

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

I. PROJE	ECT D	<u>ATA</u>																	
Project Location:						NEC Avenue B and 15 <sup>th</sup> Street													
							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 A	creage	e:						6.5											
Proposed Dwelling Units:							N	Maximum: 84 Minimum: 33											
Address:							1451	1451, 1421, 1411 and 1401 S. Avenue B											
Applicant:						Ghiotto Family Properties AZ LLC for 664-29-095 & 664-29-096													
Applica	nt's A	gent:					Dahl	Dahl, Robins and Associates for Ghiotto											
Land U	se Co	nform	nity Matrix:				Curr	ent Z		•			onforms	:	Yes		Ν	No X	
Zoning	Overla	ay:	Public		AO		Auto		B&	В	Η	isto	oric	N	one	Х			
Air	port	Noi	se Contour	s	65-70	)	70	-75		75+	-		APZ1		APZ	2		CLEAR	ZONE
			Existing Z	on	ing			E		ng Ge Jesigi			l Plan າ		Ex	xisting Land Use			
Site		dium Î	Limited Cor Density Resi Area – 40 a	der	ntial (R	(-2)		Me	dium	Dens	ity I	Res	sidential	V	acant,	Auto	o R	Repair, Ro	estaurant
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)						,		(	Comm	nerc	cial			Fas	st Fo	bod	d and Va	cant
East	N	1ediur	n Density Re	sic	lential	(R-2	2)	Medium Density Residential						Vacant					
West	West County Limited Commercial (C-1) a Rural Area – 40 acres (RA-40)				and	Medium Density Residenti						Retail Businesses							
Prior Ca	ases c	or Rel	lated Actior	IS:															
Туре	<u>)</u>				<u>C</u>	Conf	orms		Cases, Actions or Agreements										
Pre-/	Annex	ation	Agreemen	t	Yes		No		N/A										
	exatio				Yes	Х	No		GP-17253-2017 & GP-17082-2017										
Gene	eral P	lan A	mendment		Yes		No		N/A										
	Development Agreement Ye						No		N/A										
, o					Х	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 Liement.														
	Land Use Design	nation:	Medium Density Residential												
	Noise Contour:	N/A	A Overlay/Specific Area:				N/A								
	Issues:	Commercial uses on north conflict with GP designation													
	Historic District:	Brinley Avenue		Century	/ Heights		Main Stre	eet	None	Х					

_	Historic Buildi			Ye	S		No	Х									
	Transportation Element:																
	FACILITY PLAN																
		Transportation Master Plan						Plann						sting			
	Avenue B – Minor Arterial						50 Fo	ot Ha	lf Width			50	Foot H	Half Wic	th		
	Median Covenant																
		Gateway Route Scenic Ro					Haza	rdou	s Cargo	Route		Truck	<pre> Rout</pre>	е	Х		
	Bicycle Facilit	Nor															
YCAT Transit System						Green Route											
	Issues:																
	Parks, Recreat				Eler	nent											
	Parks and Recreation Facility Plan																
	Neighborho	od Park:	iwani	s Par	k			Future	: Kiwa	nis Park							
	Area Park	Area Park Existing: Y					y Park			Future	: Yum	a Valley	Park				
	Linear Park		Existir	ng: E	ast M	ain C	Canal L	inea	r Park	Future	: East	Main Ca	anal Lir	near Pai	ĸ		
	Issues:																
	Housing Eleme																
	Special Need Household: N/A																
	Issues:																
	Redevelopmen	t Elemen	it:														
	Planned Rede	evelopmer	nt Area:	I	N/A						-						
	Adopted Rede	evelopmer	nt Plan:	No	orth End: Carver Park					K: None: X							
	Conforms:			Ye	S		No		N/A								
(	Conservation,	Energy 8	Enviro	nme	ental	Eler	nent:										
	· · ·	Impact on Air or Water Resources				s		No	Х								
	Renewable Energy Source					es		No	Х								
	Issues:																
	Public Service	s Elemen	t:														
	Population Im		- 2010:					Dre	is stad	Dalia			4.4.4		lasterr	<u>atan</u>	
	Projected Population per Census 2010: 2.9 persons per unit			D١	Dwelling Units				jected ulation	Police Impac		Water Consumpti			Wastewater Generation		
	Police Impact Stand 1 officer for every	dard: 530 citizens:		Maximum				. 95	alation	Officers		GPD	AF		GPD		
	Water Consumption	า:		84					244	0.46		73,080 81.9		9	24,36	0	
	300 gallons per d Wastewater genera		ר;	Minimum					06	0.18	28,710		22	2	9,570		
	100 gallons per d	ay per persor			33 96											)	
		Fire Facilities Plan: Existing: Fire S						-		Future: Fire Station No. 4							
	Water Facility		Source:	Cit	<b>/</b>		ivate		Conne		1	Avenue B 12" Line					
		r Facility Plan: Treatment: City X Septic Private Connection: Avenue B 8" Line s: Approximately 650 feet of sewer line will need to be installed to provide service to															
	Issues:																
							29-01		nexatior	i alea. C	bewei	connec	lion e			north	
	Safety Element	t:	pare		iiy (	00+1	20 01	۷.									
										XN	0						
	Issues:	0								1					1		
(	Growth Area E	lement:															
	Growth						e 8 Arizona Ave & 16 <sup>tt</sup>					venue l	B & 32	2 <sup>nd</sup> St.			
	Area:	North Er	- I I			ve &	8 <sup>th</sup> St			ancia		lone	X	- ••		1	
	Issues:		-	2.0							<u> </u>		- 1				