



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer L. Albers

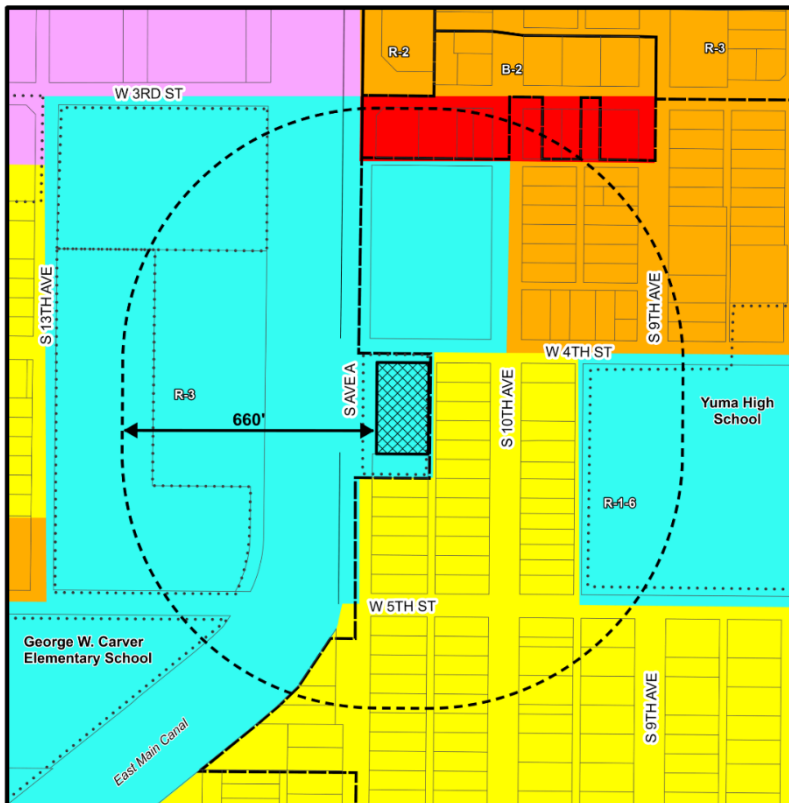
Hearing Date: September 11, 2023

Case Number: GP-41505-2023

Project Description/Location: This is a General Plan Amendment request by Ubaldo Juarez on behalf of UBLA Properties LLC to change the land use designation from Public/Quasi-Public to High Density Residential for approximately .73 acres, for the property located at the southeast corner of Avenue A and 4th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	High Density Residential with the Public and Infill Overlays (R-3/P/IO)	Vacant	Public/Quasi-Public
North	Low Density Residential with the Infill Overlay (R-1-6/IO)	Stormwater basin	Public/Quasi-Public
South	High Density Residential with the Public and Infill Overlays (R-3/P/IO)	Multi-family	Public/Quasi-Public
East	Low Density Residential with the Infill Overlay (R-1-6/IO)	Single family homes	Low Density Residential
West	High Density Residential with the Infill Overlay (R-3/IO)	East Main Canal and multi-use path	Public/Quasi-Public

Location Map



LOCATION OF SUBJECT PROPERTY

NOTIFICATION AREA

GENERAL PLAN - LAND USE

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Public/Quasi-Public

ZONING DISTRICTS

- B-2 - General Commercial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- Public Overlay District

Prior site actions: Subdivision: 4th Street Retention Basin Re-subdivision 9/20/96

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for .73 acres to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for .73 acres to High Density Residential for property located at the southeast corner of Avenue A and 4th Street.

Staff Analysis: This is a General Plan Amendment request by Ubaldo Juarez on behalf of UBLA Properties LLC to change the land use designation from Public/Quasi-Public to High Density Residential for approximately .73 acres, for the property located at the southeast corner of Avenue A and 4th Street, Yuma, AZ.

The property is currently vacant. The property was previously purchased by the City of Yuma with the intent to construct a stormwater basin which would expand the capacity of the stormwater basin to the north. Earlier this year, it was determined that the stormwater basin would not be needed and the property was sold for private development. The intent at the time of sale was to construct single family homes. Since that purchase, the property owner has decided to construct a multi-family project and has requested the General Plan amendment to support that effort.

The existing Public/Quasi-Public land use designation allows publicly owned and operated facilities or those devoted to public use by governmental and quasi-public or non-profit entities: includes schools, churches, hospitals, military installations and/or government buildings. The Public/Quasi-Public land use designation supports the full range of zoning districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS), and Manufactured Home Park (MHP) districts.

The applicant's intent in changing the land use designation is to develop a 15-unit multi-family development under the High Density Residential (R-3) zoning district.

Density

The High Density Residential land use designation would allow from 9 to 22 dwelling units to be constructed in a multi-family development on .73 acres. The applicant intends to develop a 15-unit, multi-family development.

Population

Information from the 2017-2021 American Community Survey provides data on population by housing unit type. The information shows an average household size of 1.9 persons per high density type dwelling in the City of Yuma.

Comparing the densities allowed within the General Plan, the potential persons expected are:

- Public/Quasi-Public:
Expected zero homes – Expected population: 0
- High Density Residential:
Minimum 9 homes – Expected population: 17
Maximum 22 homes – Expected population: 42

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefor the expected school-age population is estimated at:

- Public/Quasi-Public:
Maximum expected population: 0 – School Age: 0
- High Density Residential:
Minimum expected population: 17 – School Age: 3
Maximum expected population: 42 – School Age: 8

Transportation

The property is located along Avenue A which is a 2-lane Collector roadway. Access will be from 4th street which is a Local road.

According to the City of Yuma Transportation Master Plan, Avenue A 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 2022 as 5,846 vehicles on Avenue A south of 4th Street.

Housing

The Housing Element of the City of Yuma 2022 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.

Public Services

Education

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of GW Carver Elementary School located at 1341 S. 5th Street and junior high school students are within the boundary of 4th Avenue Junior High School at 450 S. 4th Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Yuma High School located at 400 S. 6th Avenue.

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

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
Avenue A – Collector	40FT HW	50 FT HW
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 facility plans.

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

Yes This area has been designated with the Public/Quasi-Public land use designation since the adoption of the 1983 City of Yuma General Plan on January 5, 1983 (Resolution No. 2292).

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 11, 2023
- City of Yuma City Council: October 4, 2023

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

Final staff report delivered to applicant on: 8/16/23

- Applicant agreed with staff’s recommendation: 8/16/23
- Applicant did not agree with staff’s recommendation:
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E
Public Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo


Prepared By: Jennifer L. Albers **Date:** 8/14/23
 Jennifer L. Albers,
 Assistant Director of Planning

Approved By: Alyssa Linville **Date:** 08/16/2023
 Alyssa Linville,
 Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Mrs. Harp	Contact Information:	928-318-2585							
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: Questions about location, request and process										

**ATTACHMENT B
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-41505-2023 CASE PLANNER: JENNIFER ALBERS</p>
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I. PROJECT DATA

Project Location:		SEC Avenue A and 4 th Street							
Parcel Number(s):		663-49-075							
Parcel Size(s):		31,948 square feet							
Total Acreage:		.73							
Proposed Dwelling Units:		Maximum:	22	Minimum:	9				
Address:									
Applicant:		UBLA Properties LLC							
Applicant's Agent:		Ubaldo Juarez							
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes	X	No	
Zoning Overlay:	Public	X	AO	Auto	B&B	Historic	Infill	X	None

	Airport		Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE
	Existing Zoning				Current Use				General Plan Designation					
Site	High Density Residential with the Public and Infill Overlays (R-3/P/IO)				Vacant				Public/Quasi-Public					
North	Low Density Residential with the Infill Overlay (R-1-6/IO)				Stormwater basin				Public/Quasi-Public					
South	High Density Residential with the Public and Infill Overlays (R-3/P/IO)				Multi-family				Public/Quasi-Public					
East	Low Density Residential with the Infill Overlay (R-1-6/IO)				Single family homes				Low Density Residential					
West	High Density Residential with the Infill Overlay (R-3/IO)				East Main Canal and multi-use path				Public/Quasi-Public					

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>		<u>Cases, Actions or Agreements</u>	
Pre-Annexation Agreement	Yes	No	N/A	
Annexation	Yes	X No	1915 City Charter	
General Plan Amendment	Yes	No	N/A	
Development Agreement	Yes	No	N/A	
Rezone	Yes	No	N/A	
Subdivision	Yes	X No	4 th Street Retention Basin Re-subdivision 9/20/96	
Conditional Use Permit	Yes	No	N/A	
Pre-Development Meeting	Yes	X No	Date: 2/1/22	
Enforcement Actions	Yes	No	N/A	

Land Division Status:	Legal lot of record
Irrigation District:	None
Adjacent Irrigation Canals & Drains:	East Main Canal
Water Conversion: (5.83 ac ft/acre)	4.26 Acre Feet a Year
Water Conversion Agreement Required	Yes No X

II. CITY OF YUMA GENERAL PLAN

Land Use Element:									
Land Use Designation:			Public/Quasi-Public						
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		
Avenue A - Collector		40FT HW	50 FT HW						
Bicycle Facilities Master Plan		East Main Canal Bike Path							
YCAT Transit System		N/A							
Issues:									
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:		Existing: Marcus Park				Future: Marcus Park			
Community Park:		Existing: Carver Park				Future: Carver Park			
Linear Park:		Existing: East Main Canal				Future: East Main Canal			
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			Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
Population projection per 2017-2021 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			<i>Multi-Family</i>						
			Maximum	Per Unit		Officers	GPD	AF	GPD
			22	1.9	42	0.08	8,653	9.7	2,926
			Minimum						
9		1.9	17	0.03	3,540	4.0	1,197		
Fire Facilities Plan:		Existing: Fire Station No. 1				Future: Fire Station No. 1			
Water Facility Plan:		Source:	City	X	Private	Connection:	4 th Street 8" line		
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: 4 th Street 6" line		
Issues:									
Safety Element:									
Flood Plain Designation:		Zone AH			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

- Legal Ad Published: The Sun 8/19/23
- Display Ad Published: 8/19/23
- 660' Vicinity Mailing: 8/14/23
- 54 Commenting/Reviewing Agencies noticed: 6/13/23
- Site Posted: 7/6/23
- Neighborhood Meeting: 7/12/23
- Hearing Dates: 9/11/23
- Comments Due: 8/12/23

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			
Yuma County Assessor	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	NR			
Arizona Game & Fish 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	7/21/23	X	
Bureau of Land Management (ARS)	NR			
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
Chief Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	Yes	7/11/23	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
JULY 12 TH , 2023	See Attachment C
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: July 12, 2023

Location: On-site

Attendees:

Public: John Ortega,

Applicant: Ubaldo Jaurez, Agent: Chris Morris

Staff: Jennifer Albers

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Applicant described project:
15 units, market rate 1,000 square foot 2 bedroom rentals,
similar look to new units on First Avenue.
Access will be from 4th Street with parking in rear and landscaping along Avenue A
Hopeful that new development will encourage owner improvements to other properties
- Concerns from public:
Too many units,
Would prefer to see homes similar to the neighborhood or at least a fewer number of
units in duplexes.
What happens in 20-30 years when the apartments start to run down

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

OWNER	ADDRESS	CITY	ST	ZIP
AGUAYO SAMANTHA M	2440 W 11TH ST	YUMA	AZ	85364
ALSTON-LEGGETT MARCUS	467 S AVE A	YUMA	AZ	85364
AMERICAN HOME BUYERS LLC	1407 W CAMINO REAL	YUMA	AZ	85364
ANDERSON E W & ELIZABETH TRUST 4/2/76	976 S 5TH AVE	YUMA	AZ	85364
ANDERSON JAMES E & RAE L	2291 S VALLEY VIEW WAY	YUMA	AZ	85365
BABCOCK JANICE A	506 S 10TH AVE	YUMA	AZ	85364
BICKNELL LARRY A & NANCY A TRUST 3-20-01	1972 W 13TH PL	YUMA	AZ	85364
BOTELLO MARIA DE JESUS	469 S AVENUE A	YUMA	AZ	85364
CAPETILLO JANIRA RODARTE	1952 S 36TH DR	YUMA	AZ	85364
CAZARES SALVADOR SR & GLORIA M JT	485 S AVENUE A	YUMA	AZ	85364
CHAVEZ OSCAR FRANK JR & MARIA DIANA	3156 S 27TH WAY	YUMA	AZ	85364
CORTEZ IVAN S	PO BOX 873	OCEANO	CA	93475
COVARRUBIAS JUAN M & GRISELDA JT	4636 E COUNTY 13 3/4 ST	YUMA	AZ	85365
CROCKER GARY W & MARTHA	PO BOX 1233	YUMA	AZ	85366
DE LA TORRE ELISA	335 S 10TH AVE	YUMA	AZ	85364
DELCID MARY G &	1301 S 11TH AVE	YUMA	AZ	85364
DURAN TERESA & ALFREDO	361 S 10TH AVE	YUMA	AZ	85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA	AZ	85364
FIGUEROA VELIA	510 S 10TH AVE	YUMA	AZ	85364
GARCIA JASMINA	511 S 10TH AVE	YUMA	AZ	85364
GOMEZ JOSE LUIS ETAL	364 S 9TH AVE	YUMA	AZ	85364
GOMEZ VICTOR M & MARIA H JT	10709 E 36TH ST	YUMA	AZ	85365
GONZALES GEORGE T LIFE ESTATE	461 S 10TH AVE	YUMA	AZ	85364
GONZALEZ JESUS H & ELIZABETH	541 S 10TH AVE	YUMA	AZ	85364
GONZALEZ JOSE JUAN DELGADO	945 W 3RD ST	YUMA	AZ	85364
GONZALEZ SABAS M	449 S 10TH AVE	YUMA	AZ	85364
GUZMAN REYNA ALFONSA	445 S 10TH AVE	YUMA	AZ	85364
HARP FAMILY TRUST 6-13-2017	10781 S BAJA ST	YUMA	AZ	85367
HERNANDEZ LUIS JESUS	1404 W 8TH PL	YUMA	AZ	85364
HERNANDEZ RAMON E & YESENIA	393 S 9TH AVE	YUMA	AZ	85364
HERNANDEZ RIGOBERTO & MARIA C JT	355 S 9TH AVE	YUMA	AZ	85364
JIMENEZ MIGUEL ANGEL CABUTO	926 W 4TH ST	YUMA	AZ	85364
JONE TYRONE P & VIRGINIA CPWROS	4776 E HEAVENLY PL	YUMA	AZ	85365
JUAREZ MARIA A	324 S 9TH AVE	YUMA	AZ	85364
LAMBERT ROSIE J	502 S 10TH AVE	YUMA	AZ	85364
LOPEZ JUAN CORTEZ & DURAN MARIA RITA BELTRAN JT	369 S 10TH AVE	YUMA	AZ	85364
LOPEZ MARCO A & MANUELA B JT	465 S 10TH AVE	YUMA	AZ	85364
LUNA JAVIER ARELLANO & JACQUELINE MONTROYA	480 S 10TH AVE	YUMA	AZ	85364
MAGANA MARCO ANTONIO & MARIA CARMEN JT	489 S AVENUE A	YUMA	AZ	85364
MCMILLAN JAMES	344 S 9TH AVENUE	YUMA	AZ	85364
MEDINA ISRAEL	979 W 3RD ST	YUMA	AZ	85364
MENDOZA JUAN	538 MAE AVE	SALINAS	CA	93905
MILLER WAYMON	410 S 10TH AVE	YUMA	AZ	85364
MONTROYA LEOBARDO & CECILIA	509 S AVENUE A	YUMA	AZ	85364
MORALES TERESA C	508 S 10TH AVE	YUMA	AZ	85364
MORENO GONZALO & OLGA JT	507 S AVENUE A	YUMA	AZ	85364

NEBOCAT KARINA	492 S 10TH AVE	YUMA	AZ	85364
NEGRETE JOSE	346 S 9TH AVE	YUMA	AZ	85364
NG JESSICA	3183 NICOLAS RD	LINCOLN	CA	95648
ORTEGA MARIA VICTORIA	348 9TH AVE	YUMA	AZ	85364
OXLEY JOHN DAVID JR & DAWN CHRISTINE AB LIVING TRUST 8-6-2004	12384 S ABBOTT DOWNING WAY	NAMPA	ID	83686
PEREZ JOSE A & MARIA JT	476 S 10TH AVE	YUMA	AZ	85364
PEREZ JOSE L &	428 S 10TH AVE	YUMA	AZ	85364
PEREZ RAUL & LETICIA I	479 S AVENUE A	YUMA	AZ	85364
PETROS JAMES R & MELISSA A JT	131 CLIFFSIDE LANE	HUNKER	PA	15639
QUINONEZ FRANCISCO VICENTE	PO BOX 4510	SAN LUIS	AZ	85349
RAMIREZ INEZ AMALIA	396 S 9TH AVE	YUMA	AZ	85364
RAMOS ROBERT V & OLGA M TRUST 11-16-78	PO BOX 51	YUMA	AZ	85366
RICO STEVEN A & IRMA JT	521 S 10TH AVE	YUMA	AZ	85364
ROBLEDO VICTOR DANIEL ABREGO	510 S AVENUE A	YUMA	AZ	85364
ROSE OF SHARON CHURCH OF GOD IN CHRIST	1320 W 13TH ST	YUMA	AZ	85364
SANCHEZ RAFAEL PEREZ &	9621 FELDSPAR AVE	YUMA	AZ	85364
THOMPSON CLEAMERS	381 S 9TH AVE	YUMA	AZ	85364
TRUJILLO ARMANDO & MARIA ELENA JT	443 S 10TH AVE	YUMA	AZ	85364
UBLA PROPERTIES LLC	12172 E VIA LOMA VISTA #41	YUMA	AZ	85367
VARGAS MARICELA	516 S AVE A	YUMA	AZ	85364
VILLA JOSE R	995 W 3RD ST	YUMA	AZ	85364
VILLEGAS MANUEL	337 S 10TH AVE	YUMA	AZ	85364
WILSON VIOLA	421 S 10TH AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA	AZ	85364
YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364
YUMA UNION HIGH SCHOOL DIST # 70	3150 S AVENUE A	YUMA	AZ	85364
ZAMORA MAXIMO R & LETICIA TRUST 4-1-2009	513 S 16TH AVE	YUMA	AZ	85364
ZAMORA RAFAEL & TERESA	481 S 10TH AVE	YUMA	AZ	85364
ZAVALA MARY J	470 S 10TH AVE	YUMA	AZ	85364
ZUNIGA JOSE LUIS &	373 S 10TH AVE	YUMA	AZ	85364

**ATTACHMENT E
AERIAL PHOTO**

