



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – GENERAL PLAN AMENDMENT
PROJECT PLANNER – JENNIFER L. ALBERS

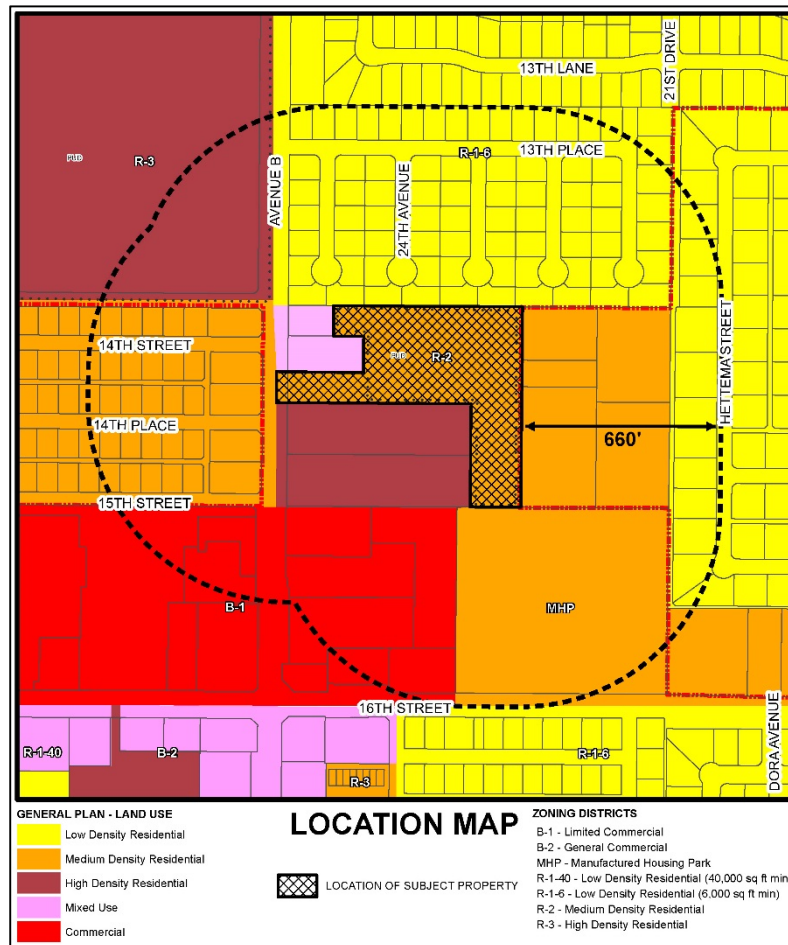
Hearing Date: March 12, 2018

Case Number: GP-19696-2017

Project Description/ Location: This is a General Plan Amendment request by Barry Olsen on behalf of South Avenue B, LLC to change the land use designation from Medium Density Residential to High Density Residential for approximately 5.9 acres, located at 1421 S. Avenue B.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Medium Density Residential (R-2)(PUD) and (R-2)	Tire Shop/Auto Repair and Vacant	Medium Density Residential
North	Limited Commercial (B-1) and Low Density Residential (R-1-6)	Vacant and Single Family Homes	Mixed Use and Low Density Residential
South	Agriculture (AG) (pending zoning request ZONE-19909-2017 to R-3) and Mobile Home Park (MHP)	Vacant and Mobile Home Park	High and Medium Density Residential
East	County Rural Area (RA-40)	Single Family Home & Vacant	Medium Density Residential
West	County Limited Commercial (C-1)	Retail Businesses	Medium Density Residential

Location Map



Prior site actions: Case Number Z2006-014: a request to add the Planned Unit Development (PUD) overlay to the existing R-2 zoning. Ordinance O2007-03 was approved by the City Council on January 3, 2007.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 5.9 acres from Medium Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for 5.9 acres from Medium Density Residential to High Density Residential located at 1421 S. Avenue B.

Staff Analysis: *Staffs' recommendation is based on a number of factors. One, the change in density is applicable to a single property and will result in a minor change in the number of units to be potentially developed and two, the amendment implements an Action Item of the City of Yuma General Plan to increase the amount of lands available to be rezoned for higher density residential development.*

The recommendation is based on the application of planning and legal principles for land uses applicable to the subject property. While this particular recommendation is sound on those principles, there are some foreseeable challenges with this subject property which may prevent development at the highest density sought by the applicant via this general plan amendment.

- First, the property is uniquely shaped and borders an existing low-density development. The City of Yuma Zoning Code specifically addresses mitigation measures between land uses. In accordance with the current City codes and other applicable laws and principles, the developer and his engineering and architectural experts will need to submit development plans to include the required landscaping and buffer-zones to ease the transition between these two land uses.*
- Second, high density developments are required to incorporate open spaces in the design of the project, which will limit the available space for dwelling units.*
- In addition to these standard site issues, the development plan will need to meet the remaining standards for engineering, utilities, traffic and fire. Those standards will be analyzed when the concept plans are submitted but could provide further challenges in developing the remaining available property to accommodate the density sought by the applicant.*

In summary, the subject property is 5.9 acres, the amendment allows for only a net increase of 30 dwelling units and the population increase is estimated at only 48 persons. Additionally, the connecting roadway, Avenue B, currently operates at an average Level of Service of C or better, although, as with many roadways across the community, experiences significantly higher traffic at certain times in the day.

This is a General Plan Amendment request by Barry Olsen on behalf of South Avenue B, LLC to change the land use designation from Medium Density Residential to High Density Residential for approximately 5.9 acres, located at 1421 S. Avenue B.

The existing Medium Density Residential land use designation (5 to 12.9 dwelling units per acre) supports the following types of zoning: Medium Density Residential (R-2) and (R-2-5), Recreation Vehicle Subdivision (RVS), Manufactured Home Subdivision (MHS) and Manufactured Home Park (MHP).

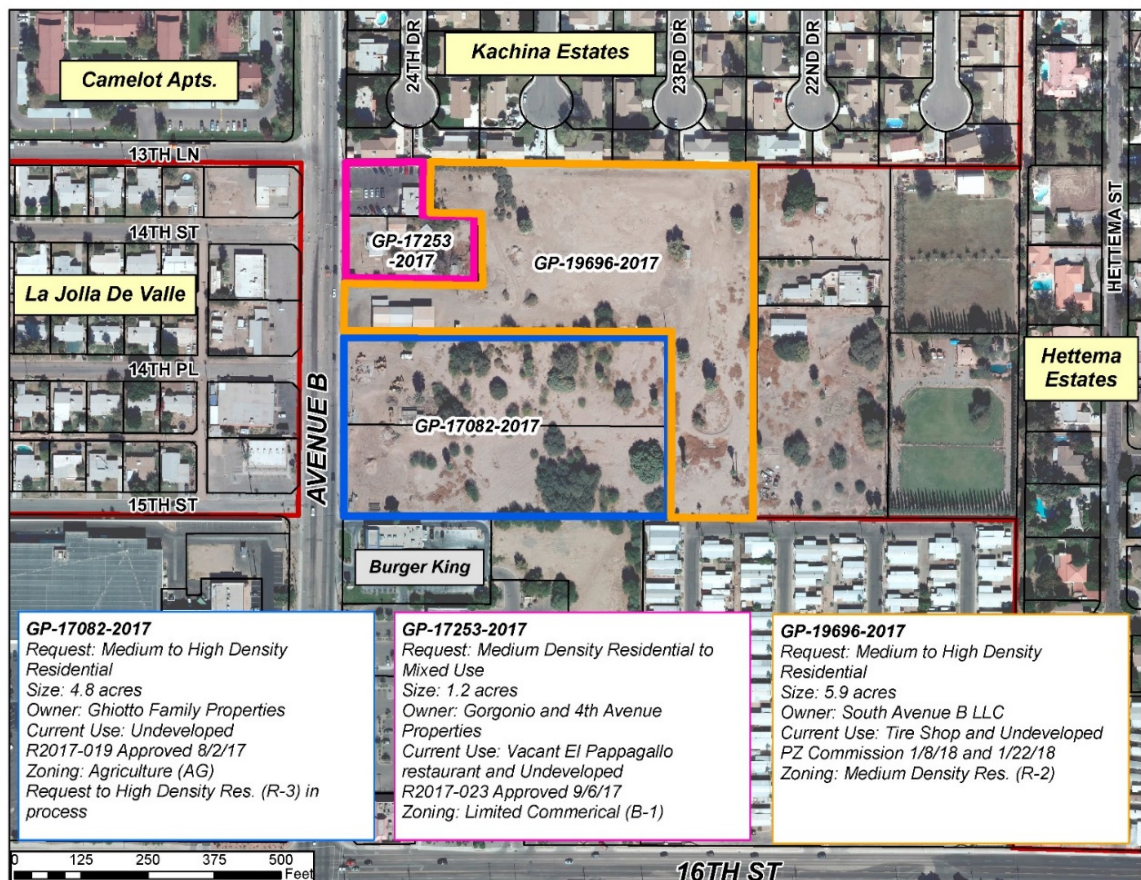
The proposed High Density Residential land use designation (13 to 18 dwelling units per acre) supports the following types of zoning: High Density Residential District (R-3), Residence-Manufactured Housing District (R-MH), Recreational Vehicle Subdivision District (RVS) and Manufactured Housing Park District (MHP). It is the applicant's intent to rezone the property to the High Density Residential (R-3) Zoning District for the future development of an apartment complex.

Density

The current land use designation of Medium Density Residential would allow from 30 to 76 dwelling units to be constructed in a multi-family duplex/townhome or small lot subdivision type development. The High Density Residential land use designation would allow from 77 to 106 dwelling units to be constructed in a multi-family development.

The property is located in proximity to another apartment complex, Camelot Apartments, and various commercial uses.

This is the third General Plan Amendment request within the immediate area. Staff has the ability to determine if a Major Amendment would be more appropriate when faced with numerous amendments to adjacent geographic areas.



Typically, a Major Amendment is required for residential land uses when there is an application to increase or decrease the number of dwelling units by 400 or more.

- For this amendment request (GP-19696-2017) the change in units from Medium to High Density is an increase of 30 units.
- For the Ghiotto General Plan amendment request (GP-17082-2017) from Medium to High Density there was an increase of 25 units.

- For the 1401 & 1411 Avenue B General Plan amendment (GP-17253-2017) request from Medium Density to Mixed Use there was a decrease of 3 units. The net change of these amendments is 51 dwelling units spanning a combined acreage of 11.9 acres. The 3 amendments combined do not rise to the level of a Major Amendment.

Population

Information from the 2012-2016 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 3.1 persons per dwelling, 2.3 persons per 2 to 4 unit home and 2.1 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 30 homes – Expected population: 69
Maximum 76 homes – Expected population: 175
- High Density Residential:
Minimum 77 homes – Expected population: 162
Maximum 106 homes – Expected population: 223

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: 69 – School Age: 14
Maximum expected population: 175 – School Age: 35
- High Density Residential:
Minimum expected population: 162 – School Age: 32
Maximum expected population: 223 – School Age: 45

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 2016 as 17,087 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.

Housing

The Housing Element of the City of Yuma 2012 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.

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

No The elements of the General Plan will not be negatively 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 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 facilities plans.

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

Yes The subject request to High Density Residential is to a land use designation that would allow a more intense zoning designation and is in conflict with the current zoning on the property. The last City Council action on the property was to add the Planned Unit Development (PUD) Overlay to the existing Medium Density Residential (R-2) Zoning which conforms to the current land use designation of Medium Density Residential.

Prior Hearing – Summary of Planning and Zoning Commission Comments/Questions: The first public hearing for this case was held on January 22, 2018. The Planning and Zoning Commission had questions for staff and the applicant regarding the status of the rezoning case on the property to the south, the future status of the tire shop on the subject property and the location of property owned by John and Mary Yashkus. The Commission also asked staff to provide information as to the determination of Major General Plan amendments, why a traffic study was not required for this request and why some agencies did not respond to the Request for Comments on this case. To address the Commission's questions, staff explained that the three general plan amendment cases in this area combined did not rise to the level of a Major Amendment as the change in the number of units was significantly less than the 400 unit threshold of a Major Amendment. Staff also noted that traffic studies are typically required later in the development process, rezoning or subdivision stage, and would then assess traffic considerations from specific development plans. Also, staff noted that a number of federal, state and local agencies are notified of General Plan Amendments, several of which are required by State Statute. The notified agencies are not required to respond.

Public Comment January 22, 2018 Public Hearing:

Steve Shadle, 1400 S. Hettema, Yuma, AZ 85364, said he was opposed to this request and would be at the City Council meeting to speak in opposition of the rezone request of the adjacent property. **Shadle** stated he would not be opposed to Medium Density Residential on this property. **Shadle** clarified that there was a 15' easement and not a 10' easement. He added that the Cheung, Shadle, and Yashkus properties all had access through this easement. **Shadle** spoke extensively about traffic on Avenue B and stated an apartment complex would exacerbate current traffic issues. There were other properties that were currently zoned High Density Residential that were more suitable for development. **Shadle** said a full survey of apartment complexes in Yuma should be done and commented that vacancies would be identified. He added the Transportation Department has not responded to this General Plan Amendment.

Gary McCormick, 1556 Sycamore Canyon Road, Poway, California, said he was representing Camelot Apartments. He stated he contacted other apartment complexes located on Avenue B and expressed his concern with the vacancy rate. There was not a need for another apartment complex on Avenue B. **McCormick** recommended completing a vacancy survey during the summer months. **McCormick** requested to be notified of any future requests on this property.

Jeanne Vatterott, 1580 S. Hettema Street, Yuma, AZ 85364, expressed her concern with access points to this property and public safety. She questioned how the police department and fire department would have emergency access to this property. **Vatterott** commented that Public safety should review this proposal.

Alan Keebler, 260 Landis Avenue, Chula Vista, California, 91910, explained that there were density issues in California and there was a need to develop High Density Residential and questioned whether there was a demand for High Density Residential at this location. **Keebler** added that Camelot apartments were zoned High Density Residential but there were less than 14 units an acre.

Steve Rubisch, 1460 S. Avenue B, Yuma, AZ, 85364, stated he was the owner of the dentist office to the west of this property. **Rubisch** commented that he purchased his property in 1985 and has seen the changes to Avenue B. The addition of a 400 unit apartment complex on the subject property would increase traffic issues. He was opposed to the development of an apartment complex on this property.

Amy Gill, 1451 S. Hettema, Yuma, AZ, 85364, thanked the Commission and City Staff for their time. **Gill** said she felt cases related to this proposal have not been transparent to the public. **Gill** expressed the importance of the quality of life. **Gill** commented that the Mayor owned property directly adjacent to the subject property and added that he should recuse himself from voting on cases related to this request. **Gill** said Avenue B was already congested and the development of an apartment complex on this property would cause more issues.

Peter Gill, 1451 S. Hettema, Yuma, AZ, 85364, commented that another apartment complex should not be developed on Avenue B. He expressed his concern with public safety issues that may arise if an apartment complex was developed on this property. **Gill** said he was not opposed to Medium Density Residential zoning on this property. **Gill** added that the safety of the animals on the adjacent properties should also be considered.

Wendy Spencer, 1900 W. 15th Street, Yuma, AZ, 85364, said she was speaking on behalf of Larry Hieber and commented that drivers use his parking lot as a roundabout. He was concerned for his children when they play on his business parking lot. **Spencer** expressed her concern with traffic on Avenue B.

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: January 22, 2018
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: March 12, 2018
<input type="checkbox"/>	City of Yuma City Council: April 4, 2018

Public Comments Received: See Attachment A
Agency Comments: None Received
Neighborhood Meeting Comments: See Attachment C

Attachments

A	B	C	D
Public Comments	Staff Research	Neighborhood Meeting Comments	Aerial Photo

Prepared By:

Jennifer L. Albers, AICP,
Principal Planner
jennifer.albers@YumaAZ.gov

Date: 3/6/18

(928) 373-5180

Reviewed By:

Dan Symer, AICP,
Assistant Director Community Development

Date: 3/6/18

Approved By: _____ **Date:** _____
Laurie L. Lineberry, AICP,
Community Development Director

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Martin Bedoya				Contact Information:	928-580-4619				
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: Concerned about traffic and safety. Higher density will mean more people and traffic. Avenue B is already dangerous with two accidents this past week. Reside in Kachina Estates at 2412 W. 13th Place.</p>										
Name:	Amy Gill				Contact Information:	928-446-1356				
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: Concerned about traffic and safety. Expectation was that future development would be Medium Density residential. Does not support request to High Density residential.</p>										
Name:	Larry Hieber				Contact Information:	928-783-8818				
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: Owner of Westwoods Furniture and a resident in Hettema. There are already problems with traffic in the area with frequent backups on Avenue B. Backups so severe that northbound drivers are using the Westwoods parking lot for U-turns. Do not want traffic to get worse. The speed limit on Avenue B is too high at 45 mph and should be reduced to 35 mph.</p>										
Name:	Deborah Milatz				Contact Information:	dmilatz@yahoo.com				
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: I'd like to comment on this proposal. I am very much opposed to the amendment. This area is already in trouble due to traffic. When I try to exit my subdivision I often have to wait and wait and wait to make a right onto Ave B. Making a left is near impossible. The new zoning is only going to add more traffic to an already busy intersection area. Let's stick to the original zoning. I'd quote numbers here but for some reason your letter only defined high density use (13 - 18 units per acre) and neglected to give the same info for current medium density. Please record my opposition to the change. Thank you Deborah Milatz - 1340 S 22nd dr, Yuma.</p>										
Name:	Amy Gill – 11/9/17				Contact Information:	friends4amy@gmail.com				
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment: I had a few questions before the meeting this afternoon. Is this parcel currently zoned city or county? Or is partly each? Was this the same spot parcel that was just recently given permission by the city to be changed from low R1-40 (or another zoning district) to medium density? When was the parcel next to this given its current zoning district of R3 high density? (to the west and south next to the commercially zoned property off Ave B? Do you know if there are plans for these two parcels to be combined if the current amendment request is approved? ...if mixed use many be used for high density residential? One more question, the property in the map you sent just behind the numbered parcels, is it owned by the city? Thank you for your help, Amy Gill</p>										
Name:	Amy Gill – 11/20/17				Contact Information:	friends4amy@gmail.com				
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Thank you for sending me your draft minutes from last week's meeting. However, I do have some concerns with those draft minutes. 1. I think the comments and concerns from residents around</p>										

this property should be included in the minutes from this meeting. Please add those comments and concerns and send it to me again please.

2. Why are items from the attorney representing non-local investors listed as community comments? There was no one there in support of this zoning change? Your defensive comments to our concerns and supportive comments towards the amendment should not be under public comments. Also, no one suggested H2A housing. We implied that that could be what is being planned and not presented.

3. I and two others raised concerns about noise, water pressure and sewerage that are not noted.

4. Also not noted was the concern I voiced and all the other neighbors agreed with about the project being part of a larger project that was not being made public. One that would have gotten much more public push back from the beginning! The lack of transparency was stated and is of great concern to all of us.

5. It was voiced there are concerns from the neighbors that this, and the other recent amendments-passed to parcels neighboring this one, are spot zoning.

6. Mr. Shadle also stated that he had written a letter with his concerns. Some being that the city was deciding a zoning change to land that is still partially county. I voiced concern about the property owners and that we believe the city had already promised incentives for the zoning changes and the recent annex pieces. These requests otherwise would not make financial sense.

7. When Barry Olson said they could work with us, we expressed dismay that there are no legal guarantees and that after the zoning is approved we have little recourse.

8. It was stated that this property already has zoning for upscale condos. The zoning change would only be to increase the profit for the land owners.

9. I commented that the city wasn't worried about traffic because they had already gotten the owners with access to 16th Street in on their plan and that they already had that complaint worked out.

10. Two others public members present voiced concern over the safety and privacy issues of this zoning change to high density would cause. Stating that the structures would need to be multistory and all backyards and homes would lose privacy and security.

11. The residents who live on property next to this were very upset. They have animals and were worried about trespassing on their land and animals being hurt.

12. When Barry said that his investors had bought at the height of the housing boom and that commercial property just wasn't selling and we could ask Tom Pancrazi, Melanie said that she had tried to buy the property and Wendy Spenser, a realtor, said the property wasn't posted on any of the sites. I and another women said that we'd all like to change the zoning when we had over paid for property but that that is what protects us all with the zoning districts. The woman also said she'd like to build a stand alone structure to rent in her property but can't because of the zoning laws. We can have empathy for their loss but that shouldn't be a factor in a zoning change for these out of town investors.

13. When individuals got frustrated with the obvious bias of the meeting and several asked if it even mattered that we come to meetings? You said the meetings will be held as mandated. Your demeanor was discouraging about our input. I'm so very disappointed with all of you who have been omitting the true plan and project.

Planning and zoning is in place to protect all. Public input is not just a box to be checked off for plans. It is the foundation of fairness and the heart of the intent for passing amendments and keeps those landowners who are self-seeking from hurting all those they neighbor. Please make sure the meeting is notated correctly. We want our concerns included in the minutes and make sure planning and zoning and city council members get a copy of this correction. Please send me the amended notes. Also, please send the upcoming meeting on December 11th Location and agenda.

We would also like a break down of where each parcel in the mapped grouping is at in their separate zoning requirement requested meetings and notice to any and all of these.

Yours truly, Amy Gill

ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)

SHADLE & WHITE, PLC

STEPHEN P. SHADLE *
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TREVOR T. WHITE **
twhite@shadlelaw.com

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SCHNEIDER & ONOFRY, P.C.
Of Counsel

*Also Admitted in California and Iowa
**Also Admitted in Calif. & New Mexico

November 6, 2017

Jennifer Albers AICP
Principal Planner
City of Yuma
One City Plaza
Yuma, AZ 85364

Sent via: Jennifer.Albers@YumaAZ.gov

Re: Planning & Zoning Case GP-19696-2017

Dear Ms. Albers:

Thank you for the notice of the November 9, 5:00 p.m. hearing concerning the above-referenced case.

We and our neighbors in Hettema Estates have many concerns about the requested Plan Amendment and re-zoning of the designated property. Some of those concerns are as follows:

- 1) The property is in Yuma County. Even if the proposed changes are made, they would have no effect on the property unless it is annexed into the City. The proposed action will not be recognized as long as the property is in the County of Yuma. There is no guarantee that the annexation will be approved at a later time. We intend to also oppose the annexation if that is attempted at a later time. If the property is annexed to the City, then that would be the appropriate time to bring the matter to the City for review and changes. Why is the City spending all the taxpayer time and money on some Yuma County property that may or may not become City property?
- 2) The proposed action would exacerbate an already dangerous traffic mix on Avenue B. Left turns out of this property would be very dangerous, especially if several hundred residents came out each day.

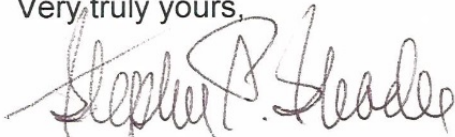
ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)

Jennifer Albers
November 6, 2017
Page 2

- 3) This is really a commercial area and most of the neighbors are commercial, not residential subdivisions.
- 4) Adjacent properties in Hettema Estates will be devalued if surrounded with large apartment complexes. Adjacent horse pastures and horses could end up being dangerous attractive nuisances for young children who would be exploring the neighborhood from their apartments.
- 5) The security of adjacent neighborhoods in the City and County may be compromised with hundreds of renters on the adjacent property.

Please bring these concerns to the Board for the next hearing on November 9, 2017.
Thank you for your assistance.

Very truly yours,



Stephen P. Shadle

SPS:jad

cc Dr. & Mrs. Peter Cheung
Victor & Karen Smith
Barry Olsen, Esq.
Peter & Amy Gill
Doug & Wendy Spencer
Jim Smith
Mr. & Mrs. Larry Hieber

**ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)**

Flyer provided to Hettema Estates Resident

400units 1600people 1000cars

n your backyard! Zoning Request could change our neighborhood!

Several concerned neighbors would like to let you know of some changes happening in our neighborhood. The property on Avenue B north of Burger King 1451 South Avenue B has been annexed into the city and is looking to change from being zoned agriculture to high density multi housing. The property north of that where a tire company currently resides 1421 South Avenue B has also been annexed into the city and is seeking a zoning change to high density multi housing. The other properties have been changed to mixed use and all have requested and received annexation into the city from county.

The Following meeting are set to consider these changes.

The City of Yuma planning and zoning meetings at which these properties will be brought up for rezoning are listed below.

<u>1451 South Avenue B parcel meeting</u>	<u>1421 South Avenue B parcel (first meeting)</u>
December 11, 2017	January 8, 2018
4:30 PM	4:30 PM
City Hall Council Chambers	City of Yuma Public Works Building
	155 West 14 th Street

1421 South Avenue B parcel meeting

January 22, 2018

4:30 PM

City Hall Council Chambers

We need to show up and at these meetings!

Concerns

- Safe and efficient movement of traffic, sewage and storm run off, water capacity and pressure, privacy and safety, energy needs, noise pollution.
- Transparency of the city's plan to those that neighbor the property.

Go on record over the phone or with email that you are not in favor of these changes.

If you would like to learn more about these annexations and zoning changes please call or email the principal planner for the City of Yuma, Jennifer Albers at **928-373-5180** jennifer.albers@yumaaz.gov

Call Yuma Mayor and City Council Members (928) 373-5004

Contact Lynne Pancrazi County Supervisor District#5 9283731010 lynne.pancrazi@yumacountyaz.gov

If you have time to help pass flyers or would like to know what information the group has requested please email, Larry at westwoods1@roadrunner.com **YOUR input MATTERS!** We want the process to be fair, transparent and the outcomes to enhance all of our properties.

"Protects Homeowners and business property values for the long term by identifying appropriate locations for those and adjacent property." City General Plan Zoning Introduction

ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)

Name:	Amy Gill – 12/12/17				Contact Information:				friends4amy@gmail.com		
Method of Contact:	Phone		FAX		Email	X	Letter		Other		
<p>Comment:</p> <p>Dear Jennifer,</p> <p>The numbers on the flyer were not meant to mislead neighbors. After looking last night I asked and the person who added those and they used all the adjacent properties. Including the ones owned by Hettema neighbors.</p> <p>I will make sure any new ones reflect only the possible totals without the Hettema lots.</p> <p>Thank you,</p> <p>Amy</p>											
Name:	Mary Munis – 1/17/18				Contact Information:				lrp-yuma@roadrunner.com		
Method of Contact:	Phone		FAX		Email	X	Letter		Other		
<p>Hi Jennifer,</p> <p>Please share our comments with the PZ Commissioners and those who attend the public hearing. We will try to make it to the meeting.</p> <p>Thank you.</p> <p>Mary Yashkus</p> <p>Sirs,</p> <p>We are opposed to this rezoning because it would negatively impact how we would exit our own property.</p> <p>We have lived here for 24 years and we don't see why we should now be royally inconvenienced so that a small group of property owners from another state can sell <i>their</i> land.</p> <p>Another large apartment on this busy conduit street (Avenue B) is a really bad idea. The increase in traffic it would produce is a hazard and therefore a legitimate concern for all of us who live near this parcel.</p> <p>I mentioned our uneasiness at a neighborhood rezoning meeting and was told the solution is for right turns only by the apartment dwellers, for both ingress and egress to the property.</p> <p>The proposed solution is not realistic. It would force all residents to go North on Avenue B which is essentially in the opposite direction from most work places, schools and shopping with no option to go south other than circle around in a neighboring subdivision or go around the block. This raises the question of pedestrian safety too.</p> <p>A traffic light in front of the apartment would force cars to stop on 16th street then on 14th street and again on 12th street. Not a pleasing modification for the other residents in the valley.</p> <p>The proposed strategy to build apartments in this cramped location is a bad idea and should be scrapped for something less intensive.</p> <p>Sincerely,</p> <p>John and Mary Yashkus</p>											
Name:	Helen Hyc – 1/24/18				Contact Information:				928-783-9350		
Method of Contact:	Phone	X	FAX		Email		Letter		Other		
<p>Comment: Concerned about traffic on Avenue B and the difficulty making lefts particularly for senior citizens. Wants a traffic study to be done at the General Plan amendment stage to address traffic issues.</p>											

**ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)**

SHADLE & WHITE, PLC

STEPHEN P. SHADLE *
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TREVOR T. WHITE **
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*Also Admitted in California and Iowa

**Also Admitted in California and New Mexico

January 9, 2018

Jennifer Albers AICP
Principal Planner
City of Yuma
One City Plaza
Yuma, AZ 85364

Sent via: Jennifer.Albers@YumaAZ.gov

Re: Planning & Zoning Case GP-19696-2017

Dear Ms. Albers:

Thank you for the notice of the hearings concerning the above-referenced case on January 22 and February 21, 2018.

We and our neighbors in Hettema Estates have many concerns about the requested Plan Amendment and re-zoning of the designated property. Some of those concerns are as follows:

- 1) The existing medium density Residential Land Use that the property has is not objectionable (R-2). The proposed R-3 Zoning and plans for a huge apartment complex are opposed by all of the neighbors. There are no parks or schools nearby and these people will roam the neighborhood.
- 2) The proposed action would exacerbate an already dangerous traffic mix on Avenue B. Left turns out of this property would be very dangerous, especially if several hundred residents came out each day.
- 3) This is really a commercial area and most of the neighbors are commercial, not residential subdivisions. The commercial businesses on Avenue B would be greatly damaged by this proposed apartment complex.

ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)

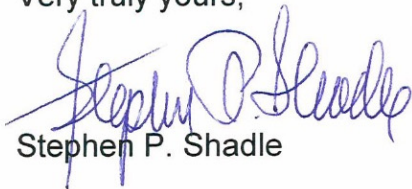
Jennifer Albers
January 9, 2018
Page 2

- 4) Adjacent properties in Hettema Estates and the City of Yuma will be devalued if surrounded with large apartment complexes. Adjacent horse pastures and horses could end up being dangerous attractive nuisances for young children who would be exploring the neighborhood from their apartments.
- 5) The security of adjacent neighborhoods in the City and County may be compromised with hundreds of renters on the adjacent property.

Please bring these concerns to the Board for the next hearing.

Thank you for your assistance.

Very truly yours,



Stephen P. Shadle

SPS:jad

cc Dr. & Mrs. Peter Cheung
Victor & Karen Smith
Barry Olsen, Esq.
Peter & Amy Gill
Doug & Wendy Spencer
Jim Smith
Mr. & Mrs. Larry Hieber
Mr. & Mrs. Mike Margolis
Ursula Porter

ATTACHMENT A
PUBLIC COMMENTS (CONTINUED)

Name:	Amy Gill – 2/21/18			Contact Information:			friends4amy@gmail.com		
Method of Contact:	Phone		FAX		Email	X	Letter		Other

Comment: Dear Jennifer,
 Could please get the planning and zoning members a copy of this email.
 I am inserting a letter I sent to all the council members today.
 Thank you,
 Amy

February 21,2018
 Dear City Council Members,
 I have been an active investigator for the neighborhood. Learning more than I ever really wanted to know. I am dealing with some health issues and will not be at the meeting, but wanted to put my concerns on paper for both you all and the planning and zoning commissioners.
 Thank you for hours you spend and the commitment you make to our community. I truly believe you are all serving to help Yuma.
 The Ghiotto amendment is not a stand alone decision. It is part of a larger project that until information was requested, just recently, we did not know existed.
 The representatives for these parcels (Barry, Kevin, and realtors) have been working with the city staff since last January. The pre-development meetings that began January 2017, show that the intent for these parcels was to develop high density apartments. (The Ghiotto properties, tire shop, vacant lot next to it , I'll call that H.T. Metro, and El Papagillo) In these meetings the general land use and zoning were not in agreement with this type of development and the five parcels were not at the time part of the city. Mr. Olsen now represents all but the El Papagillo piece.
 The land use was done first. It did not get much push back because the notification radius is only 300 feet. Even those that did get this notification were not alarmed because they knew the properties were county and that there would be a zoning amendment that would allow for input and consideration from the public. Annexation requires no notification! Just a posting in the paper. I honestly don't think all the planning and zoning commissioners and all the city council members knew how passing the general land use amendment would set up the zoning process. It was a brilliant move by Mr. Olsen and the staff to assure that the parcel would complete their annexations. We do not believe the need for apartments in this area is accurate. The need for this land to change to high density is false. he General Plan, (map 5-1) shows the city residential acres. There are 311 acres zoned high density (13 to 18 units per acre) There are 99 acres of the 311 that are currently vacant. There are 155 acres zoned medium density (5 to 12.9) that are vacant. Low density is 1 to 4.9 and mixed use is 5 to 10 per acre.
 From the General plan, “ The basic philosophy behind land use zoning is to separate incompatible land uses into districts”. High Density was not put next to the Avenue B and [16th Street](#) intersection for a very good reason. The dangers of traffic for residential housing.
 After reading how and why these zones are put in place, you will see that this is not in the best interest of the district. YMPO presented at the last council meeting saying the traffic was A,B,C on their charts. This study was done in the summer of last year which is the lowest traffic time for this area.
 It has been started over and over that statistics show commercial having more traffic than residential. I would like to know if these studies are done in communities of our size? With commercial properties like most of ours and not large malls? When looking at the traffic on this intersection we don't see that being the case. Also, the statistics that were shared show that more accidents and fatalities happen during the commuter times of day. Which would definitely go up with high density residential.
 The roadways are (map 3.2 of the GP) both truck routes and principle arterial roads. They are also, (map3-4 GP) transit routes for buses. They are also bus routes for many Crane schools, at least three charter schools, and the Yuma High School District.

The parcel, California LLC, that was changed in 2016 to city medium density land has never been developed. The concerns about traffic 12-years ago were great, according to the paperwork from that request shows that the City Traffic engineer, Fred L Orcutt, Jr. PE, at the time wrote, "Mr. Hieber, The [16th Street](#) & 4th Avenue Corridors Study that Kimley- Horn and Associates is in the latter stages of completing will be recommending the widening of all legs of the intersection of [16th Street](#) and Avenue B to provide 3 through lanes in all directions, dual left-turn lanes on each approach, and a right-turn lane on each approach. These recommendations have not yet been adopted in any form by the City Council and no timeline has been set for their implementation." The area is significantly more developed now and the request by multiple parcels at higher density will be a much greater number than the study from 2006.

The area does not need high density. Within two miles there are several complexes that have apartments that include both high end and subsidized units. The apartments across the street, Camelot, have expressed concern about the amendments. They are zoned for high density but they shared that the design of their complex falls into the medium density range in order to have areas for residents to have access to grass and play areas.

Quoting the General Plan: Smart Growth will "Strengthen and direct development towards existing communities" "strong vital neighborhoods assure a vital community" The term "fill-in" has been used for this property.

Mr. Barry Olsen, who is an expert at what he does in the zoning field, has used that to devalue anything that is said against these changes. His clients can afford to hire the best. This Ghiotto parcel that "can't be sold", when we checked, was on the market for about \$1,000,000. This land has no roads, sewer, potable water, or domestic electricity. After reading more, I find that true fill in uses vacant land that already has infrastructure in place and focuses on what is both profitable for the city revenues and beneficial for the current neighborhoods or businesses.

The other side is the uneasy feeling I have about the way these properties have been planned for and pushed as "fill-in" Oddly enough this is the side that wakes me up in the middle of the night! Barry Olsen is an expert at what he does and he's been representing one of the properties since 2006. He knows the players, the game and has played his hand well for these investors. Why are these properties, in completely unstructured, county block the focus for high density. Why a year in planning? Why such a push for what feels like a square peg in a round hole? There are places with road access, playgrounds, and infrastructure (just a mile away) that need to be filled in for the benefit of both the city and their neighborhoods. Why force this one in an area that truly can't sustain the traffic and has no infrasture or studies done?

There are also two county parcels (Yashkus Trust) that lie between these properties and the Hettrema pastures, and a commercial parcel the Yuma Professional Office Development LLC, which the Mayor is part owner, and is directly beside half of the Ghiotto property. These properties we feel are very likely to be folded into the development in the future if all the current requests are granted. Either to expand the project or to give access to a second exit and entrance to the land. I know Doug, you feel like it isn't a conflict of interest for you owning vacant land in this area. I appreciate you meeting with me last week. I also know you well enough to know that if you believe you have no conflict of interest that nothing I said would have changed your mind, but I would like the council to know why at least I feel this way. You've been aware of the process since the pre-planning stages because of your position as major.

In these meetings the need to first change the general plan to allow the land use designation change for high density was addressed. This process was started before the annexation which is legal but feels like the landowners were given assurances on the land amendment in order to pass the zoning when they came back through. Your LLC property will increase in value no matter what is built there if it changes to high density. They also might need to buy it or at least buy access thru it to gain a path to [16th street](#) which in order to pass a traffic study. They might have to have two points of access.

Maybe this wouldn't be such a concern for many if it didn't feel like the amendments are being forced by planning and zoning staff? The general feeling from those with connections is that it doesn't matter what any citizen says, the city wants this to happen. I know that is partly just perception, but when we have gone to meetings that is the feeling we have gotten from staff.

Looking at the minutes and notes there are many times when the zoning commissioners asked questions and staff gave them answers that said they would be resolved and /or given answers about their concerns when the property was annexed and came back to be rezoned.

This has not been the case, the commissioners have been told a new set of answers, told "this body" already approved of this, and that they must only speak of one property at time. Basically tying their hands when the Ghiotto property came back to them.

Zoning does matter. It levels the playing field so that landowners can feel safe in their investments and sure about their homes and businesses.

I urge you to not pass this amendment request and the one that is coming to you in April.

Very truly yours,

Amy Gill

Please feel free to contact me with any questions. My cell is [9284461356](tel:9284461356) and my email is friends4amy@gmail.com

Name:	Martha McDermott – 2/26/18				Contact Information:				928-783-8692 1495 S. Hettema St			
Method of Contact:		Phone	X	FAX		Email		Letter		Other		

Comment: The property under discussion is a fire and health hazard. It is overgrown with weeds and a fire on the site could easily spread to the neighboring properties. The property owner should take care of this site and the gopher paradise it has become. There is a severe traffic issue at the Hettema entrance and along Avenue B. The intersections of Gate Way and Hacienda Avenue are too close together. This means that access into and out of Hettema is very difficult with how close the access to El Pueblito is. The two-way turn lane causes many conflicts. Do not need more congestion in the area. Drivers on Avenue B routinely exceed the posted speed limit and tail gate. Speed on Avenue B should be reduced. Additionally, there is no shortage of apartments in the area and the community does not need more.



City Administration
1 City Plaza
Yuma, Arizona 85364
928-373-5011

March 12, 2018

City of Yuma Planning and Zoning Commission
c/o Department of Community Development
Yuma, AZ

Re: Case No: GP 19696-2017

Chairman Hamel and Commissioners:

I thank you for the opportunity to write separately on the proposed General Plan Amendment. The purpose of this letter is not to invade the commission's authority, but to provide the City Administrator's opinion on this case considering the recent high-density rezoning in this area.

At the outset, City Planning staff did excellent work on the annexation, general plan amendments and subsequent rezones of the properties in this vicinity. However, planning principles and individual property rights place limits on what a planner may consider at the General Plan stage or even the rezoning stage. Other options become available at platting, and still others become available only when a developer actually submits plans for the proposed development, for example: a traffic engineering study, which is only required after the plans are submitted (otherwise there is no data to analyze).

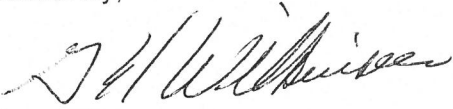
For General Plan amendments, planning staff looks at the overall balance of potential future uses, and whether a major or minor general plan amendment is required. During the zoning stages, planning staff generally recommends rezoning if the proposed zoning complies with the land use matrix of the General Plan and if some future project could meet the zoning code requirements. Until the General Plan amendment (if required), rezoning, platting, and finally building plans are submitted, it is often difficult to foresee whether a proposed project would fit within the required parameters. This is especially difficult when the scope of the project is completely unknown, speculative, and, in this case, cumulative because of the rezoning on the adjacent 4.9 acre parcel.

With that in mind, City Administration has some concerns with a General Plan amendment that would permit the highest density zoning on the subject property. Again, this is one of two properties being contemplated for high density development through general plan amendments and rezones and there has been much neighborhood opposition to the potential developments. Neighborhood opposition is considered at all levels, but resonates more with the Planning and Zoning Chairman and Commissioners and Mayor and City Councilmembers.

Some of the opposition issues carry more weight than others, but the impact of traffic and the logistics of accommodating the highest density would be the one most concerning to City Administration, especially in that the neighboring property is seeking the same high density zoning designation. During testimony before City Council at the rezoning hearing, traffic issues and City infrastructure that would need to be replaced have caused City Administration to reconsider the timing of two separate high density residential projects in the same area and the burden it would place on existing infrastructure and/or taxpayers. For this reason, City


Administration is asking the Planning Commission to consider the transportation and infrastructure factor and make it part of the record during the Commission's deliberation of General Plan Amendment under Case No: GP 19696-2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Wilkinson", written in a cursive style.

Greg Wilkinson
City Administrator

**ATTACHMENT B
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-19696-2017 CASE PLANNER: JENNIFER ALBERS
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I. PROJECT DATA

Project Location:		1421 S. Avenue B								
Parcel Number(s):		664-29-091								
Parcel Size(s):		5.9 acres								
Total Acreage:		5.9								
Proposed Dwelling Units:		Maximum:		106		Minimum:		77		
Address:		1421 S. Avenue B								
Applicant:		South Avenue B LLC								
Applicant's Agent:		Barry L. Olsen								
Land Use Conformity Matrix:		Current Zoning District Conforms:						Yes	X	No
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
Site	Medium Density Residential (R-2)(PUD) and (R-2)	Tire Shop/Auto Repair and Vacant	Medium Density Residential
North	Limited Commercial (B-1) and Low Density Residential (R-1-6)	Vacant and Single Family Homes	Mixed Use and Low Density Residential
South	Agriculture (AG) (pending zoning request ZONE-19909-2017 to R-3) and Mobile Home Park (MHP)	Vacant and Mobile Home Park	High and Medium Density Residential
East	County Rural Area (RA-40)	Single Family Home and Vacant	Medium Density Residential
West	County Limited Commercial (C-1)	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		R2017-016 Adopted July 19 th , 2017
Annexation	Yes	No		O2017-033 Adopted September 20 th , 2017
General Plan Amendment	Yes	No		N/A
Development Agreement	Yes	No		N/A
Rezone	Yes	No	X	O2007-03 Adopted January 3 rd , 2007 (R-2/PUD)
Subdivision	Yes	No		N/A
Conditional Use Permit	Yes	No		N/A
Pre-Development Meeting	Yes	X	No	Date: August 31 st , 2017
Enforcement Actions	Yes	No		N/A

Land Division Status:	Legal Lot of Record				
Irrigation District:	YCWUA				
Adjacent Irrigation Canals & Drains:	None				
Water Conversion: (5.83 ac ft/acre)	34.63 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
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:		

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:

Population Impacts 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 border="1"> <thead> <tr> <th>Dwelling Units</th> <th>Projected Population</th> <th>Police Impact</th> <th colspan="2">Water Consumption</th> <th>Wastewater Generation</th> </tr> <tr> <th></th> <th></th> <th>Officers</th> <th>GPD</th> <th>AF</th> <th>GPD</th> </tr> </thead> <tbody> <tr> <td>Maximum</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>106</td> <td>307</td> <td>0.58</td> <td>92,220</td> <td>103.3</td> <td>30,740</td> </tr> <tr> <td>Minimum</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>77</td> <td>223</td> <td>0.42</td> <td>66,990</td> <td>75.0</td> <td>22,330</td> </tr> </tbody> </table>					Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation			Officers	GPD	AF	GPD	Maximum						106	307	0.58	92,220	103.3	30,740	Minimum						77	223	0.42	66,990	75.0	22,330
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Minimum																																																		
77	223	0.42	66,990	75.0	22,330																																													
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:																																																		

Safety Element:

Flood Plain Designation:	0.2 Percent Annual Chance Flood Hazard	Liquefaction Hazard Area:	Yes	X	No	
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 12/23/17 ○ Display Ad Published: 12/23/17 ○ 660' Vicinity Mailing: 12/12/17 ○ 54 Commenting/Reviewing Agencies noticed: 10/17/17 | <ul style="list-style-type: none"> ○ Site Posted: 10/31/17 ○ Neighborhood Meeting: 11/9/17 ○ Hearing Dates: 1/8/18 & 1/22/18 ○ Comments Due: 12/18/17 |
|---|---|

External List	Response Received	Date Received	"No Comment"	Written Comments
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	NR			
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	10/17/17	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	10/17/17	X	
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
Bureau of Reclamation	Yes	10/17/17	X	
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
John Lekan, Police	NR			
Rod Hamilton, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Jeff Kramer, City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	Yes	10/17/17	X	
Randal Crist, DCD – Building Safety	NR			
Jay Simonton, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
November 9 th , 2017	See Staff Report Attachment
Prop. 207 Waiver Given to Applicant on:	Delivered by:
October 23, 2017	U.S. Mail

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 11/9/17

Location: 1421 S. Avenue B

Attendees: Deborah Milatz, Patricia Gould, John and Mary Yashkus, Peter and Amy Gill, Wendy Spencer, Steve and Bobbie Shadle, Melanie Cheung, Barry Olsen - Agent and Jennifer Albers

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Comments from Agent – proposing market rate apartments. There have not been any market rate apartment complexes built in over 20 years. Summer occupancy rates were 95-100%. There is a need for new rental units.
- Concerned about traffic. Significant increase in Trip Ends from a new development
- Site should be developed for commercial development
- Opposed to requested amendment because of increase in traffic and conflicts with existing development
- Concerned about security and impact on property values
- There are already problems with cross traffic and an increase in residential development will worsen that problem
- The number of General Plan amendments in the area would appear to add up to a major amendment
- There are no parks in the area to support new residential development
- Other uses suggested for the site were assisted living, H2A housing, schools, single family homes and/or a conservation easement.
- The community needs schools and parks

ATTACHMENT D
AERIAL PHOTO

