



**ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-24913-2019
CASE PLANNER: JENNIFER ALBERS**

I. PROJECT DATA

Project Location:	East of the SEC Avenue 8½E and 40 th Street											
Parcel Number(s):	726-03-002											
Parcel Size(s):	19.1 acres											
Total Acreage:	21.2											
Proposed Dwelling Units:	Maximum: 93			Minimum: 19								
Address:												
Applicant:	Riedel Construction Company											
Applicant's Agent:	Najeh K. Edais, Edais Engineering, Inc.											
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 Rural Area – 10-acre (RA-10)			Rural Density Residential				Undeveloped				
North	County Mobile Home Subdivision – 10,000 square feet (MHS-10)			Low Density Residential				Single Family Homes				
South	City Agriculture (AG)			Low Density Residential				Undeveloped				
East	City Agriculture (AG)			Low Density Residential				Undeveloped				
West	City Low Density Residential (R-1-6)			Low Density Residential				Undeveloped				
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		No	N/A							
	General Plan Amendment	Yes		No	N/A							
	Development Agreement	Yes		No	N/A							
	Pre-Development Meeting	Yes		No	N/A							
	Enforcement Actions	Yes		No	N/A							
Land Division Status:		Legal Lot of Record										
Irrigation District:		None										
Adjacent Irrigation Canals & Drains:		None										
Water Conversion: (5.83 ac ft/acre)		111.1 Acre Feet a Year										
Water Conversion Agreement Required		Yes		No	X							

II. CITY OF YUMA GENERAL PLAN

Land Use Element:												
Land Use Designation:		Rural Density Residential										
Noise Contour:		None	Overlay/Specific Area:		N/A							
Issues:		Applicant intends to develop single family home development following a General Plan amendment to Low Density Residential. Rural Density allows a maximum of 9 homes to be developed.										
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					
40 th Street – Minor Arterial				50 Foot Half Width				62 Foot Half Width					
Median Covenant				Yes									
Gateway Route		Scenic Route		Hazardous Cargo Route		Truck Route		X					
Bicycle Facilities Master Plan				40 th Street proposed Bike Lanes									
YCAT Transit System				None									
Issues:													
Parks, Recreation and Open Space Element:													
Parks and Recreation Facility Plan													
Neighborhood Park:		Existing: Saguaro Park				Future: Saguaro Park							
Community Park		Existing: Kennedy Park				Future: Agua Viva Park							
Linear Park:		Existing: East Main Canal Linear Park				Future: Gila Valley Main Canal Linear Park							
Issues:													
Housing Element:													
Special Need Household:		N/A											
Issues:													
Redevelopment Element:													
Planned Redevelopment Area:		N/A											
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 <i>Single Family</i>		Projected Population		Police Impact		Water Consumption		Wastewater Generation	
				Maximum Per Unit				Officers		GPD AF		GPD	
				93 3.1		288		0.54		86,490 96.9		28,830	
				Minimum									
				19 3.1		59		0.11		17,670 19.8		5,890	
Fire Facilities Plan:		Existing: Fire Station No. 5				Future: Fire Station No. 7							
Water Facility Plan:		Source:		City		X		Private		Connection:		40 th Street 30" Line	
Sewer Facility Plan:		Treatment:		City		X		Septic		Private		Connection: 40 th Street 24" Line	
Issues:													
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

