

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson

Hearing Date: October 14, 2024

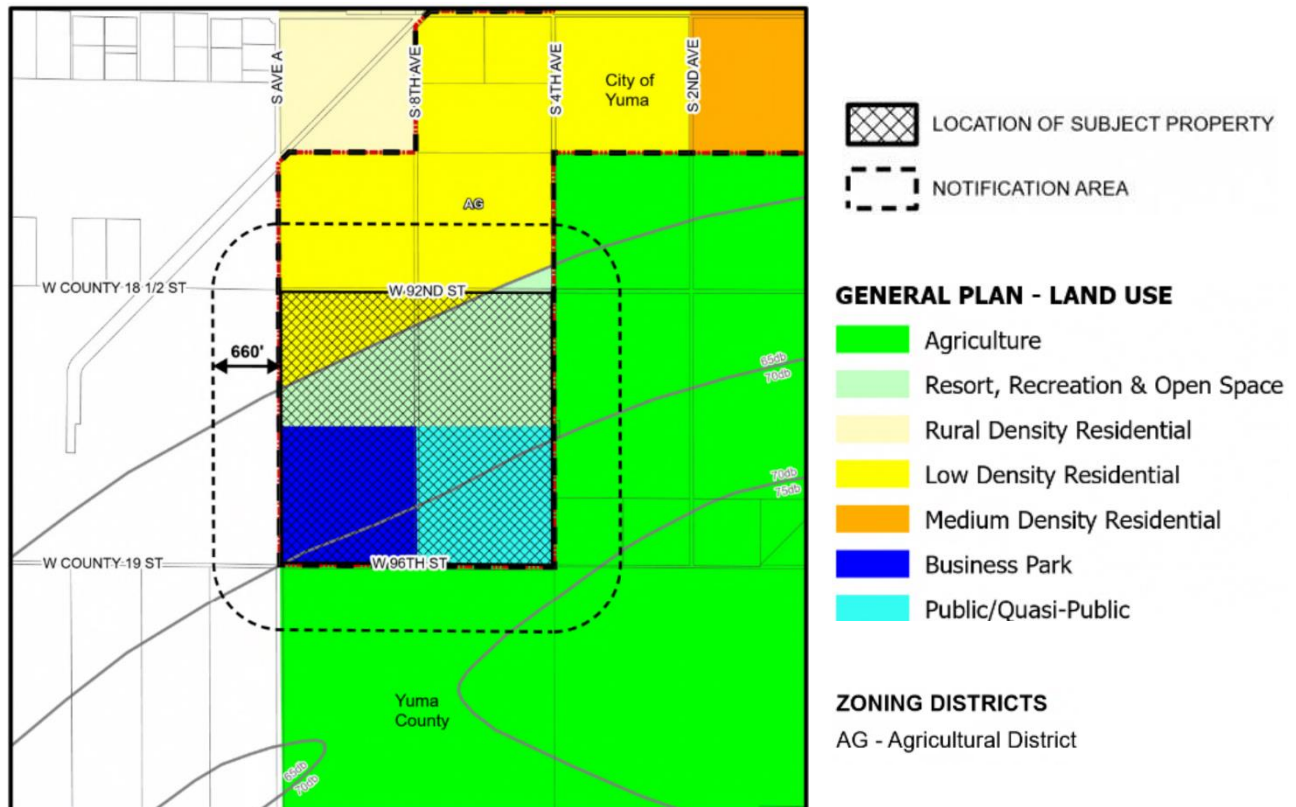
Case Number: GP-42834-2024

Project Description/Location:

This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19th Street and Avenue A, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG) District	Agriculture	Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public
North	Agriculture (AG) District	Agriculture	Low Density Residential, Resort/Recreation/Open Space
South	County Rural Area-10 (RA-10)	Agriculture	Agriculture
East	County Rural Area-10 (RA-10)	Agriculture	Agriculture
West	County Rural Area-10 (RA-10)	Agriculture	County Agricultural/Rural Residential

Location Map



Prior site actions: Pre-Annexation Agreement: Res. R2009-31 (June 15, 2009); Annexation: Ord. O2009-39 (July 3, 2009); General Plan Amendment: GP-2009-003, Resolution R2009-87 (November 18, 2009) Major Amendment to change land use designation to a mix of uses.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 160 acres from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 160 acres from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial.

Staff Analysis: This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19th Street and Avenue A, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) Districts.

The existing Resort, Recreation & Open Space land use designation is intended to identify parks and recreation sites and supports the following types of zoning: Agriculture (AG) and Recreation and Open Space (RO).

The existing Business Park land use designation supports the following types of zoning: General Commercial (B-2), Business Park (BP), and Industrial Park (I-P) districts.

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

The proposed Industrial land use designation supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I), and Heavy Industrial (H-I) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site for future industrial development.

Land Use

The Land Use Element of the City of Yuma 2022 General Plan is a guide for the appropriate locations for residential, commercial, and industrial development. Objective 2.4 notes providing additional opportunities for employment:

Objective 2.4: Achieve a diversified economy that is open to new opportunities and resistant to seasonal employment fluctuations.

The subject properties have historically been used for farming and are presently lemon groves. Due to economic shifts and changes in citrus cultivation, the proposed industrial land use change could potentially create a variety of year-round employment opportunities.

The area is part of a previous General Plan amendment, GP2009-003, the Estancia development. The planned mixed-use development in the Estancia Development Area, has not materialized, leaving much of the land predominantly as farmland. The proposed changes in land use will have a minimal impact on the surrounding area.

Density

The current land use designations of Low Density Residential (23 acres), Resort, Recreation & Open Space (57 acres), Business Park (40 acres), and Public/Quasi-Public (40 acres) would allow the development of residences, public parks, public schools, playgrounds, government buildings and commercial developments.

The proposed Industrial land use designation comprised of 160 acres would allow for the development of business, industrial or scientific research centers, assembly or fabrication of products, warehousing, automotive and equipment repair, lattice tower structures for personal wireless communication facilities, and printing services.

Population

The change in land use designation from Low Density Residential for 23 acres to Industrial is expected to result in a decrease in population, as the intended use for the site will be for industrial purposes.

Transportation

The properties are situated at the northeast corner of County 19th Street and S. Avenue A. Currently, access to the property is available from County 19th Street. There are no bus stops in the vicinity. The closest proposed bike lane is on County 18th Street, between Avenue A and Avenue 3E. The existing surrounding roadways have variable right-of-way widths and pavement surfaces. Possible infrastructure improvements would be needed depending on the need of the proposed future developments.

According to the City of Yuma Transportation Master Plan, County 19th Street 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 2023 as 2,196 vehicles on the west side of the County 19th Street and S. Avenue B intersection. Currently, County 19th Street is developed as a 2-lane roadway and is identified in the Transportation Master Plan as a 4-lane Minor Arterial. The change in land use is not expected to cause a change in roadway classifications.

Public Services

Currently, the area is outside the boundaries of the existing water treatment, wastewater treatment and delivery facilities to support the proposed development. Additionally, the 2009 Estancia General Plan Amendment highlighted the need to construct new facilities to serve the development in this area. The facilities would include new water treatment, water reclamation, police sub-station and fire station to provide services and acceptable aid for the future developments in the Estancia area.

Growth Areas

The Estancia Area is designated as a Future Growth Area in the General Plan. This approximately 3,741.5-acre area was intended for a mixed-use development, complete with its own public services. However, since the adoption of the 2009 Estancia General Plan Amendment, infrastructure development has not yet begun. The Estancia amendment highlighted the necessity to update several of the facility plans within the City of Yuma and construct new facilities to adequately serve the area. It is advisable to engage in further discussions about the future and development of the Estancia Area to determine the best path forward.

For the overall Estancia area this is a minor change to the mix of land uses. The existing Business Park land use was intended to provide employment for the area. The expanded area of Industrial will provide additional lands for employment activity.

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

No The change in land use will have a minimal impact on the mix of land uses within the City of Yuma and for the Estancia area.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
County 19 th Street - 4 Lane Minor Arterial	50 FT HW	53 FT FW
County 18 ½ Street - not identified	To be determined	Varies
Avenue A - not identified	To be determined	Varies
4 th Avenue - not identified	To be determined	Varies

2. Does the proposed amendment impact any of the facility plans?

No As noted in the Estancia General Plan amendment, the area is lacking in infrastructure for roads, utilities and parks. Future development will need to address the infrastructure needs.

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

Yes Both the City Council adoption of R2009-87, the Estancia General Plan amendment and the 2022 City of Yuma General Plan identified these areas as Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public.

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: September 9, 2024
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 14, 2024
<input type="checkbox"/>	City of Yuma City Council: November 20, 2024

Public Comments Received: None Received

Agency Comments: See Attachment A

Neighborhood Meeting Comments: None Required

Final staff report delivered to applicant on: 9/12/2024

<input type="checkbox"/>	Applicant agreed with staff's recommendation:
<input type="checkbox"/>	Applicant did not agree with staff's recommendation:
<input checked="" type="checkbox"/>	Final staff report emailed to applicant and a response has not been received.

Attachments

A	B	C	D	E
Agency Comments	Staff Worksheet	Neighbor Notification List	Estancia Map	Aerial Photo

Prepared By:
Erika Peterson
Senior Planner
Erika.Peterson@YumaAZ.Gov

Date: 9/10/2024
(928) 373-5000, x3071

Reviewed By:
Jennifer L. Albers
Assistant Director of Planning


Date: 9/11/24

Approved By:
Alyssa Linville
Director, Planning and Neighborhood Services

Date: 09/30/24


**ATTACHMENT A
AGENCY COMMENTS**

DATE:	7/12/2024	NAME:	Rhonda Buss, AICP	TITLE:	Planner III
AGENCY:	Arizona State Land Department	PHONE:	(602)542-3126		
<i>Enter comments below:</i>					
<p>Thank you for the public notice regarding GP-42834-2024. There are no comments on the proposed Land Use Designations changes.</p> <p>However, it is important to note that ASLD does not see any road ROWs along County 19th Street and Avenue A bordering the subject site. Please contact ASLD ROW at RWS@azland.gov for questions regarding legal access on State Trust Land (STL) if needed. ASLD ROW applications are available on-line at https://land.az.gov/applications-permits if an application is required.</p> <p>Please feel free to contact us should you have any questions.</p> <p>Thank you,</p> <p>Rhonda Buss, AICP Planner III Arizona State Land Department 1110 West Washington Street Phoenix, AZ 85007 O: 602-542-3126 rbuss@azland.gov</p>					

DATE:	7/11/2024	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma	PHONE:	928-269-2103		
<i>Enter comments below:</i>					
<p>MCAS Yuma has reviewed this request for APN 212-16-011 & 012 and offer no comments. Thank you for the opportunity to review.</p> <p style="text-align: center;"></p>					

				COMMENT	X	NO COMMENT
DATE:	6/24/24	NAME:	Kayla Franklin	TITLE:	Fire Marshal	
AGENCY:	YFD	PHONE:	928-373-4865			
<i>Enter comments below:</i>						
<p>Adequate fire flow and hydrant spacing will be required for development, along with paved primary and secondary fire department access and site flow.</p>						
RETURN TO:	Erika Peterson at Erika.Peterson@YumaAz.gov					

**ATTACHMENT B
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-42834-2024 CASE PLANNER: ERIKA PETERSON
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I. PROJECT DATA

Project Location:		NEC of County 19 th Street and Avenue A												
Parcel Number(s):		212-16-011 and 212-16-012												
Parcel Size(s):		80 acres and 80 acres												
Total Acreage:		160												
Proposed Dwelling Units:		Maximum:		0		Minimum:		0						
Address:														
Applicant:		19 A, LLC												
Applicant's Agent:		Kevin Dahl - Dahl, Robins and Associates, Inc.												
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes		No		X				
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill		None	X
Airport	Noise Contours	65-70	X- AUX 2	70-75		75+		APZ1		APZ2		CLEAR ZONE		

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG) District	Agriculture	Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public
North	Agriculture (AG) District	Agriculture	Low Density Residential, Resort/Recreation/Open Space
South	County Rural Area-10 (RA-10)	Agriculture	Agriculture
East	County Rural Area-10 (RA-10)	Agriculture	Agriculture
West	County Rural Area-10 (RA-10)	Agriculture	County Agricultural/Rural Residential

Prior Cases or Related Actions:					
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>	
Pre-Annexation Agreement	Yes	X	No	R2009-31, recorded 6/15/2009	
Annexation	Yes	X	No	O2009-39 adopted 7/3/2009	
General Plan Amendment	Yes		No	R2009-87, adopted 11/18/2009	
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 (entire parcels)			
Irrigation District:		YMIDD			
Adjacent Irrigation Canals & Drains:					
Water Conversion: (5.83 ac ft/acre)		932.80 Acre Feet a Year			

Water Conversion Agreement Required	Yes		No	X	
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II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Low Density Residential, Resort/Recreation/Open Space, Business Park and Public/Quasi Public						
Issues:	Provision of services and protection of agriculture						
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
County 19 th Street- 4 Lane Minor Arterial	50 FT HW	53 FT FW				X
County 18 ½ Street- not identified	To be determined	40 FT FW				
Avenue A- not identified	To be determined	Varies				
4 th Avenue- not identified	To be determined	Varies				
Bicycle Facilities Master Plan	None					
YCAT Transit System	None					
Issues:	Roadway connections					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan	
Neighborhood Park:	Existing: Las Casitas Park Future: Las Casitas Park
Community Park:	Existing: Smucker Memorial Park Future: Smucker Memorial Park
Linear Park:	Existing: Eastmain Canal Linear Park Future: Eastmain Canal Linear Park
Issues:	No facilities planned in the area and the request is eliminating available open space

Housing Element:

Special Need Household:	N/A
Issues:	Provisions of services

Redevelopment Element:

Planned Redevelopment Area:	N/A						
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 2018-2022 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>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	0	0	0	0.00	0	0.0	0
	Minimum						
0	0	0	0.00	0	0.0	0	

Fire Services Plan:	Existing: Fire Station No. 2				Future: Fire Station No. 2					
Water Facility Plan:	Source:	City	X	Private		Connection:	None at this time			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: None at this time		
Issues:	Connections to water and sewer are not available in this area.									
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	X	None		
Issues:	For the overall Estancia Area this is a minor change to the mix of land use.									

NOTIFICATION

- Legal Ad Published: The Sun 8/24/24
- Display Ad Published: 8/24/24
- 660' Vicinity Mailing: 6/25/24
- 54 Commenting/Reviewing Agencies noticed: 6/18/24
- Site Posted: 8/26/24
- Neighborhood Meeting: N/A
- Hearing Dates: 9/9/24, 10/14/24
- Comments Due: 8/17/24

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	YES	6/19/2024	X	
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)	YES	7/12/2024		X
MCAS / C P & L Office (ARS)	YES	7/11/2024		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	YES	6/19/2024	X	
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			

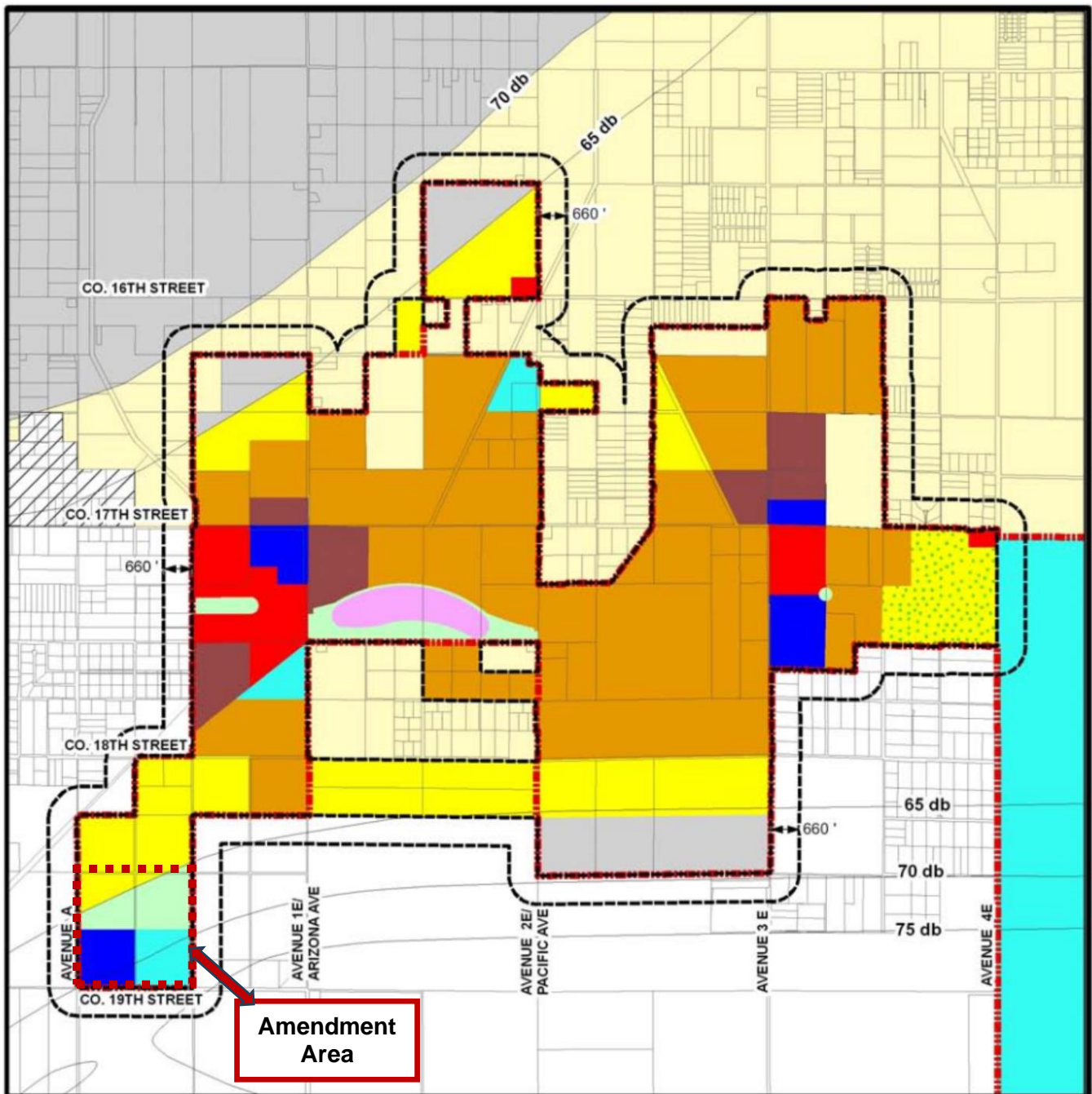
City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	6/24/2024		X
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
No meeting required	N/A
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBOR NOTIFICATION LIST

NAME	ADDRESS	CITY	STATE	ZIP CODE
19 A LLC	190 S MADISON AVE STE 2	YUMA	AZ	85364
CR&R INC	11292 WESTERN AVE	STANTON	CA	90680
RBC CITRUS LLC	416 E SOUTH AVE	FOWLER	CA	93625
STATE OF ARIZONA	1110 W WASHINGTON ST	PHOENIX	AZ	85007
YELLOWSTONE LAND COMPANY LLC	3064 S AVENUE B	YUMA	AZ	85364
YUMI DATE COMPANY LAND HOLDINGS LLC	5701 TRUXTUN AVE STE 201	BAKERSFIELD	CA	93309

ATTACHMENT D
ESTANCIA MAP



ATTACHMENT E
AERIAL PHOTO

