16 – School Age: 3

Transportation

According to the City of Yuma Transportation Master Plan, Avenue B operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2015 as 14,947 vehicles on Avenue B at Claxton Street. Avenue B is currently a 5-lane roadway that serves as a major north-south transportation route. This facility is identified in the Transportation Master Plan as a Minor Arterial.

**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
Avenue B – Minor Arterial	50 Foot Half Width	50 Foot Half Width
Median Covenant	Yes	

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

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

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

No No prior Council actions have occurred for this site.

**Scheduled Public Hearings:**

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: July 10, 2017
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: August 14, 2017
<input type="checkbox"/>	City of Yuma City Council: September 6, 2017

**Public Comments Received:**

See Attachment A

**Agency Comments:**

None

**Neighborhood Meeting Comments:**

None Required

**Attachments**

A	B	C
Public Comments	Staff Worksheet	Aerial Photo

**Project Planner:** Jennifer L. Albers, AICP Principal Planner [Jennifer.Albers@YumaAZ.gov](mailto:Jennifer.Albers@YumaAZ.gov)

**Approved By:**  **Date:** July 11, 2017  
Laurie L. Lineberry, AICP, Director of Department of Community Development


**ATTACHMENT A  
PUBLIC COMMENTS**

Name:	Dino Sanchez			Contact Information:	(619) 972-0475			
Method of Contact:	Phone	X	FAX		Email		Letter	Other
Comment: Question about process and potential development.								

Name:	Helen Hyc			Contact Information:	(928) 580-6735			
Method of Contact:	Phone	X	FAX		Email		Letter	Other
Comment: Have no issues with the request for Mixed Use.								

<p>Jennifer Albers, AICP Department of Community Development One City Plaza Yuma, AZ 85364</p> <p>Mark Tamayose 1353 S 24<sup>th</sup> Ave Yuma, AZ 85364</p> <p>Dear Jennifer Albers,</p> <p>I have read the request for the General Plan Amendment regarding the property located at 1401/1411 S. Avenue B, Yuma, AZ.</p> <p>I do not want a change in land use. I believe the existing Medium Density Residential land use should be maintained. A change to the proposed Mixed Use land use designation would not be in the best interest to the existing homeowners in the area.</p> <p>Again, I am against a change to Mixed Use designation.</p> <p>I am for maintaining the current Medium Density Residential land use designation.</p> <p>Sincerely, Mark Tamayose</p> <p>June 24, 2017</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Received 6/28/17</div>
---	--

**ATTACHMENT B  
STAFF WORKSHEET**

	<b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b>	
	<b>CASE #: GP-17253-2017</b> <b>CASE PLANNER: JENNIFER ALBERS</b>	

**I. PROJECT DATA**

Project Location:		1401 and 1411 S. Avenue B													
Parcel Number(s):		664-29-013, 664-29-012													
Parcel Size(s):		.8 acres, .4 acres													
Total Acreage:		1.2													
Proposed Dwelling Units:		Maximum:		0		Minimum:		0							
Address:		1401 and 1411 S. Avenue B													
Applicant:		City of Yuma													
Applicant's Agent:															
Land Use Conformity Matrix:		Current Zoning District Conforms:						Yes		No		X			
Zoning Overlay:		Public		AO		Auto		B&B		Historic		None		X	
Airport		Noise Contours		65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
<b>Site</b>	County Limited Commercial (C-1)	Restaurant and Vacant	Medium Density Residential
<b>North</b>	Low Density Residential (R-1-6)	Single family homes	Low Density Residential
<b>South</b>	County Limited Commercial (C-1)	Auto Repair	Medium Density Residential
<b>East</b>	Medium Density Residential (R-2)	Vacant	Medium Density Residential
<b>West</b>	County Limited Commercial (C-1) and Rural Area – 40 acre (RA-40)	Retail Businesses	Medium 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	ANEX-16663-2017							
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: N/A							
Enforcement Actions	Yes		No	N/A							
Land Division Status:		Legal Lots of Record									
Irrigation District:		YCWUA									
Adjacent Irrigation Canals & Drains:		None									
Water Conversion: (5.83 ac ft/acre)		7 Acre Feet a Year									
Water Conversion Agreement Required		Yes	X	No							

## II. CITY OF YUMA GENERAL PLAN

### Land Use Element:

Land Use Designation:			Medium Density Residential										
Noise Contour:			None		Overlay/Specific Area:			N/A					
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			
	Avenue B – Minor Arterial			50 Foot Half Width				50 Foot Half Width			
	Median Covenant			Yes							
	Gateway Route		Scenic Route		Hazardous Cargo Route			Truck Route	X		
Bicycle Facilities Master Plan				N/A							
YCAT Transit System				Green Route							
Issues:											

### Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park	
Area Park	Existing: Yuma Valley Park	Future: Yuma Valley Park	
Linear Park:	Existing: East Main Canal Linear Park	Future: East Main 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:

<b>Population Impacts</b> Projected Population per Census 2010: 2.9 persons per unit 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													<table><tr><td>Dwelling Units</td><td>Projected Population</td><td>Police Impact</td><td colspan="2">Water Consumption</td><td>Wastewater Generation</td></tr><tr><td>Maximum</td><td></td><td>Officers</td><td>GPD</td><td>AF</td><td>GPD</td></tr><tr><td>0</td><td>0</td><td>0.00</td><td>0</td><td>0.0</td><td>0</td></tr><tr><td>Minimum</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>0</td><td>0</td><td>0.00</td><td>0</td><td>0.0</td><td>0</td></tr></table>						Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation	Maximum		Officers	GPD	AF	GPD	0	0	0.00	0	0.0	0	Minimum						0	0	0.00	0	0.0	0
Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation																																											
Maximum		Officers	GPD	AF	GPD																																											
0	0	0.00	0	0.0	0																																											
Minimum																																																
0	0	0.00	0	0.0	0																																											
Fire Facilities Plan:			Existing: Fire Station No. 4						Future: Fire Station No. 4																																							
Water Facility Plan:			Source:		City	X	Private				Connection:		Avenue B 12" Line																																			
Sewer Facility Plan:			Treatment:		City	X	Septic				Private		Connection: Avenue B 8" Line																																			
Issues:																																																

<b>Safety Element:</b>									
Flood Plain Designation:	0.2 Percent Annual Chance Flood Hazard		Liquefaction Hazard Area:		Yes	X	No		
Issues:									
<b>Growth Area Element:</b>									
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.				
	North End	Pacific Ave & 8 <sup>th</sup> St	Estancia	None	X				
Issues:									

### NOTIFICATION

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>○ <b>Legal Ad Published: The Sun</b> 6/24/17</li> <li>○ <b>Display Ad Published:</b> 6/24/17</li> <li>○ <b>660' Vicinity Mailing:</b> 6/12/17</li> <li>○ <b>54 Commenting/Reviewing Agencies noticed:</b> 4/18/17</li> </ul> | <ul style="list-style-type: none"> <li>○ <b>Site Posted:</b> 6/26/17</li> <li>○ <b>Neighborhood Meeting:</b> N/A</li> <li>○ <b>Hearing Dates:</b> 7/10/17 &amp; 7/24/17</li> <li>○ <b>Comments Due:</b> 6/19/17</li> </ul> |
|---|--|

<i><b>External List</b></i>	<i><b>Response Received</b></i>	<i><b>Date Received</b></i>	<i><b>"No Comment"</b></i>	<i><b>Written Comments</b></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	NR			
Yuma County Airport Authority	Yes	4/20/17	X	
Yuma County Chamber of Commerce	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	Yes	4/19/17	X	
Arizona Fish & Game 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	4/20/17	X	
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	4/19/17	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	NR			

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
John Lekan, Police	NR			
Rod Hamilton, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
City Engineer	Yes	4/19/17	X	
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	Yes	4/20/17	X	
Randal Crist, DCD – Building Safety	NR			
Jay Simonton, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
N/A	N/A
<b>Prop. 207 Waiver Given to Applicant on:</b>	<b>Delivered by:</b>
N/A	N/A



ATTACHMENT C  
AERIAL PHOTO

