

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION

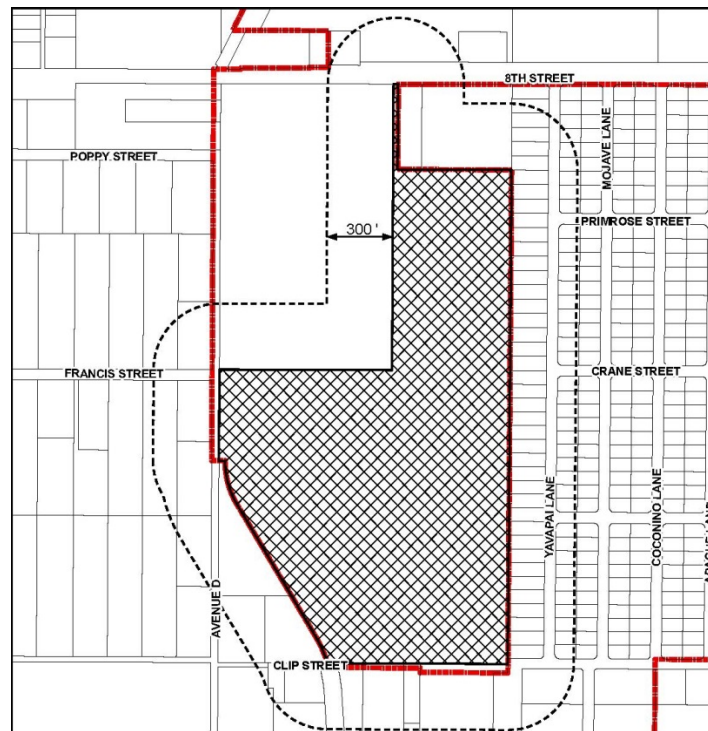
Hearing Date: April 25, 2016

Case Number: SUBD-13207-2016

Project Description/Location: Final Plat for the Ellington Subdivision. The property is located north of 12th Street between Avenue D to the west and county residences on Yavapai Lane to the east in Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Conditional Low Density Residential (R-1-6) Conditional Low Density Residential (R-1-12)	Agriculture	Low Density Residential
North	Agriculture (AG) County Rural Area (RA-40)	Agriculture/ Residences	Estate Residential
South	County Rural Area (RA-40) County Suburban Ranch (SR-3)	Residences	Estate Residential
East	County Manufactured Home Subdivision (MHS-10) / County Manufactured Home Subdivision (MHS-4.5) / County Low Density Residential (R-1-6)	Residences	Low Density Residential
West	County Low Density Residential (R-1-40) County Suburban Ranch (SR-2)	Residences	Agriculture

Location Map



Prior site actions: Pre-Annexation Agreement: Res. R2013-03 (Feb. 6, 2013) - AGR-1865-2012, Annexation: Ord. O2013-39 (Sept. 6, 2013) - ANEX-1669-2013, GP2002-003 (Denied); GP2010-004: Res. R2010-63 (Nov. 18, 2010); Rezone: ZONE-8398-2015 - AG to R-1-6 & R-1-12 (Adopted); SUBD-12444-2015 Preliminary Plat (February 8, 2016).

Staff recommendation: Staff recommends **APPROVAL** of the final plat for the Ellington Subdivision subject to the conditions outlined in Attachment A, because the request is in conformance with the City of Yuma General Plan.

Suggested Motion: Move to **APPROVE** the final plat for the Ellington Subdivision subject to the conditions outlined in Attachment A.

Background: In 2002, a Major Amendment to the General Plan was requested to change the land use from Rural Density Residential to Low Density Residential. This request was denied.

In 2010, a Major Amendment was resubmitted to change the land use from Rural Density Residential to Low Density Residential. The Yuma County Planning and Zoning Commission and the City of Yuma Planning and Zoning Commission recommended denial on September 13, 2010. The request was denied by the County Board of Supervisors and approved by the City Council on November 18, 2010 (R2010-63).

The property was annexed into the City on September 6, 2013 (O2013-39). In 2013, a rezoning was requested from Agriculture (AG) District to the Low Density Residential (R-1-6) District, in order to allow for the development of a subdivision of an estimated 178 lots. The Planning and Zoning Commission recommended denial on October 28, 2013 and City Council denied the request on December 18, 2013.

On January 12, 2015, the applicant/developer resubmitted a rezoning request to the City of Yuma to rezone the property from the Agriculture (AG) District to the Low Density Residential (R-1-6 and R-1-12) Districts.

On April 27, 2015, the Planning and Zoning Commission approved the rezoning of the subject property from the Agriculture (AG) District to the Low Density Residential (R-1-6 and R-1-12) Districts, including the dedications by plat.

On July 1, 2015, the City Council adopted the rezoning of the subject property from the Agriculture (AG) District to Low Density Residential (R-1-6 and R-1-12) District subject to conditions.

On February 8, 2016, the Planning and Zoning Commission approved the Preliminary Plat subject to conditions.

Staff Analysis: The applicant/developer is proposing to subdivide the 46.7 acres, to develop a single family subdivision that will consist of 169 single family dwelling units in the Low Density Residential (R-1-6) District and the Low Density Residential (R-1-12) District ranging in size from 6,000 square feet to 17,100 square feet.

The developer is proposing to develop 18 single family dwelling units which will serve as a buffer along the south and west sides of the development, with 151 single family dwellings located within the interior as depicted on the Preliminary Plat.

A Neighborhood meeting was held on December 30, 2015. Four neighbors were in attendance. Some of the concerns were future increases in crime, traffic, want it to remain farmland, potential street widenings, and access off of Clip Street.

1. Does the subdivision comply with the conditions of the rezoning?

Yes The subdivision complies with all of the conditions of rezoning,

2. Does the subdivision comply with the conditions of the preliminary plat approval?

Yes The subdivision will comply with all of the conditions of approval.

3. Is the final plat consistent with the preliminary plat that was approved?

Yes The final plat is consistent with the approved preliminary plat

Public Comments Received:

Name:	Mr. Brown				Contact Information: left no contact number							
Method of Contact:	Phone	X	FAX		Email		Letter		Other			
Was wondering if anything had changed on plat. Told him that the final plat matched the Preliminary plat. He said okay and that he had no concerns at this point and no comments.												
Name:	Would not leave name				Contact Information: Lives on Yavapai Lane							
Method of Contact:	Phone	X	FAX		Email		Letter		Other			
Would like to see it remain in Farmland but understands that things change.												

External Agency Comments:

See Attachment F.

Neighborhood Meeting Comments:

See Attachment G.

Proposed conditions delivered to applicant on:

March 21, 2016

Final staff report delivered to applicant on:

April 11, 2016

- ☒ Applicant agreed with all of the conditions of approval on: April 6, 2016
☐ Applicant did not agree with the following conditions of approval:

Attachments

A	B	C	D	E
Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions
F	G	H		
Neighborhood Meeting Comments	Aerial Photo	Staff Research		

Prepared By:
for BOBETTE BAUERMAN
Bobette Bauermann, Senior Planner**Date:**

3/30/16

Reviewed By:
Bob Blevins, Principal Planner**Date:**

3/30/16

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

3-30-16

**ATTACHMENT A
FINAL 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: Laurie Lineberry, Community Development Director
(928) 373-5175:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.

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.

City Engineering Conditions: Andrew McGarvie, Assistant City Engineer, (928) 373-5000 x3044:

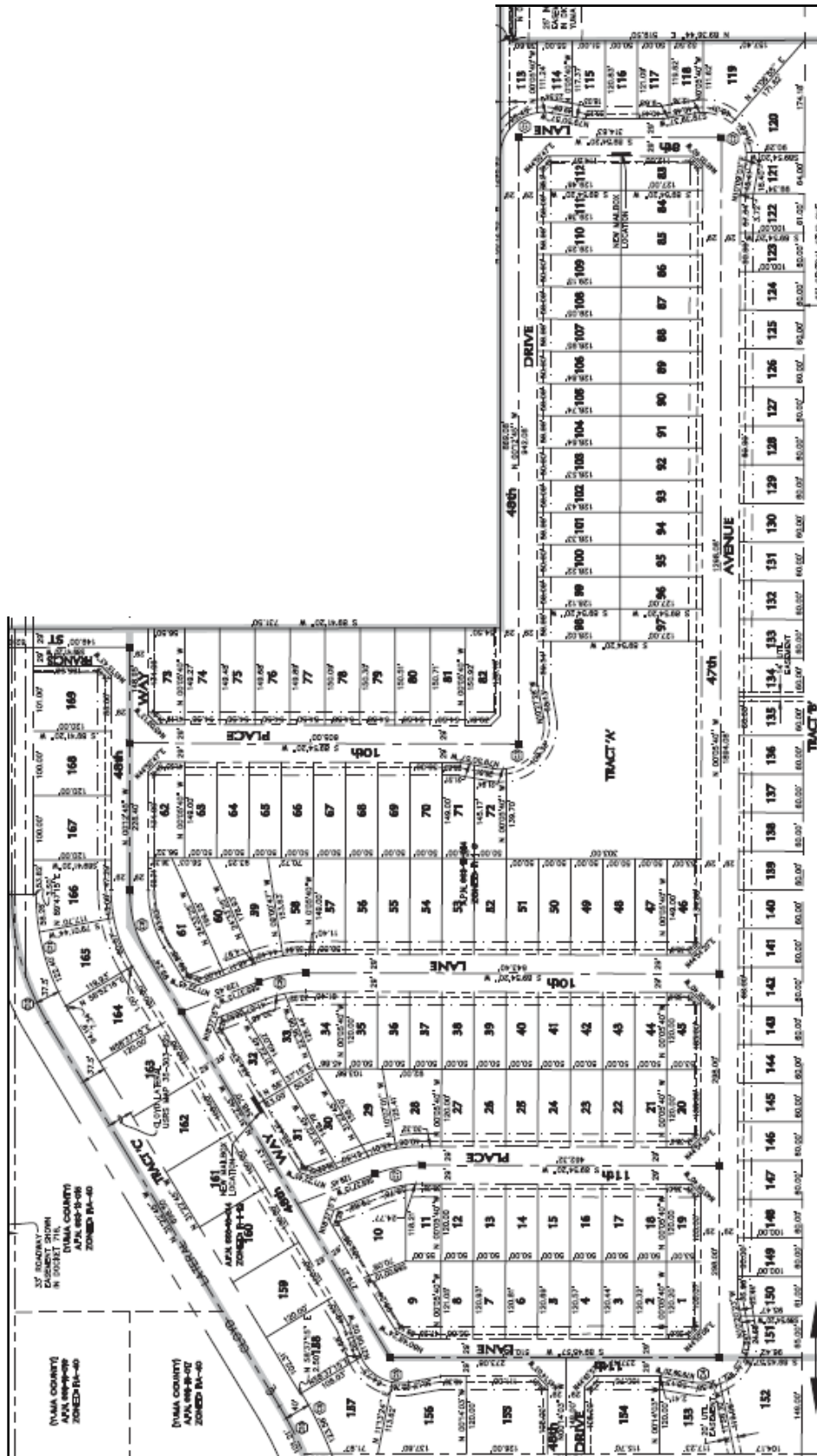
6. The City of Yuma will pay for the initial or normal materials testing required by the City Engineer to guard against unsuitable materials or defective workmanship. Additional tests, required due to failure of the initial or normal test(s), shall be paid for by the owner/developer. The City Engineer will designate the laboratory which will accomplish the additional test(s).
7. The City of Yuma will accept the 50 foot East half right-of-way for Avenue D located between this development and 8th Street if dedicated to the City of Yuma by Warranty deed from the property owner.

Community Planning Comments: Bobette Bauermann, Senior Planner, (928) 373-5199:

8. An 8 ½" X 11" paper copy of each phase of the subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
9. The Applicant/Developer shall comply with all of the Conditions of the Preliminary Plat Case # SUBD-12444-2015.
10. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

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 FINAL PLAT MAP



The map shows the following lot numbers and area measurements:

- Lot 1:** 1.00 AC
- Lot 2:** 1.00 AC
- Lot 3:** 1.00 AC
- Lot 4:** 1.00 AC
- Lot 5:** 1.00 AC
- Lot 6:** 1.00 AC
- Lot 7:** 1.00 AC
- Lot 8:** 1.00 AC
- Lot 9:** 1.00 AC
- Lot 10:** 1.00 AC
- Lot 11:** 1.00 AC
- Lot 12:** 1.00 AC
- Lot 13:** 1.00 AC
- Lot 14:** 1.00 AC
- Lot 15:** 1.00 AC
- Lot 16:** 1.00 AC
- Lot 17:** 1.00 AC
- Lot 18:** 1.00 AC
- Lot 19:** 1.00 AC
- Lot 20:** 1.00 AC
- Lot 21:** 1.00 AC
- Lot 22:** 1.00 AC
- Lot 23:** 1.00 AC
- Lot 24:** 1.00 AC
- Lot 25:** 1.00 AC
- Lot 26:** 1.00 AC
- Lot 27:** 1.00 AC
- Lot 28:** 1.00 AC
- Lot 29:** 1.00 AC
- Lot 30:** 1.00 AC
- Lot 31:** 1.00 AC
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- Lot 42:** 1.00 AC
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- Lot 116:** 1.00 AC
- Lot 117:** 1.00 AC
- Lot 118:** 1.00 AC
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- Lot 124:** 1.00 AC
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- Lot 127:** 1.00 AC
- Lot 128:** 1.00 AC
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- Lot 130:** 1.00 AC
- Lot 131:** 1.00 AC
- Lot 132:** 1.00 AC
- Lot 133:** 1.00 AC
- Lot 134:** 1.00 AC
- Lot 135:** 1.00 AC
- Lot 136:** 1.00 AC
- Lot 137:** 1.00 AC
- Lot 138:** 1.00 AC
- Lot 139:** 1.00 AC
- Lot 140:** 1.00 AC
- Lot 141:** 1.00 AC
- Lot 142:** 1.00 AC
- Lot 143:** 1.00 AC
- Lot 144:** 1.00 AC
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- Lot 152:** 1.00 AC
- Lot 153:** 1.00 AC
- Lot 154:** 1.00 AC
- Lot 155:** 1.00 AC
- Lot 156:** 1.00 AC
- Lot 157:** 1.00 AC
- Lot 158:** 1.00 AC
- Lot 159:** 1.00 AC
- Lot 160:** 1.00 AC
- Lot 161:** 1.00 AC
- Lot 162:** 1.00 AC
- Lot 163:** 1.00 AC
- Lot 164:** 1.00 AC
- Lot 165:** 1.00 AC
- Lot 166:** 1.00 AC
- Lot 167:** 1.00 AC
- Lot 168:** 1.00 AC
- Lot 169:** 1.00 AC

**ATTACHMENT D
REZONE CONDITIONS**

REZONE CONDITIONS (ZONE-8398-2015)

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department Of Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of this zoning action and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the zoning action is null and void.

City Engineering Conditions: Andrew McGarvie, Assistant City Engineer, (928) 373-5000 x3044:

3. The Owner shall dedicate to the City of Yuma by warranty deed any ownership of existing 8th Street right-of-way abutting the property for which the rezoning is being sought.
4. The Owner shall dedicate to the City of Yuma by warranty deed the additional right-of-way necessary such that the City shall realize a 50-foot South half-width right-of-way for 8th Street, a Minor Arterial Street as described in the City of Yuma Transportation Master Plan, Final Report, dated October 2014.
5. The Owner shall dedicate to the City of Yuma by warranty deed any ownership of existing Avenue D right-of-way abutting the property for which the rezoning is being sought.
6. The Owner shall dedicate to the City of Yuma by warranty deed the additional right-of-way necessary such that the City shall realize a 40-foot East half-width right-of-way for Avenue D, as an Collector Street as described in the City of Yuma Transportation Master Plan, Final Report, dated October 2014.
7. The Owner shall dedicate to the City of Yuma by warranty deed any ownership of existing 12th Street right-of-way abutting the property for which the rezoning is being sought.
8. The Owner shall dedicate to the City of Yuma by warranty deed the additional right-of-way necessary such that the City shall realize a 40-foot North half-width right-of-way for 12th Street, a Collector Street as described in the City of Yuma Transportation Master Plan, Final Report, dated October 2014.
9. The Owner shall dedicate to the City of Yuma by warranty deed any ownership of existing United States Department of the Interior Bureau of Reclamation/Yuma County Water Users' Association Cloyd Lateral right-of-way abutting the property for which the rezoning is being sought.

10. The Owner shall dedicate to the City of Yuma by warranty deed any ownership of existing United States Department of the Interior Bureau of Reclamation/Yuma County Water Users' Association Central Drain Stub No. 2 right-of-way abutting the property for which the rezoning is being sought.

Community Planning Conditions: Joy Everett, Senior Planner, (928) 373-5000 x3034:

11. The Owner shall record an Agriculture Disclosure Statement on the property acknowledging agriculture activities that have occurred on the property.
12. With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS 9-462.01.

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 E
PRELIMINARY PLAT CONDITIONS

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: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of the subdivision preliminary plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.

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.

Public Works Conditions: Joel Olea, Public Works Director, (928) 373-4633:

6. A Home Owners Association (HOA) shall be established as a condition for this subdivision for the purpose of maintaining the retention basin and Parkway landscaping.

Engineering Conditions: Andrew McGarvie, Assistant City Engineer, (928) 373-5000 #3044:

7. The owner shall provide payment in lieu of construction totaling \$80,000.00 for offsite improvements to the City of Yuma at the time the final plat is recorded.
8. The Owner shall work with Yuma County Water User's Association to facilitate a crossing license between the Water Users and the City of Yuma, pay for the cost of said license, and design and construct any required infrastructure that the Water Users require on the canal infrastructure adjacent to this subdivision.

9. The Owner shall provide a 1 ft. non-access easement along the Avenue D, 12th Street frontage, and the canal frontages, except for approved access locations as provided for in the platting process).
10. The Owner shall convert the existing water rights for the development to the City of Yuma upon final plat.

Community Planning Conditions: Bobette Bauermann, Principal Planner, (928) 373-5000 #3038

11. A time frame of build out for the subdivision shall be submitted to the Yuma School District to enable the district to adequately plan for future school facilities.
12. The developer shall coordinate mail delivery receptacles with the United States Postal Service.
13. The Applicant/Developer shall comply with all of the Conditions of Rezoning Case # ZONE-8398-2015.
14. With the exception of Condition 2, the owner shall submit a final plat within three (3) years of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) years 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 F
NEIGHBORHOOD MEETING COMMENTS

Date Held: 12/30/2015

Location: Intersection of Francis St. and Avenue D

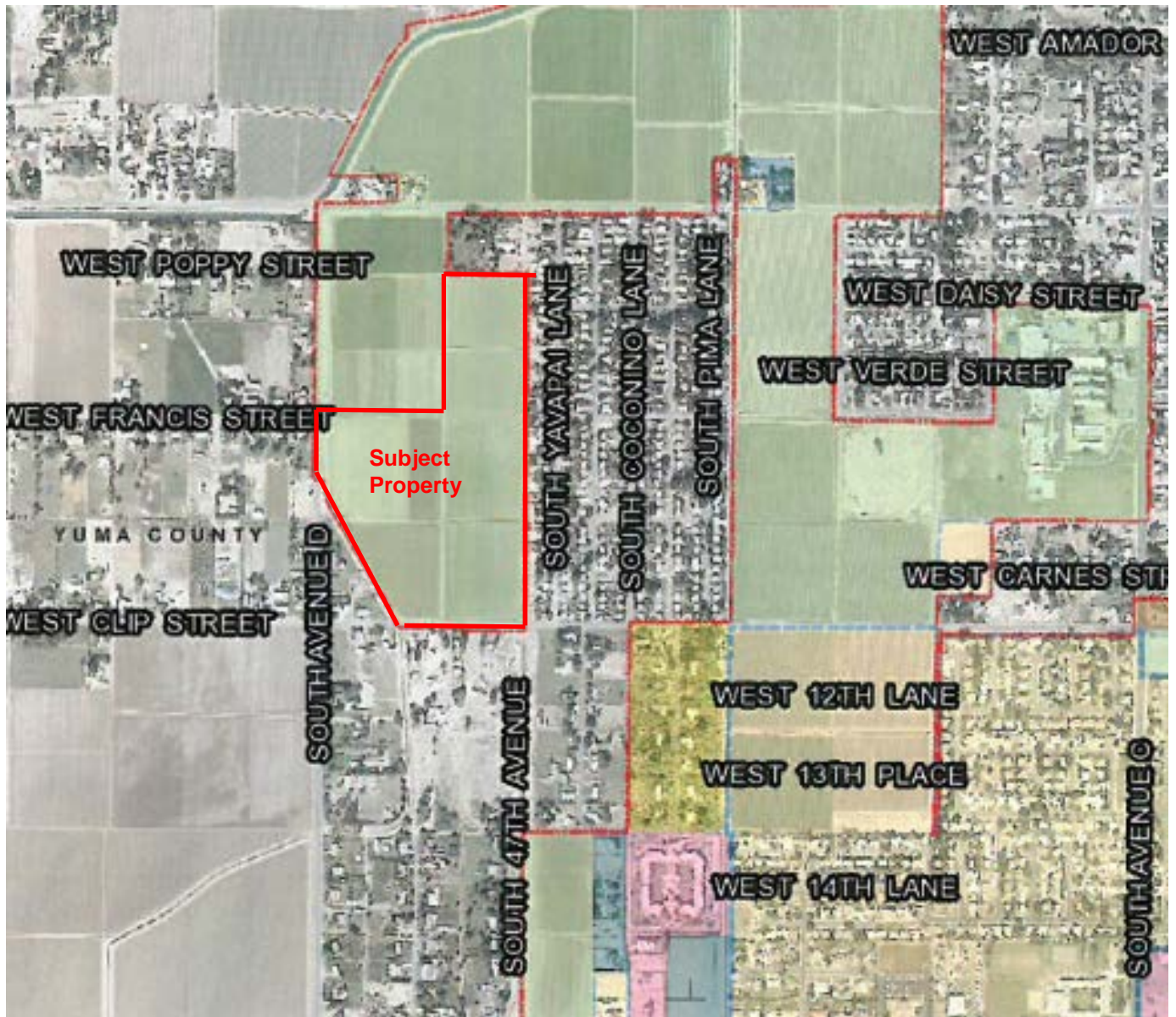
Attendees: Dave Bickel – Dahl, Robins & Associates, Bobette Bauermann – City of Yuma

Number of neighbors in attendance: 4

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

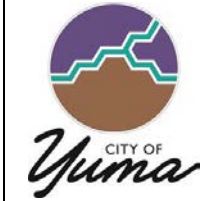
- **QUESTION: WHY IS THERE 169 HOMES WHEN IT WAS 161 BEFORE?**
- **ANSWER: THAT WAS A CONCEPTUAL PLAN OF THE LAYOUT OF THE SUBDIVISION.**
- **QUESTION: WILL THERE BE AN ALLEY NEXT TO DONAVAN ESTATES?**
- **ANSWER: THAT IS A 65' EASEMENT OWNED BY THE WATER USERS, THERE WILL BE NO PAVED ACCESS.**
- **COMMENT: LIKE BEING NEXT TO THE AGRICULTURE AND LIVING IN A QUIET NEIGHBORHOOD.**

ATTACHMENT G
AERIAL PHOTO



ATTACHMENT H
STAFF RESEARCH

(See Attached)



STAFF RESEARCH – FINAL PLAT

CASE #: 13207-2016 PHASE #: 1
CASE PLANNER: BOBETTE BAUERMANN

I. PROJECT DATA

Project Location:				North of 12th Street between Avenue D to the West, and County residences on Yavapai Lane to the East																							
Parcel Number(s):				663-13-014																							
Parcel Size(s):				2,032,596.72 s.f.																							
Total Acreage:				46.662 Acres																							
Proposed Dwelling Units:				169				Single Family Dwellings																			
Address:				N/A																							
Applicant:				Ellington Land AZ LLC																							
Applicant's Agent:				Dahl, Robins & Associates																							
Land Use Conformity Matrix:				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	Existing Land Use	Planned Land Use
Site	Agriculture (AG) Conditional Low Density Residential (R-1-6) Conditional Low Density Residential (R-1-12)	Agriculture	Low Density Residential
North	Agriculture (AG) County Rural Area (RA-40)	Agriculture/ Residences	Estate Residential
South	County Rural Area (RA-40) County Suburban Ranch (SR-3)	Residences	Estate Residential
East	County Manufactured Home Sub (MHS-10) County Manufactured Home Sub (MHS-4.5) County Low Density Residential (R-1-6)	Residences	Low Density Residential
West	County Low Density Residential (R-1-40) County Suburban Ranch (SR-2)	Residences	Agriculture

Prior Cases or Related Actions: ZONE-4321- 2013 AG to R-1-6 (Denied)

Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	X	No	Res. R2013-03 (February 6, 2013) - AGR-1865-2012
Annexation	Yes	X	No	Ord. O2013-39 (September 6, 2013) - ANEX-1669-2013
General Plan Amendment	Yes	X	No	Res. R2010-63 (November 18, 2010) - GP2010-004; GP2002-003 (Denied)
Development Agreement	Yes		No	N/A
Rezone	Yes	X	No	ZONE-8398-2015 - AG to R-1-6 & R-1-12
Subdivision	Yes	X	No	SUBD-12444-2015 – Preliminary Plat (February 8, 2016)
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes	X	No	December 2, 2010 & July 19, 2012
Design Review Commission	Yes		No	N/A
Enforcement Actions	Yes		No	N/A
Avigation Easement Recorded	Yes	X	No	Fee # 2013-09415

Land Division Status:	Parcel is a legal lot of record.				
Irrigation District:	Yuma County Water Users Association				
Adjacent Irrigation Canals & Drains:	Cloyd Lateral, Central Stub No. 2 Drain				
Water Conversion Agreement Required	Yes	X	No		

II. ZONING CODE AND DISTRICT DEVELOPMENT STANDARDS

Standard	Subdivision						Conforms				
Lot Size	Minimum:	6,000 s.f.		Maximum:	17,100 sf		Yes	X	No		
Lot Depth	Minimum:	95.47'		Maximum:	199.25'		Yes	X	No		
Lot Width/Frontage	Minimum:	50'		Maximum:	100'		Yes	X	No		
Setbacks	Front:	20'	Rear:	10' (R-1-6) 20' (R-1-8)		Side:	7'	Yes	X	No	
District Size	46.662		Acres				Yes	X	No		
Density	2.76		Dwelling units per acre				Yes	X	No		

III. SUBDIVISION CODE DEVELOPMENT STANDARDS

Requirements	Conforms						
General Principles	Yes	X	No		N/A		
Streets	Conforms						
Circulation	Yes	X	No		N/A		
Arterial Streets	Yes		No		N/A	X	
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		No		N/A	X	
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	X	No		N/A		
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: 1 foot non-access easement is required to be placed along all lots with double frontage, corner triangles, Lateral and adjacent to tracts, etc.							

NOTIFICATION

- Legal Ad Published: The Sun – 4/1/2016
- 300' Vicinity Mailing: 3/7/16
- Site Posted on: N/A
- 34 Commenting/Reviewing Agencies noticed: 3/10/16

- Neighborhood Meeting Date: N/A
- Hearing Date: 4/25/16
- Comments due: 3/21/16

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	3/15/2016	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	Yes	3/14/2016		X	X
Yuma County Planning & Zoning	Yes	3/11/2016	X		
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.	Yes	3/10/2016	X		
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	Yes	3/10/2016	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	Yes	3/14/2016	X		
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	Yes	3/10/2016		X	
Kayla Holiman, Fire	Yes	3/14/2016	X		
Kerry Beecher, Building Safety	NR				
Randy Crist, Building Safety	NR				
Jim Hamersley, ITS	NR				
Josh Scott, Engineering	NR				
Jonathan Fell, Traffic Engineering	Yes	3/15/2016	X		
MCAS / C P & L Office	Yes	3/10/2016	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

Neighborhood Meeting	Comments Available
None Required	N/A
Prop. 207 Waiver Given to Applicant on:	Delivery Method:
February 23, 2016	by U.S. Mail

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.