



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-16663-2017
CASE PLANNER: JENNIFER ALBERS

I. PROJECT DATA

Project Location:		NEC Avenue B and 15 th Street										
Parcel Number(s):		664-29-095, 664-29-096, 664-29-091 (part), 664-29-013, 664-29-012										
Parcel Size(s):		2.4 acres, 2.3 acres, .6 acres, .8 acres, .4 acres										
Total Acreage:		6.5										
Proposed Dwelling Units:		Maximum:		84		Minimum:		33				
Address:		1451, 1421, 1411 and 1401 S. Avenue B										
Applicant:		Ghiotto Family Properties AZ LLC for 664-29-095 & 664-29-096										
Applicant's Agent:		Dahl, Robins and Associates for Ghiotto										
Land Use Conformity Matrix:		Current Zoning District Conforms:						Yes		No	X	
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 General Plan Designation	Existing Land Use
Site	County Limited Commercial (C-1), Medium Density Residential (R-2) and Rural Area – 40 acres (RA-40)	Medium Density Residential	Vacant, Auto Repair, Restaurant
North	Low Density Residential (R-1-6) & Medium Density Residential (R-2)	Low and Medium Density Residential	Single family homes and vacant
South	Limited Commercial (B-1)	Commercial	Fast Food and Vacant
East	Medium Density Residential (R-2)	Medium Density Residential	Vacant
West	County Limited Commercial (C-1) and Rural Area – 40 acres (RA-40)	Medium Density Residential	Retail Businesses

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		GP-17253-2017 & GP-17082-2017						
General Plan Amendment	Yes		No		N/A						
Development Agreement	Yes		No		N/A						
Pre-Development Meeting	Yes	X	No		Date: 1/26/17 for 664-29-095 & 664-29-096						
Enforcement Actions	Yes		No		N/A						

Land Division Status:		Legal Lots of Record									
Irrigation District:		YCWUA									
Adjacent Irrigation Canals & Drains:		East Main Canal									
Water Conversion: (5.83 ac ft/acre)		38.5 Acre Feet a Year									
Water Conversion Agreement Required		Yes	X	No							

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:		Commercial uses on north conflict with GP designation									
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X			

