



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-33710-2021
CASE PLANNER: AMELIA GRIFFIN

I. PROJECT DATA

Project Location:	248 S. Avenue B										
Parcel Number(s):	632-44-052										
Parcel Size(s):	1.84 acres										
Total Acreage:	4.4										
Proposed Dwelling Units:	Maximum: 48			Minimum: 48							
Address:	248 S. Avenue B										
Applicant:	Ryberto Investments LLC										
Applicant's Agent:	Tom Cochburn										
Land Use Conformity Matrix:	Current Zoning District Conforms: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X <input type="checkbox"/>										
Zoning Overlay:	Public <input type="checkbox"/>	AO <input type="checkbox"/>	Auto <input type="checkbox"/>	B&B <input type="checkbox"/>	Historic <input type="checkbox"/>	None <input checked="" type="checkbox"/> X					
	Airport <input type="checkbox"/>	Noise Contours <input type="checkbox"/>	65-70 <input type="checkbox"/>	70-75 <input type="checkbox"/>	75+ <input type="checkbox"/>	APZ1 <input type="checkbox"/>	APZ2 <input type="checkbox"/>	CLEAR ZONE <input type="checkbox"/>			

	Existing Zoning	Existing General Plan Designation	Existing Land Use
Site	County High Density Residential (R-3)	Medium Density Residential	Las Palmas Apartments
North	City High Density Residential (R-3) / County (R-1-20)	Low Density Residential	Vacant Buildings / Residential / West Main Canal
South	City High Density Residential (R-3)	Medium Density Residential	Pecan Shadows Apartments
East	City High Density Residential (R-3)	Medium Density Residential	Four Palms Condominiums
West	City Medium Density Residential (R-3)	Medium Density Residential	Single-Family homes and Retention Basin

Prior Cases or Related Actions:					
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>	
Pre-Annexation Agreement	Yes <input type="checkbox"/>	No <input type="checkbox"/>		N/A	
Annexation	Yes <input type="checkbox"/>	No <input type="checkbox"/>		N/A	
General Plan Amendment	Yes <input type="checkbox"/>	No <input type="checkbox"/>		N/A	
Development Agreement	Yes <input type="checkbox"/>	No <input type="checkbox"/>		N/A	
Pre-Development Meeting	Yes <input checked="" type="checkbox"/> X	No <input type="checkbox"/>		PDM-33454, 1/7/21	
Enforcement Actions	Yes <input type="checkbox"/>	No <input type="checkbox"/>		N/A	

Land Division Status:	Legal Lot of Record				
Irrigation District:	Yuma County Water Users Association				
Adjacent Irrigation Canals & Drains:	West Main Canal				
Water Conversion: (5.83 ac ft/acre)	10.7 Acre Feet a Year				
Water Conversion Agreement Required	Yes <input type="checkbox"/>	X <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

II. CITY OF YUMA GENERAL PLAN

Land Use Element:			
Land Use Designation:	Medium Density Residential		
Noise Contour:	N/A	Overlay/Specific Area:	N/A

Issues:	The apartment complex does not conform with the current General Plan land use designation of Medium Density Residential. As such, the City of Yuma will not be able to rezone to the most appropriate zoning upon annexation, High Density Residential (R-3). It is staff's intent to address the land use designation through the overall General Plan update by designating this property and the adjacent HACY apartment complex with the High Density Residential land use designation. Following the successful completion of that amendment, the applicant can pursue a rezoning to High Density Residential (R-3) within the City. The 48-unit apartment complex will be a legally established non-conforming use until the appropriate zoning can be placed on the property.									
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				
Avenue B – Minor Arterial		50 Foot Half Width				89 Foot Half Width				
Median Covenant		No								
Gateway Route		Scenic Route		Hazardous Cargo Route		Truck Route				
Bicycle Facilities Master Plan		Avenue B proposed Bike Path								
YCAT Transit System		Green Route 4/4A								
Issues:										
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:	Existing: Kiwanis Park				Future: Kiwanis Park					
Community Park	Existing: Joe Henry Memorial Park				Future: Joe Henry Memorial Park					
Linear Park:	Existing: Colorado River Levee Park				Future: West Main Canal Multi-Use Path					
Issues:										
Housing Element:										
Special Need Household:										
Issues:										
Redevelopment Element:										
Planned Redevelopment Area:										
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X				
Conforms:	Yes		No		N/A					
Conservation, Energy & Environmental Element:										
Impact on Air or Water Resources	Yes		No	X						
Renewable Energy Source	Yes		No	X						
Public Services Element:										
Population Impacts Population projection per 2012-2016 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation		
		<i>Multi-Family</i>								
		Maximum	Per Unit		Officers	GPD	AF	GPD		
		48	2.1	101	0.19	30,240	33.9	10,080		
		Minimum								
		48	2.1	101	0.19	30,240	33.9	10,080		
Fire Facilities Plan:	Existing: Fire Station No. 1				Future: Fire Station No. 10					
Water Facility Plan:	Source:	City	X	Private		Connection:	Connection: Located on Private Property 6" Line			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: 3 rd Street 8" Line			
Issues:		Easement is required for the portion of the public water line.								
Safety Element:										

Flood Plain Designation	500 Year Flood Zone				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		None	X
Issues:									

Aerial

