



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-42924-2024
CASE PLANNER: JENNIFER ALBERS

I. PROJECT DATA

Project Location:		Vicinity of E. 28 th Street and S. Rebecca Drive							
Parcel Number(s):		197-06-033 and 197-06-035							
Parcel Size(s):		19.4 acres and 10 acres							
Total Acreage:		29.4							
Proposed Dwelling Units:		Maximum: 0		Minimum: 0					
Address:									
Applicant:		City of Yuma on behalf Irwin Catherine H Trust 4-09-86 and Irwin Testamentary Trust							
Applicant's Agent:									
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	X	No			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X	
Airport	Noise Contours	65-70	70-75	X	75+	APZ1	APZ2	CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	County Heavy Industrial (HI-1)	Agriculture	Industrial
North	City Heavy Industrial (HI) and County Light Industrial (LI)	Undeveloped	Industrial
South	City Light Industrial (LI)	Industrial uses	Industrial
East	City Heavy Industrial (HI)	Undeveloped and Industrial uses	Industrial
West	City Light Industrial (LI) and City Heavy Industrial (HI)	Industrial uses	Industrial

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes	X	No	R2007-15 adopted 3/16/07 amended by R2007-27 adopted 5/30/07
Annexation	Yes		No	N/A
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	Date: N/A
Enforcement Actions	Yes		No	N/A
Land Division Status:	Legal lots of record			
Irrigation District:	None			
Adjacent Irrigation Canals & Drains:	None			
Water Conversion: (5.83 ac ft/acre)	0.00 Acre Feet a Year			
Water Conversion Agreement Required	Yes		No	X

II. CITY OF YUMA GENERAL PLAN

Land Use Element:															
Land Use Designation:				Industrial											
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		Gateway		Scenic		Hazard		Truck	
32 nd Street – Principal Arterial				62' HW		100' HW								X	
Bicycle Facilities Master Plan				32 nd Street - Proposed Shared Use Bike Path											
YCAT Transit System				32 nd Street – Orange Route											
Issues:															
Parks, Recreation and Open Space Element:															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: None					Future: None								
Community Park:		Existing: None					Future: None								
Linear Park:		Existing: None					Future: None								
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 Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person				Dwellings & Type		Projected Population		Police Impact		Water Consumption		Wastewater Generation			
				<i>Non-residential</i>						Officers		GPD		AF	
				Maximum	Per Unit										
				0	0	0		0.00		0		0.0		0	
				Minimum											
0	0	0		0.00		0		0.0		0					
Fire Facilities Plan:		Existing: Fire Station No. 5					Future: Fire Station No. 8								
Water Facility Plan:		Source:	City	X	Private	Connection:		Shari Avenue & Rebecca Avenue 8"							
Sewer Facility Plan:		Treatment:	City	X	Septic	Private		Connection: Ave 4E & 36 th St. 15"							
Issues:															
Safety Element:															
Flood Plain Designation:		500 Year Flood				Liquefaction Hazard Area:		Yes		No	X				
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:					

AERIAL

