



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

June 16, 2021

DEPARTMENT:

Planning and
Neighborhood Svc.

DIVISION

Community Planning

STRATEGIC OUTCOMES

- ☐ Safe & Prosperous
- ☐ Active & Appealing
- ☒ Respected & Responsible
- ☐ Connected & Engaged
- ☐ Unique & Creative

ACTION

- ☒ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☐ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Infrastructure and Services Report: Las Palmas Apartments

SUMMARY RECOMMENDATION:

Approve an Infrastructure and Services Report for Annexation Area No. ANEX-33710-2021, identified as the Las Palmas Apartments, located at 248 S. Avenue B. (Planning and Neighborhood Svc./Community Planning) (Randall Crist)

STRATEGIC OUTCOME:

The approval of this annexation will provide access to City resources and premier services. This annexation assists in furthering the City Council's vision and strategic outcomes as it relates to Respected and Responsible.

REPORT:

The annexation area consists of one property, the adjacent Avenue B right-of-way, and a portion of the West Main Canal. The annexation area totals approximately 4.44 acres.

The City of Yuma received a request from the property owner to annex the existing apartment complex. Currently the annexation area is developed as an apartment complex with 48 units, 16 one-bedroom and 32 studios. The 2010 Census identifies a total population of 69 residents in the annexation area. The property currently has City water and sewer services.

Arizona Revised Statutes § 9-471 (the state's annexation law) requires that, "On or before the date the governing body adopts the ordinance annexing territory, the governing body shall have approved a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final pursuant to Subsection D of this Section."

Approval of this Infrastructure and Services Report will fulfill the statutory requirement to have an approved plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve

anticipated new development within ten years of annexation.

The 2012 General Plan (adopted June 6, 2012, R2012-29) establishes the foundational blueprint and policies for providing infrastructure and services to all property within the City of Yuma. The following policy and plans will provide the lands within newly annexed areas with an appropriate level of infrastructure and services within ten years of annexation.

Plan and Policy for Land Use

The City of Yuma General Plan identifies the land use designation for the property as Medium Density Residential. The apartment complex was built in 1987 under Yuma County's jurisdiction. Upon annexation, the property will be a legal non-conforming use under the Agriculture (AG) zoning district. Once the 2022 General Plan is adopted, this property will be rezoned accordingly with the land use designation.

The City of Yuma Growth and Development Policy (R99-30) notes that it is in the best interest of the citizens and taxpayers of the City that urban land uses in the vicinity of the City should be part of the City of Yuma.

Plan and Policy for Roads

City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of arterials and collectors, linear parks or pathways, when warranted by proposed development projects. The dedications and contributions will be consistent with the City of Yuma's Transportation Master Plan (October, 2014) and 2018 Yuma Bikeways Plan (adopted March 6, 2019, R2019-004).

Arterial Roads: Deficiencies in rights-of-way can be corrected via dedications as adjacent land is rezoned or subdivided for development. Fair-share contributions for the improvement of existing roadways can be collected from development projects as they are approved by the City of Yuma, as warranted. The annexation area is adjacent to Avenue B, which is identified as a Minor Arterial. Access to the property is through a private drive.

Plan and Policy for Water and Sewer Systems

Water Systems: The property is within the service area of the Main Street Water Treatment Plant and there are currently City water services to the site, consistent with the City of Yuma's Integrated Master Plan (August 2008).

Sewer Systems: The property is located within the Figueroa Avenue Water Pollution Control Facility service area and there are currently City sewer services to the site. All development projects must have approved sewer treatment available to serve the project, consistent with the City of Yuma's 208 Wastewater Facilities Plan (adopted February 3, 1999, R99-08).

Plan and Policy for Emergency Services

Fire and Emergency Medical Services will be provided in a manner consistent with the City of Yuma Fire Services and Facilities Plan (adopted February 20, 2008, R2008-33). The site is to be served by Fire Station No. 1, located at 353 S. 3rd Avenue.

Public Safety services will be provided in a manner consistent with the City of Yuma 2012 General Plan (adopted June 6, 2012, R2012-29). The site is within the service area of the City of Yuma Police Department Headquarters located at 1500 S. 1st Avenue.

Plan and Policy for Parks

Park sites will be acquired consistent with the City of Yuma's adopted Parks and Recreation Facility Plan (adopted July 18, 2007, R2007-38), subject to the availability of funds. City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of linear parks or pathways when warranted by the development of the parcels of land.

Plan and Policy for Stormwater Collection and Disposal

All development projects must have approved stormwater collection and disposal systems available to serve the project, consistent with that master plan, as well as the City of Yuma Drainage Policy (Ordinance Nos. 1670 and 1836) and 2003 Stormwater Management Program, as amended. The creation of new facilities or extension of any pre-existing stormwater facilities to serve a proposed development project will be paid for by the development project seeking the stormwater collection and disposal service.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT/FUND/CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	<input type="checkbox"/> Department <input type="checkbox"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Philip A. Rodriguez			
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		6/8/2021	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Alyssa Linville		6/1/2021		
WRITTEN/SUBMITTED BY:		DATE:		
Amelia Griffin		5/26/21		