



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

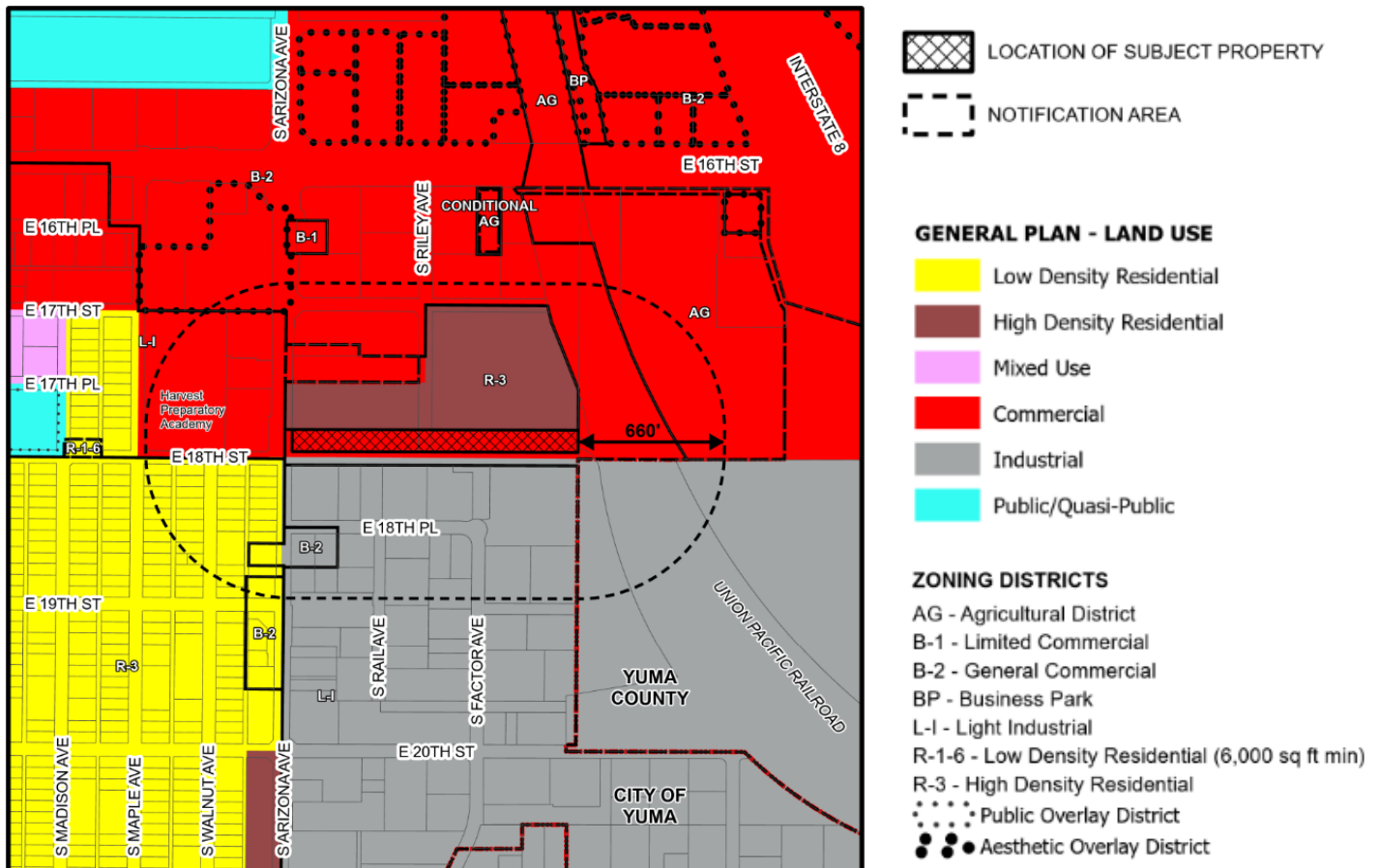
Hearing Date: October 9, 2023

Case Number: GP-41487-2023

Project Description/Location: This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc. on behalf of Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 2.8 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the northeast corner of Riley Avenue and 18th Street.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Undeveloped	Commercial
North	High Density Residential (R-3)	Undeveloped	High Density Residential
South	Light Industrial (L-1)	Retail and industrial uses	Industrial
East	General Commercial (B-2)	Union Pacific Railroad	Commercial
West	Light Industrial (L-1)	Church	Commercial

Location Map



Prior site actions: Pre-Development Meeting: 9/29/202; Annexation: Ord. O2023-004 (3/17/2023)

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 2.8 acres from Commercial to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for 2.8 acres from Commercial to High Density Residential.

Staff Analysis: This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc. on behalf of Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 2.8 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the northeast corner of Riley Avenue and 18th Street.

The existing Commercial land use designation supports the following types of zoning: Transitional (TR), Old Town (OT), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) 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), Recreational Vehicle Subdivision (RVS), and Manufactured Home Park (MHP) districts.

The proposed land use designation will allow the applicant to pursue a rezoning of the site to High Density Residential (R-3) to develop a multi-family residential development.

Density

The current land use designation of Commercial would allow the development of a commercial development.

The proposed High Density Residential land use designation would allow from 36 to 84 dwelling units. The proposed land use designation would allow the applicant to pursue a rezoning that would support a future multi-family residential development.

Population

Information from the 2017-2021 American Community Survey provides data on population by housing unit type. The information results in an average household size for multi-family of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Commercial:
Zero homes - Expected population: 0
- High Density Residential:
Minimum 36 homes – Expected population: 68
Maximum 84 homes – Expected population: 157

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:

- Commercial:
Zero homes – School Age: 0

- High Density Residential:
Minimum expected population: 68 – School Age: 14
Maximum expected population: 157 – School Age: 31

Transportation

The property is located along Arizona Avenue and 18th Street. Access to the property will be from Arizona Avenue and 18th Street. There is an existing bus stop at Arizona Avenue and 18th Street, for Bus Route Green – 4A and a proposed bike lane on Arizona Avenue.

According to the City of Yuma Transportation Master Plan, Arizona Avenue 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 2022 as 12,052 vehicles on Arizona Avenue near the E. 19th Street intersection. Arizona Avenue is currently a 2-lane roadway and is identified in the Transportation Master Plan as a Collector road.

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. And specifically Objective 1.3 notes 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 General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

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 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the 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 CW McGraw Elementary School located at 2345 S. Arizona Avenue and junior high school students are within the boundary of Gila Vista Junior High School at 2245 S. Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Yuma High School located at 400 S. 6th Avenue.

Growth Areas

Arizona Avenue and 16th Street

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or

uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Arizona Avenue and 16th Street Growth Area. This growth area has a great deal of infrastructure, transportation, office and retail already in place. As well as a number of large undeveloped or under-developed parcels.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network that already exists while opening up more prospects to create a walkable neighborhood. The YCAT bus system has several fixed routes through this area with a focus on the Yuma Mesa Shopping Center.

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
Arizona Avenue- 2 Lane Collector	40 FOOT HW	33 FOOT HW
18 th Street- Local	29 FOOT HW	30 FOOT HW
Median Disclosure	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 facility plans.

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

Yes This area has been designated with the Commercial land use designation since the adoption of the 1983 City of Yuma General Plan on January 5, 1983 (Resolution No. 2292).

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 11, 2023
- City of Yuma Planning and Zoning Commission: October 9, 2023
- City of Yuma City Council: November 15, 2023

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: None Received

Final staff report delivered to applicant on: 10/2/2023

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final staff report emailed to applicant and a response has not been received.

Attachments

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

Prepared By: Erika Peterson **Date:** 9/20/2023

Erika Peterson,
Associate Planner Erika.Peterson@YumaAZ.Gov (928) 373-5000, x1234

Reviewed By: Jennifer L. Albers **Date:** 9/20/23

Jennifer L. Albers, AICP
Assistant Director of Planning

Approved By: Alyssa Linville **Date:** 09/28/2023

Alyssa Linville,
Director, Planning and Neighborhood Services

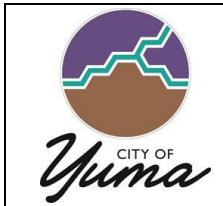
**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Maria Valenzuela			Contact Information:	(217) 461-2038					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
<p>Comment: Mrs. Valenzuela does not speak English and wanted to know what the letter was about. After explaining the request, she expressed that she was not concerned or was not opposed to the requested general plan amendment.</p>										
Name:	Dan Mikles			Contact Information:	(520) 256-9587					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
<p>Comment: Wanted to know the location of the neighborhood meeting.</p>										
Name:	Joanne			Contact Information:	(928) 246-0710					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
<p>Comment: Wanted to know if the second Planning and Zoning Commission meeting would be held on October 9th as it falls on the Columbus holiday.</p>										

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	7/6/2023	NAME:	Julie Engel	TITLE:	President/CEO - Chief Economic Architect - President/CEO
AGENCY:	Greater Yuma EDC			PHONE:	928-782-7774 x12 928-210-5153 Cell
<i>Enter comments below:</i>					
We support this amendment.					

**ATTACHMENT C
STAFF WORKSHEET**



STAFF RESEARCH – GENERAL PLAN AMENDMENT

**CASE #: GP-41487-2023
CASE PLANNER: ERIKA PETERSON**

I. PROJECT DATA

Project Location:	1749 S. Arizona Avenue and NEC of Riley and 18 th Street									
Parcel Number(s):	665-37-031 (part) AND 665-37-028 (part)									
Parcel Size(s):	4.1 and 9 acres									
Total Acreage:	2.8									
Proposed Dwelling Units:	Maximum: 84			Minimum: 36						
Address:										
Applicant:	Bruce and Linda D. Butcher Living Trust dated April 13, 2001									
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	General Commercial (B-2)	Undeveloped	Commercial
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South	Light Industrial (L-I)	Retail and industrial uses	Industrial
East	General Commercial (B-2)	Union Pacific Railroad	Commercial
West	Light Industrial (L-I)	Church	Commercial

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Adopted 3/17/2023, O2023-004
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	X	No	Date: 9/29/2022
Enforcement Actions	Yes		No	N/A

Land Division Status:	Legal lots of record			
Irrigation District:	None			
Adjacent Irrigation Canals & Drains:	None			
Water Conversion: (5.83 ac ft/acre)	16.32 Acre Feet a Year			
Water Conversion Agreement Required	Yes		No	X

II. CITY OF YUMA GENERAL PLAN

Land Use Element:	
Land Use Designation:	Commercial

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				
Arizona Avenue-Collector		40 FT HW	33 FT HW				X				
18 th Street- Local		29 FT HW	30 FT HW								
Bicycle Facilities Master Plan		Arizona Avenue- Proposed bike lane									
YCAT Transit System		Arizona Avenue- Green Route 4A									
Issues:											
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Joe Henry Optimist Park			Future: Joe Henry Optimist Park							
Community Park:	Existing: Kennedy Park			Future: Kennedy Park							
Linear Park:	Existing: East Mesa Canal Linear Park			Future: "B" Canal Linear Park							
Issues:											
Housing Element:											
Special Need Household:	N/A										
Issues:											
Redevelopment Element:											
Planned Redevelopment Area:											
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:											
<u>Population Impacts</u>		Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation			
Population projection per 2017-2021 American Community Survey		<i>Multi-Family</i>									
Police Impact Standard: 1 officer for every 530 citizens;		Maximum	Per Unit		Officers	GPD	AF	GPD			
2020 Conservation Plan: Water demand: 207 gallons/day/person;		84	1.9	160	0.30	33,037	37.0	11,172			
Wastewater generation: 70 gallons per day per person		Minimum									
		36	1.9	68	0.13	14,159	15.9	4,788			
Fire Facilities Plan:	Existing: Fire Station No. 3			Future: Fire Station No. 3							
Water Facility Plan:	Source:	City	X	Private	Connection:	8" PVC on Riley Ave., 36" PVC on 18 th St. and 24" on Arizona Ave.					
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 12" PVC on 17 th St. and 12" PVC on Riley Ave.					
Issues:											
Safety Element:											
Flood Plain Designation:	500 Year Flood			Liquefaction Hazard Area:	Yes	No	X				
Growth Area Element:											
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		X	Avenue B & 32 nd St.					
	North End	Pacific Ave & 8 th St		Estancia	None						

NOTIFICATION

- Legal Ad Published: The Sun 8/26/2023
- Display Ad Published: 8/26/2023
- 660' Vicinity Mailing: 4/3/2023
- 54 Commenting/Reviewing Agencies noticed: 6/27/23
- Site Posted: 7/17/2023
- Neighborhood Meeting: 7/25/2023
- Hearing Dates: 9/11/2023 & 10/9/2023
- Comments Due: 8/26/2023

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization <small>(ARS)</small>	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	YES	7/6/2023		X
Yuma County School Superintendent	NR			
YUHS District #70 <small>(ARS)</small>	NR			
Yuma Elementary School District #1 <small>(ARS)</small>	NR			
Crane School District #13 <small>(ARS)</small>	NR			
City of San Luis <small>(ARS)</small>	NR			
City of Somerton <small>(ARS)</small>	NR			
Imperial County, California <small>(ARS)</small>	NR			
Qwest Communications <small>(ARS)</small>	NR			
Arizona Public Service <small>(ARS)</small>	NR			
Time Warner Cable <small>(ARS)</small>	NR			
Southwest Gas <small>(ARS)</small>	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	NR			
MCAS / C P & L Office <small>(ARS)</small>	YES	7/21/2023	X	
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
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			

City of Yuma Internal List	Response Received	Date Received	“No Comment”	Written Comments
Thomas Garrity, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Development Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	7/11/2023	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
7/25/2023	N/A
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
USA	7341 E 30TH ST STE A	YUMA	AZ	85365
ERWIN MICHAEL S	1875 S ARIZONA AVE	YUMA	AZ	85365
FRANKLIN DWAIN R & GRACE TRUST 4-29-85	1845 S ARIZONA AVE	YUMA	AZ	85365
ALL SECURE SELF STORAGE	575 E 18TH PL	YUMA	AZ	85364
FRANKLIN DWAIN R & GRACE K TRS 4-29-99	1845 S ARIZONA AVE	YUMA	AZ	85365
UNZUETA JOSE A & BLANCA E JT	2361 S 6TH AVE	YUMA	AZ	85364
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
BARKLEY SEED INC AZ CORP	PO BOX 5540	YUMA	AZ	85366
ZAKM HOGAN LLC	3615 S 18TH AVE	YUMA	AZ	85364
BEJ FAMILY AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
UNDERHILL TRANSFER CO	PO BOX 562	YUMA	AZ	85366
DI-MARK OF YUMA AZ LLC	660 E 18TH PL STE A	YUMA	AZ	85365
PACE JEANIE N TRUST 4-8-89	1490 W 18TH PL	YUMA	AZ	85364
BEJ FAMILY LLC AZ LLC	1821 S ARIZONA AVE	YUMA	AZ	85364
SANT SOUTH WEST EQUITIES INC AZ CORP	3219 E CAMELBACK RD STE 840	PHOENIX	AZ	85018
MC CAIN MARTHA LOU	690 E 18TH PL	YUMA	AZ	85365
CITIZENS TITLE & TRUST # 94	72 PAR LANE	NOVATO	CA	94949
YUMA INDUSTRIAL BUILDINGS AZ LLC	PO BOX 1107	LAKE FOREST	CA	92609
YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA	AZ	85364
KINGMAN HOTEL PARTNERS LLC	1700 EUREKA RD STE 160	ROSEVILLE	CA	95661
NAVY FEDERAL CREDIT UNION	PO BOX 24626	MERRIFIELD	VA	22119
A-1 HOTELS INC	1691 S RILEY AVE	YUMA	AZ	85365
7TH AVENUE & BELL AZ LLC	2302 E INDIAN SCHOOL RD	PHOENIX	AZ	85012
CITIZENS TITLE & TRUST NO 398	1101 W 16TH ST	YUMA	AZ	85364
ORTIZ MARCO A & CARMEN M CPWROS	8795 E 24TH LN	YUMA	AZ	85365
RODRIGUEZ JOSUE	1809 S MAPLE AVE	YUMA	AZ	85364
MEDRANO ANDRES JR	1819 S MAPLE AVE	YUMA	AZ	85364
POLINO SALVADOR BANUELOS & MARIA SOCORRO	1827 S MAPLE AVE	YUMA	AZ	85364
GALVAN ALEJANDRA & DANIEL	1608 S ATHENS AVE	YUMA	AZ	85364
BRIONES EVA AVILA	1843 S MAPLE AVE	YUMA	AZ	85364

AVILA BRIONES ARTURO	1855 S MAPLE AVE	YUMA	AZ	85364
RAMIREZ JOSE M & GUADALUPE JT	1806 S WALNUT AVE	YUMA	AZ	85364
GARIBAY GABRIEL & ROSA C JT	740 S CARROLL AVE	STOCKTON	CA	95215
FAVORS TRUST 2-14-2023	1818 S WALNUT AVE	YUMA	AZ	85364
NAGY RICK ROBERT & LUEVANOS GREGORIO	1830 S WALNUT AVE	YUMA	AZ	85364
MARQUEZ MIGUEL A	11530 S SOMERTON AVE	SOMERTON	AZ	85350
SAFFARI LLC	1630 S 11TH AVE	YUMA	AZ	85364
VERDUZCO ISRAEL FRIAS	1852 S WALNUT AVE	YUMA	AZ	85364
HUTCHESON DOUGLAS E & NANCY I JT	1805 S WALNUT AVE	YUMA	AZ	85364
E & C NEGRONI LLC	1813 S WALNUT AVE	YUMA	AZ	85364
VALENZUELA MARIA DE JESUS &	2616 N OAKMONT DR	FLAGSTAFF	AZ	86004
RODRIQUEZ GABRIEL	PO BOX 223	BEARDSTO WN	IL	62618
THOMPSON MAE IONE	9475 LAKE CAYNON RD	SANTEE	CA	92071
WESCH LYNDA & PETER	1845 S WALNUT AVE	YUMA	AZ	85364
MORENO CECILIA	8921 ARROYO DR	COLTON	CA	92324
NUNEZ JESUS & MARGARITA JT	PO BOX 2748	SOMERTON	AZ	85350
T3AZ LLC	1886 S WALNUT AVE	YUMA	AZ	85364
YUMA CITY OF	5840 E 27TH PL	YUMA	AZ	85365
MCNEEL KAREN J ETAL	ONE CITY PLAZA	YUMA	AZ	85364
S & R MGT LLC	1466 S 8TH AVE	YUMA	AZ	85364
RIVERA LIVING TRUST 4-1-97	2305 E PALO VERDE ST STE B	YUMA	AZ	85365
BUSTAMANTE GABRIEL	2300 W COUNTRY LN	YUMA	AZ	85365
POWER HOUSE CHURCH OF YUMA INC	PO BOX 7565	VAN NUYS	CA	91406
HARVEST POWER COMMUNITY DEVELOPMENT	1798 S ARIZONA AVE	YUMA	AZ	85364
CARRUTHERS JAMES R & JACQUELINE	350 E 18TH ST	YUMA	AZ	85364
WESTERN NEWS&INFO INC AZ CORP	800 E COUNTRY CLUB DR UNIT 18	YUMA	AZ	85365
CATPRO LLC	8303 E HWY 69	PRESCOTT VALLEY	AZ	86314
WEST COAST LODGING LLC	1891 RAIL AVE	YUMA	AZ	85364
FTS AUTOMOTIVE CENTER INC	1640 S ARIZONA AVE	YUMA	AZ	85364
	1701 S ARIZONA AVE	YUMA	AZ	85364

ATTACHMENT E
AERIAL PHOTO

