



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

March 4, 2020

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Infrastructure & Services Report: ANEX-23670-2018 Trail Estates 1, 2 and 3

SUMMARY RECOMMENDATION:

Approve an Infrastructure and Services Report for Annexation Area No. ANEX-23670-2018, identified as the Trail Estates 1, 2 and 3 Annexation, located at the northwest corner of Avenue 9E and 40th Street. (Community Development/Community Planning) (Jay Simonton)

REPORT:

The annexation area consists of 150 properties and the adjacent Avenue 9E and 40th Street right-of-way. The annexation area totals approximately 52.1 acres.

The annexation area is fully developed with 149 single family homes and one stormwater retention basin owned by Yuma County. The area has been served by City of Yuma water and sewer since 2003. The Census Bureau identified 454 residents in the 2010 Census.

Arizona Revised Statutes Section 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 properties as Suburban Density Residential. This land use designation allows for residential development with lot sizes ranging from 2 acres to 10,000 square feet within the Suburban Density designation. The 149 developed properties are approximately 10,000 square feet in size.

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. And further states that the first priority for the provision of water and sewer services will be to those properties that are within the City of Yuma. Second priority will be to those with Preannexation agreements.

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).

Due to the property being fully developed, Staff does not foresee the need for future right-of-way dedications or contributions for roads, parks or pathways, in the absence of new development plans within the property.

Arterial Roads: The annexation area is adjacent to 40th Street, which is identified as a Minor Arterial and Avenue 9E, which is identified as a Collector.

Plan and Policy for Water and Sewer Systems

Water Systems: The property is within the service area of the Aqua Viva Water Treatment Plant and is currently served by the City of Yuma.

Sewer Systems: The property is located within the Desert Dunes Treatment Plant service area and is currently served by the City of Yuma.

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. 5.

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.

Due to the property being fully developed, Staff does not foresee the need for future right-of-way dedications or contributions for parks or pathways, in the absence of new development plans within the property.

Plan and Policy for Stormwater Collection and Disposal

The subdivision parcels have on-site stormwater retention for each property and a retention basin for street stormwater runoff which is located on Avenue 9E. All new 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.

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: \$0.00	
	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.			
	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 checked="" type="radio"/> Department <input type="radio"/> 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		2/26/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		2/25/2020	
SIGNATURES	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
	Alyssa Linville		2/12/2020	
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Jennifer L. Albers		2/12/2020	