

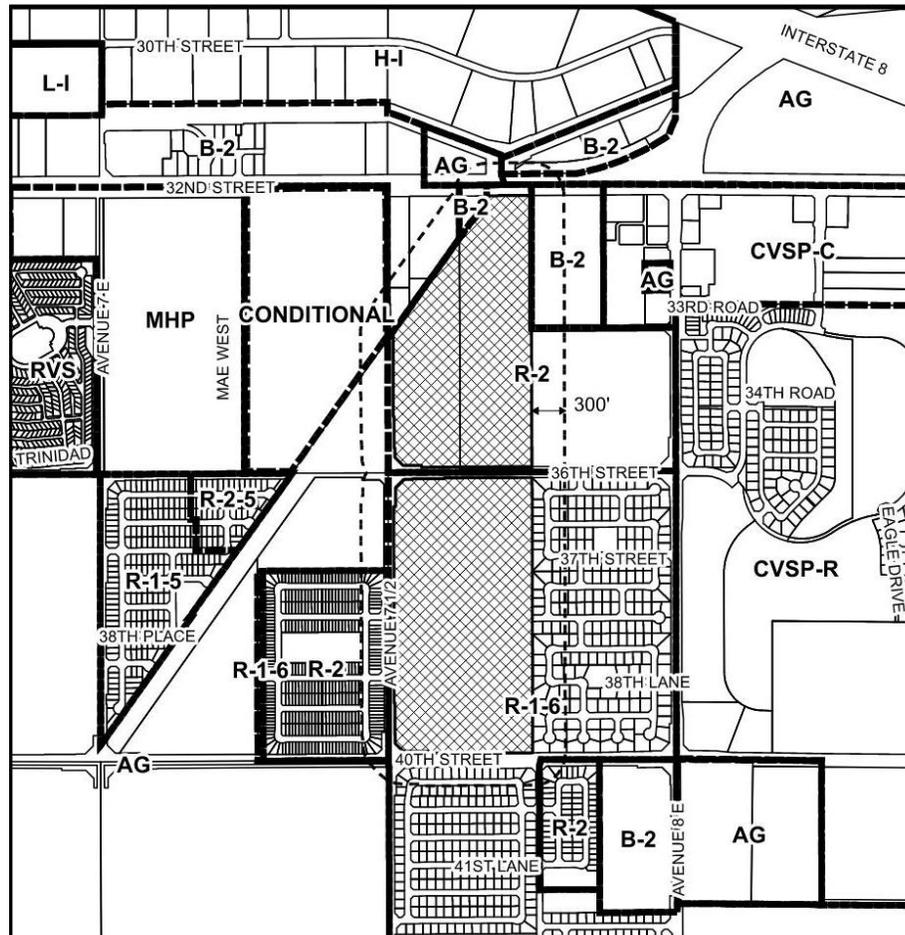
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: RICHARD MUNGUIA**

Hearing Date: February 22, 2021 **Case Number:** SUBD-33293-2020

Project Description/Location: This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the preliminary plat for the Santana Subdivision, Units 1-4, proposed to be divided into 461 residential lots ranging in size from 6,102 square feet to 21,173 square feet. The property is located at the southeast corners of Avenue 7 ½ E and 36th Street, Yuma, AZ.

| | Existing Zoning | Existing Land Use | Designated Land Use |
|--------------|--|--------------------------------------|--|
| Site | Low Density Residential / Medium Density Residential (R-1-6/R-2) | Undeveloped | Low Density Residential / Medium Density Residential |
| North | General Commercial (B-2) | Undeveloped | Commercial |
| South | Low Density Residential (R--1-6) | Single Family Residences | Low Density Residential |
| East | Low Density Residential / Medium Density Residential (R-1-6/R-2) | Single Family Residences/Undeveloped | Low Density Residential / Medium Density Residential |
| West | Agriculture / Medium Density Residential (AG/R-2) | Undeveloped/Single Family Residences | Mixed Use / Medium Density Residential |

Location Map



Prior site actions: Annexation: Ordinance #O99-29 (July 3, 1999); Rezone: Ordinance #O2005-79 (September 21, 2005), Ordinance #O2006-028 (April 19, 2006), Ordinance #O2006-31 (June 7, 2006).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Santana Subdivision, Units 1-4, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-33293-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Santana Subdivision, Units 1-4, which includes 461 lots ranging in size from 6,102 square feet to 21,173 square feet for the property located at the southeast corners of Avenue 7 ½ E and 36th Street, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject properties were annexed into the City of Yuma on July 3, 1999 and rezoned to the Low Density Residential (R-1-6) District in 2005 and 2006, and rezoned to the Medium Density Residential (R-2) District in 2006. The subject properties are currently undeveloped and are intended to be Santana Subdivision, Units 1-4.

The subject property consists of approximately 130.74 acres. This subdivision will be developed with frontage along Avenue 7½ E, and 40th Street. The applicant is proposing to develop the area with 258 single-family homes under the Low Density Residential (R-1-6) District and 203 single-family homes under the Medium Density Residential (R-2) District.

In the Low Density Residential (R-1-6) District, the lot sizes will range from 8,070 square feet to 21,173 square feet. In the Medium Density Residential (R-2) District, the lot sizes will range from 6,102 to 13,549 square feet.

Both districts have similar development standards:

1. The maximum lot coverage in both districts shall be 35% of the lot area;
2. A minimum front yard setback of twenty feet;
3. A minimum side yard setback shall be seven feet;
4. A minimum rear yard setback of ten feet;
5. A minimum street side yard setback of ten feet.

With this development Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

2. Does the subdivision comply with the subdivision code requirements?

| Standard | Subdivision | | | | Conforms | | |
|--------------------|-------------|-------------------------|-------|----------|----------|----------|----------|
| Lot Size | Minimum: | 6,102 | | Maximum: | 21,173 | | Yes X No |
| Lot Depth | Minimum: | 100 | | Maximum: | 229.68 | | Yes X No |
| Lot Width/Frontage | Minimum: | 50 | | Maximum: | 75 | | Yes X No |
| Setbacks | Front: | 20 | Rear: | 10 | Side: | 7 | Yes X No |
| District Size | 130.74 | Acres | | | | Yes X No | |
| Density | 5.0 | Dwelling units per acre | | | | Yes X No | |
| Issues: None | | | | | | | |

| Requirements | Conforms | | | | | |
|-----------------------|----------|---|----|--|-----|---|
| General Principles | Yes | X | No | | N/A | |
| Streets | Conforms | | | | | |
| Circulation | Yes | X | No | | N/A | |
| Arterial Streets | Yes | X | No | | N/A | |
| Existing Streets | Yes | | No | | N/A | X |
| Cul-de-sacs | Yes | | No | | N/A | X |
| Half Streets | Yes | | No | | N/A | X |
| Stub Streets | Yes | X | No | | N/A | |
| Intersections | Yes | X | No | | N/A | |
| Easements | Yes | X | No | | N/A | |
| Dimensional Standards | Yes | X | No | | N/A | |
| Issues: None | | | | | | |

| Blocks | Conforms | | | | | |
|--------------------------|----------|---|----|--|-----|---|
| Length | Yes | X | No | | N/A | |
| Irregular Shape | Yes | | No | | N/A | X |
| Orientation to Arterials | Yes | | No | | N/A | X |
| Business or Industrial | Yes | | No | | N/A | X |
| Issues: None | | | | | | |

| Lots | Conforms | | | | | |
|------------------------|----------|---|----|--|-----|---|
| Minimum Width | Yes | X | No | | N/A | |
| Length and Width Ratio | Yes | X | No | | N/A | |
| Fronting on Arterials | Yes | | No | | N/A | X |
| Double Frontage | Yes | | No | | N/A | X |
| Side Lot Lines | Yes | X | No | | N/A | |
| Corner Lots | Yes | X | No | | N/A | |
| Building Sites | Yes | X | No | | N/A | |
| Street Frontage | Yes | X | No | | N/A | |
| Issues: None | | | | | | |

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

| Land Use Element: | | | | | | | | | | |
|-----------------------------|--|--|----|-----------------|---|-------------|--|------|--|---|
| Land Use Designation: | Low Density Residential / Medium Density Residential | | | | | | | | | |
| Issues: | None | | | | | | | | | |
| Historic District: | Brinley Avenue | | | Century Heights | | Main Street | | None | | X |
| Historic Buildings on Site: | Yes | | No | | X | | | | | |
| Transportation Element: | | | | | | | | | | |

| FACILITY PLANS | | | | | | | | | | |
|--|-------------------------|--|-----------------------------------|-----------------------------|----------------------|---------------------------------|-------------------------------------|------------------------------|-------|--|
| TRANSPORTATION MASTER PLAN | | Planned | | Existing | | Gateway | Scenic | Hazard | Truck | |
| Avenue 7 ½E | | 40 FT H/W ROW | | 50 FT H/W ROW | | | | | | |
| 40 th Street | | 40 FT H/W ROW | | 50 FT H/W ROW | | | | | | |
| Bicycle Facilities Master Plan | | E 32 nd Street: Existing Bike Path | | | | | | | | |
| YCAT Transit System | | N/A | | | | | | | | |
| Issues: | | None | | | | | | | | |
| Parks, Recreation and Open Space Element: | | | | | | | | | | |
| Parks and Recreation Facility Plan | | | | | | | | | | |
| Neighborhood Park: | | Existing: Saguaro Park | | | | Future: Saguaro Park | | | | |
| Community Park: | | Existing: None | | | | Future: None | | | | |
| Linear Park: | | Existing: None | | | | Future: A Canal Linear Park | | | | |
| Issues: | | Minimal access to nearby facilities. | | | | | | | | |
| Housing Element: | | | | | | | | | | |
| Special Need Household: | | N/A | | | | | | | | |
| Issues: | | None | | | | | | | | |
| Redevelopment Element: | | | | | | | | | | |
| Planned Redevelopment Area: | | N/A | | | | | | | | |
| Adopted Redevelopment Plan: | | North End: | | Carver Park: | | None: | X | | | |
| Conforms: | | Yes | X | No | | | | | | |
| Conservation, Energy & Environmental Element: | | | | | | | | | | |
| Impact on Air or Water Resources | | Yes | | No | X | | | | | |
| Renewable Energy Source | | Yes | | No | X | | | | | |
| Issues: | | None | | | | | | | | |
| Public Services Element: | | | | | | | | | | |
| <u>Population Impacts</u> Population projection per 2013-2017 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>Single Family</i> | | | | | | | | |
| | | Proposed | Per Unit | | Officers | GPD | AF | GPD | | |
| | | 461 | 2.8 | 1291 | 2.44 | 387,240 | 433.8 | 129,080 | | |
| Fire Facilities Plan: | | Existing: Fire Station No. 5 | | | | Future: Fire Station No. 7 | | | | |
| Water Facility Plan: | | Source: | City | X | Private | Connection | 20" PVC @ E 32 nd Street | | | |
| Sewer Facility Plan: | | Treatment: | City | X | Septic | Private | 12" PVC @ E 36 th Street | | | |
| Issues: | | Water and sewer lines will need to be extended to provide services for the future development. | | | | | | | | |
| Safety Element: | | | | | | | | | | |
| Flood Plain Designation: | | Flood Zone X | | Liquefaction Hazard Area: | | | Yes | No | X | |
| Issues: | | None | | | | | | | | |
| 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: | | None | | | | | | | | |

Public Comments Received:

| | | | | | | | | | |
|--|-----------------|--|-----|----------------------|--|---|--------|--|-------|
| Name: | Travis Mitchell | | | Contact Information: | greenled@yayyou.com | | | | |
| Method of Contact: | Phone | | FAX | | Email | X | Letter | | Other |
| <p>At this point the main gist of my concern is about the flow of and the amount of traffic along the stretch of 40th St behind me that has no sidewalks or bike lanes, and how many people (especially children) are riding bikes or walking on the pavement already... on top of the large amount of speeding and seemingly reckless drivers (which YPD seems to be trying to patrol more now at least).</p> | | | | | | | | | |

External Agency Comments:

See Attachment D

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on:

February 3, 2021

Final staff report delivered to applicant on:

February 8, 2021

- Applicant agreed with all of the conditions of approval on: February 3, 2021
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

| A | B | C | D | E |
|---|----------------------|----------------------|-----------------|--------------|
| Preliminary Plat Conditions of Approval | Preliminary Plat Map | Agency Notifications | Agency Comments | Aerial Photo |

Prepared By:
Richard Munguia
Senior Planner



Date: Feb 10 2021

Richard.Munguia@YumaAZ.gov (928)373-5000, x1234

Approved By:
Alyssa Linville,
Assistant Director Community Development



Date: 02/11/2021

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928) 373-5182:

6. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 80 feet of total right-of-way along 36th Street, as required for collector streets as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
7. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 40 feet east half-width right-of-way along Avenue 7 ½ E, as required for a collector street as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
8. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 50 feet north half-width right-of-way along 40th Street, as required for minor arterial streets as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
9. Owner/developer shall dedicate to the City of Yuma, via plat, all required corner visibility triangles in all major and local street intersections as specified in City of Yuma Construction Standard 3-005 (dimensions of corner triangle vary depending on type of intersection).

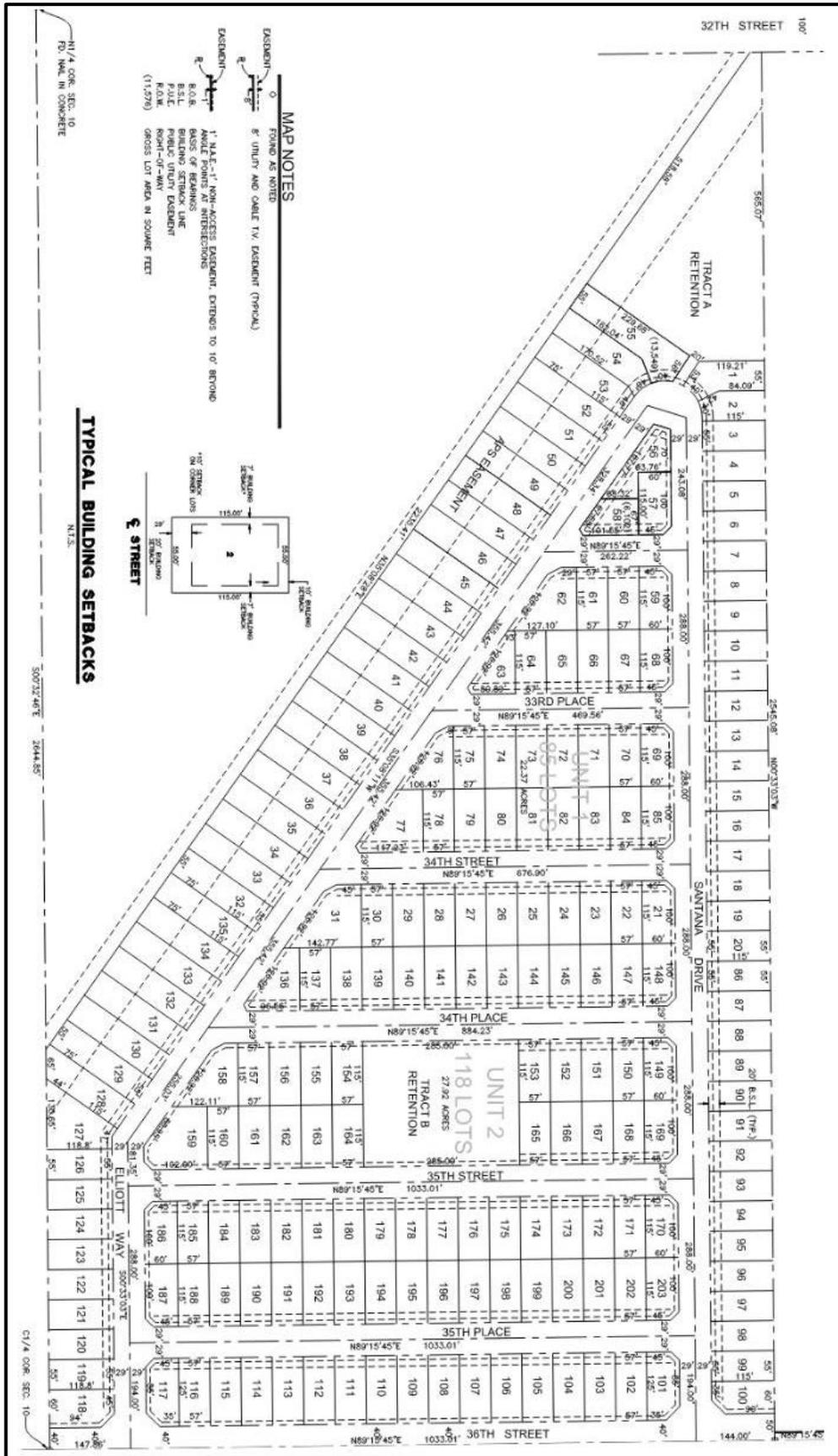
10. Owner/developer shall dedicate to the City of Yuma, via plat, additional right-of-way for turn lanes, as specified in City of Yuma Construction Standard 2-050. This includes turn lanes at point of entrances to the subdivision.
11. Owner/developer shall dedicate to the City of Yuma a 1-foot non-access easement along all collector and minor arterial street frontages, as well as across all corner triangles in conformance with City of Yuma Construction Standard 2-096.
12. All exterior fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along the BOR/Yuma Mesa Water Users canals right of way. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

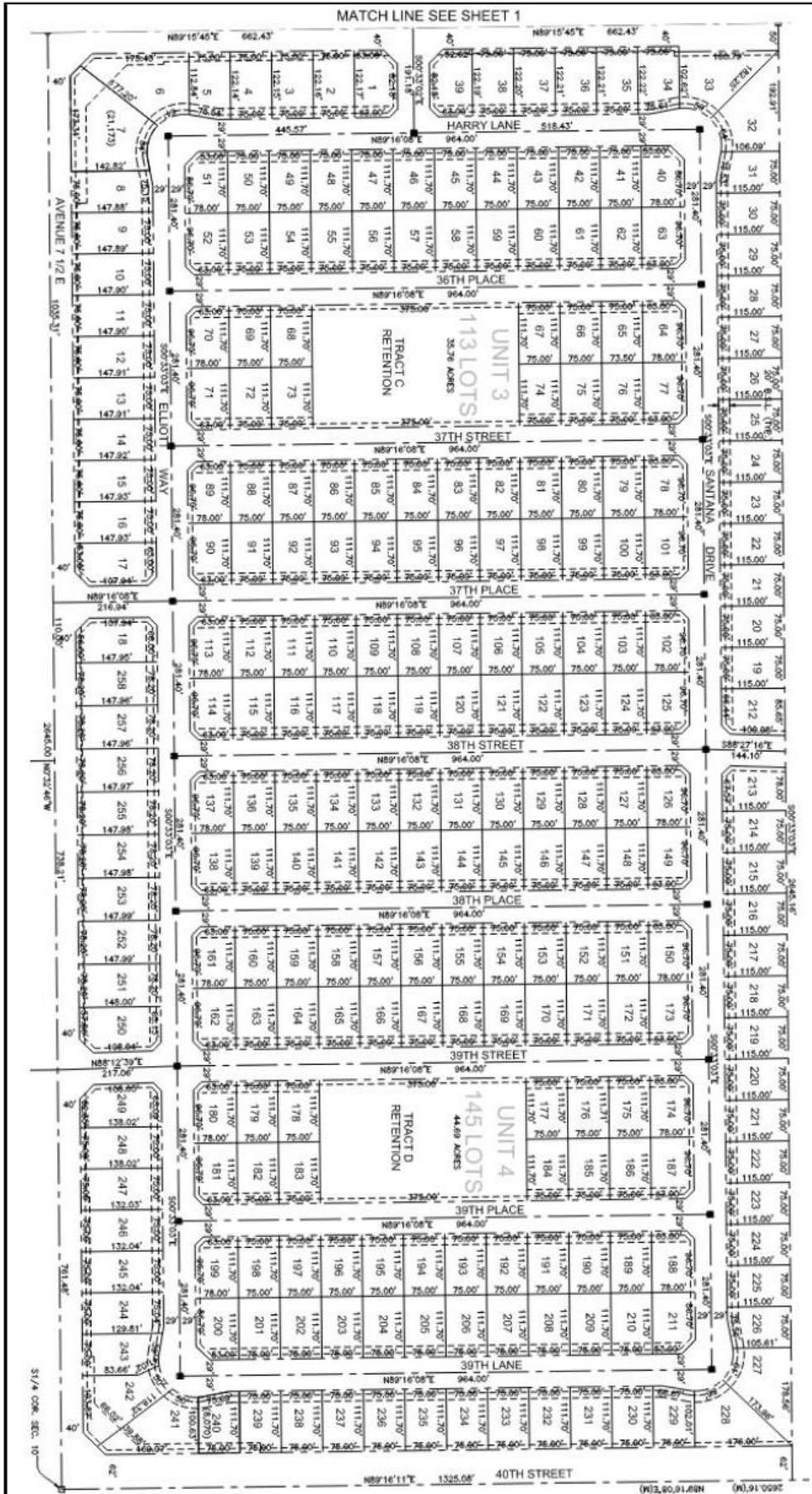
Community Planning Conditions: Richard Munguia, Senior Planner, (928) 373-5000, x3070

13. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B PRELIMINARY PLAT MAP





**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 01/29/2021
- **300' Vicinity Mailing:** 01/04/2021
- **34 Commenting/Reviewing Agencies noticed:** 01/07/2021
- **Site Posted on:** 02/12/2021
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 02/22/2021
- **Comments due:** 01/18/2021

| External List (Comments) | Response Received | Date Received | "No Comment" | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | X | 01/12/2021 | X | | |
| Yuma County Engineering | NR | | | | |
| Yuma County Public Works | NR | | | | |
| Yuma County Water Users' Assoc. | X | 01/12/2021 | X | | |
| Yuma County Planning & Zoning | NR | | | | |
| Yuma County Assessor | NR | | | | |
| Arizona Public Service | NR | | | | |
| Time Warner Cable | NR | | | | |
| Southwest Gas | NR | | | | |
| Qwest Communications | NR | | | | |
| Bureau of Land Management | NR | | | | |
| YUHS District #70 | NR | | | | |
| Yuma Elem. School District #1 | NR | | | | |
| Crane School District #13 | NR | | | | |
| A.D.O.T. | NR | | | | |
| Yuma Irrigation District | NR | | | | |
| Arizona Fish and Game | NR | | | | |
| USDA – NRCS | NR | | | | |
| United States Postal Service | NR | | | | |
| Yuma Metropolitan Planning Org. | NR | | | | |
| El Paso Natural Gas Co. | NR | | | | |
| Western Area Power Administration | X | 01/19/2021 | | X | X |
| City of Yuma Internal List (Conditions) | Response Received | Date Received | "No Conditions" | Written Conditions | Comments Attached |
| Police | NR | | | | |
| Parks & Recreation | NR | | | | |
| Development Engineer | NR | | | | |
| Fire | X | 01/13/2021 | | | X |
| Building Safety | NR | | | | |
| City Engineer | NR | | | | |
| Traffic Engineer | NR | | | | |
| MCAS / C P & L Office | X | 01/14/2021 | | X | |
| Utilities | NR | | | | |
| Public Works | NR | | | | |
| Streets | NR | | | | |

**ATTACHMENT D
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: ensure proper fire department access is indicated at plan review submittal

DATE: 1/13/21 NAME: Kayla Franklin TITLE: Fire Marshal
 CITY DEPT: Fire
 PHONE: 928-373-4865
 RETURN TO: Richard Munguia
 Richard.Munguia@YumaAZ.gov

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: MCAS has reviewed the request for APNs 197-10-007/9 for approximately 128.74 acres. The subject parcels are located under a known flight path, it is requested that an Avigation Easement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 14 Jan 2021 NAME: Antonio Martinez TITLE: Community Liaison Specialist
 
 CITY DEPT: MCAS Yuma
 PHONE: 928-269-2103
 RETURN TO: Richard Munguia
 Richard.Munguia@YumaAZ.gov

COMMENT NO COMMENT

Enter comments below:

Please be aware that both site maps attached had incorrect compass directional information. The APS easement currently shown on the site map is incorrect and should be shown as Western Area Power Administration (WAPA). WAPA has an easement recorded in Docket 1298, pages 912-921, whereas, as recited on page 916, paragraph 1 of LIMITATION OF USE, certain improvements are restricted. These restrictions impact Tract A (retention basin), Lots 32 thru 55, inclusive and Lots 127 thru 135, inclusive. Prior to any construction activity the Landowner and/or their representative must contact WAPA-DSW Region-Lands Department for concurrence of their construction activity within WAPA's easement.

DATE: 1/19/21 NAME: Dennis Patane TITLE: Realty Technician
 AGENCY: Western Area Power Administration
 PHONE: 602 605-2713
 RETURN TO: Richard Munguia
 Richard.Munguia@YumaAZ.gov

ATTACHMENT G
AERIAL PHOTO

