



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-30780-2020
CASE PLANNER: ERIKA PETERSON

I. PROJECT DATA

Project Location:	3285 E. 32 nd Street												
Parcel Number(s):	696-38-013												
Parcel Size(s):	333,670 sf												
Total Acreage:	11.56												
Proposed Dwelling Units:	Maximum: 52		Minimum: 52										
Address:													
Applicant:	John R. Sternitzke												
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+	X	APZ1	APZ2	CLEAR ZONE				
	Existing Zoning		Existing General Plan Designation				Existing Land Use						
Site	County General Commercial (C-2)		Industrial				Mobile Home Park						
North	County Heavy Industrial (H-I)		Industrial				Industrial						
South	City Light Industrial (L-I)		Industrial				Industrial						
East	City Heavy Industrial (H-I)		Industrial				Undeveloped						
West	City Light Industrial (L-I)		Industrial				Industrial						
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	No	N/A										
General Plan Amendment	Yes	No	N/A										
Development Agreement	Yes	No	N/A										
Pre-Development Meeting	Yes	X No	PDM-17947, 5/2/2017										
Enforcement Actions	Yes	No	N/A										
Land Division Status:	Legal Lot of Record												
Irrigation District:	Yuma Mesa Irrigation Drainage District												
Adjacent Irrigation Canals & Drains:	B Canal												
Water Conversion: (5.83 ac ft/acre)	111.1 Acre Feet a Year												
Water Conversion Agreement Required	Yes	No	X										

II. CITY OF YUMA GENERAL PLAN

Land Use Element:										
Land Use Designation:	Industrial									
Noise Contour:	75db+	Overlay/Specific Area:	RADSA, AIOD-1							
Issues:	The mobile home park will be a legal non-conforming use with a land use designation of Agriculture.									
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									
32 nd Street – Principal Arterial				50 Foot Half Width				59 Foot Half Width									
Median Covenant				Yes													
Gateway Route		Scenic Route		Hazardous Cargo Route		Truck Route		X									
Bicycle Facilities Master Plan				32 nd Street proposed Bike Path													
YCAT Transit System				Orange Route 2													
Issues:				N/A													
Parks, Recreation and Open Space Element:																	
Parks and Recreation Facility Plan																	
Neighborhood Park:		Existing: Sanguinetti Park				Future: Sanguinetti Park											
Community Park		Existing: Kennedy Park				Future: Kennedy Park											
Linear Park:		Existing: East Main Canal Linear Park				Future: Gila Valley Main Canal Linear Park											
Issues:		N/A															
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				N/A							
Conservation, Energy & Environmental Element:																	
Impact on Air or Water Resources		Yes				No		X									
Renewable Energy Source		Yes				No		X									
Public Services Element:																	
Population Impacts 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		Projected Population		Police Impact		Water Consumption		Wastewater Generation					
				<i>RV/Mobile</i>						Officers		GPD		AF			
				Maximum		Per Unit											
				52		1.8		94		0.18		28,080		31.5		9,360	
				Minimum													
38		1.8		68		0.13		20,520		23.0		6,840					
Fire Facilities Plan:		Existing: MCAS						Future: Fire Station No. 8									
Water Facility Plan:		Source:		City		X		Private		Connection:		North Frontage Road 10" Line					
Sewer Facility Plan:		Treatment:		City				Septic		X		Private					
Issues:		No connection to city sewer at this time.															
Safety Element:																	
Flood Plain Designation		500 Year Flood Zone						Liquefaction Hazard Area:		Yes		No					
Issues:		N/A															
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							
Issues:		N/A															

Aerial

