

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer L. Albers

Hearing Date: September 23, 2019

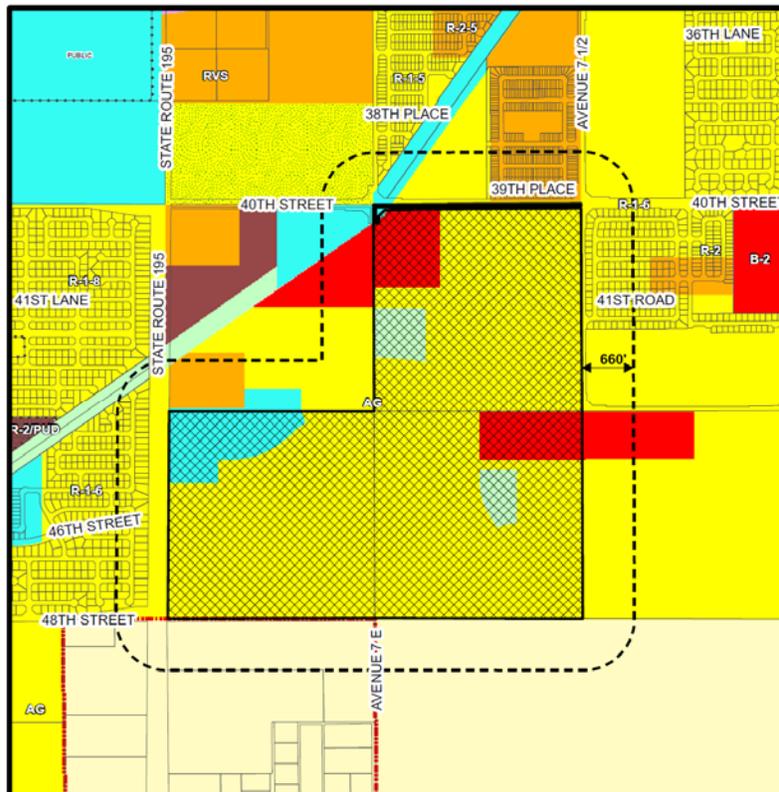
Case Number: GP-26567-2019

Project Description/ Location:

This is a Major General Plan Amendment request by Dahl, Robins and Associates on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to change the land use designations of Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential and Public/Quasi-Public for approximately 315 acres for properties located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th St.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation & Open Space
North	Agriculture (AG) and Medium Density Residential (R-2)	Undeveloped and Single Family Homes	Low and Medium Density Residential
South	Agriculture (AG) and County Rural Area (RA-10)	Undeveloped	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-5) and Agriculture (AG)	Undeveloped and Single Family Homes	Commercial and Low Density Residential
West	Low Density Residential (R-1-8)	SR-195 and Single Family Homes	Low Density Residential

Location Map



Prior site actions: Annexation O97-81 adopted 1/2/98. General Plan amendment case GP2004-008 approved 12/13/04 R2004-89.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 315 acres from Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential, Commercial and Public/Quasi-Public.

Suggested Motion: Move to APPROVE the request to change the land use designation for 315 acres from Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential, Commercial and Public/Quasi-Public located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th Street.

Public Comment September 9, 2019 Public Hearing:

Todd Tandarich, 7574 E. 42nd Place, Yuma, AZ, asked for clarification on the proposed parks.

Albers explained that the applicant intends to provide three separate 5-acre retention basins.

Kevin Dahl, 1560 S. 5th Avenue, Yuma, AZ, said it was most efficient to locate the basins in the center of each development.

Emmanuel Lopez, 7585 E. 40th Road, Yuma, AZ, said he did not receive information on the proposed change. **Lopez** asked if this proposal would affect his property value.

Albers explained at the initial stage notices are mailed to the surrounding property owners about the case itself. **Albers** said the staff report analysis was not developed until the Planning and Zoning Commission meeting. **Albers** added this request would be an increase of approximately 235 dwelling units from the current designation. **Albers** noted that a copy of the staff report was available.

Albers said the Yuma County Assessor's office could provide information regarding property values.

Staff Analysis: This is a Major General Plan Amendment request by Dahl, Robins and Associates on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to change the land use designations of Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential, Commercial and Public/Quasi-Public for approximately 315 acres for properties located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th Street.

The existing Low Density Residential (1 to 4.9 dwelling units per acre) land use designation (406 acres) supports the following types of zoning, Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence-Manufactured Housing (RMH). This area is being reduced to a total of 208 acres of land designated for Low Density Residential development.

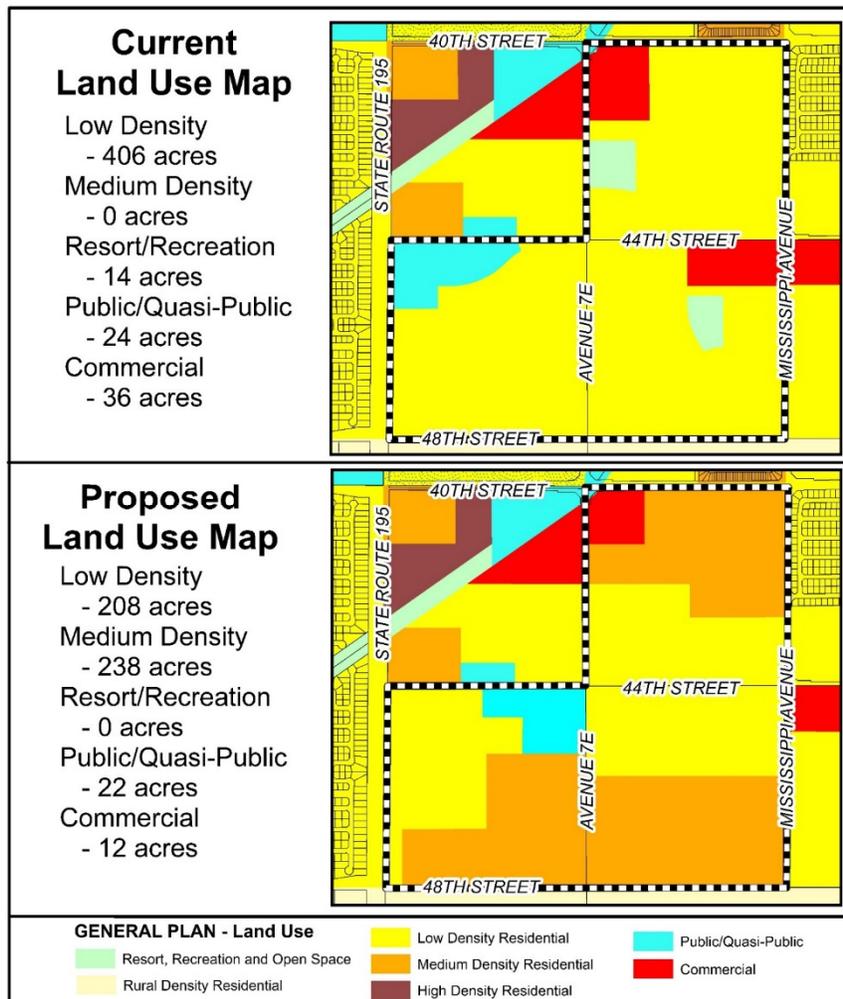
The existing Resort, Recreation and Open Space land designation (14 acres) is intended to identify parks and recreation sites and supports the following types of zoning: Agriculture (AG) and Recreation and Open Space (RO). This designation is intended to be removed but the applicant intends to provide three separate 5-acre stormwater retention basins.

The existing Public/Quasi-Public land use designation (24 acres) allows publicly owned and operated facilities or those devoted to public use by governmental and quasi-public or non-profit entities: includes schools, churches, hospitals, military installations and/or government buildings. The Public/Quasi-Public land use designation supports the full range of zoning districts. This area is being reduced to 22 acres and relocated directly to the east of the current location.

The existing Commercial land use designation (36 acres) supports the following types of zoning: Transitional (TR), Limited Commercial (B-1), General Commercial (B-2), Business Park (BP), and Planned Shopping Center (PSC). This area is being reduced to a total of 12 acres of land designated for Commercial land uses.

The proposed Medium Density Residential land use designation supports the following types of zoning: Medium Density Residential (R-2 and R-2-5), Recreation Vehicle Subdivision (RVS), Manufactured Home Subdivision (MHS) and Manufactured Home Park (MHP). This area of 238 acres is proposed to be developed as Medium Density (R-2 or R-2-5) residential development.

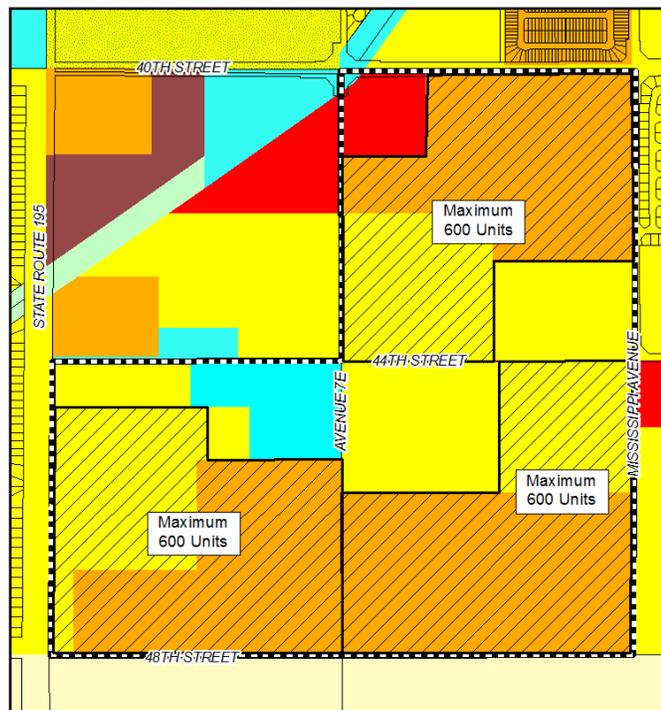
The applicant's intent in changing the land use designation is to support the development of a mix of Low and Medium Density residential subdivisions with an average residential density no greater than 4.9 to 5 dwelling units per acre. Although the entire amendment area is 480 acres only a portion of that (315 acres) is subject to the land use amendment.



Land Use Element

Residential

The applicant is requesting to change a large portion of the area designated as Low Density Residential to Medium Density Residential. Although the Medium Density Residential land use designation would allow development densities up to 12.9 units per acre, the development of the properties is subject to a Settlement Agreement adopted by the City of Yuma City Council on June 5, 2019. The Agreement limits the residential density to either a maximum of 4.9 or 5 dwelling units per acre on the Low and/or Medium Density land uses across the entire 480 acres. A maximum of 1,800 units are to be developed on 360 acres within the project boundaries – see graphic below. As such this staff report analysis will be based upon those development densities.



The current land use designation of Low Density Residential (406 acres) would allow development ranging from 1 dwelling unit per acre to 4.9 dwelling units per acre. The maximum density allowed (4.9 du/ac) could result in a total of 1,989 single family homes to be constructed.

The Settlement Agreement has capped the development potential to 5 dwelling units an acre on 360 acres (noted above with hash-marks). The maximum density for that 360 acres is 1,800 units. The balance of the area designated for residential development, 86.6 acres, is under the Low Density Residential land use designation. The maximum density allowed (4.9 du/ac) could result in 424 single family homes to be constructed. The development potential for the project area is the total of 1,800 units under the Settlement Agreement and the 424 homes under the remaining Low Density residential land use designation – 2,224 dwelling units.

Resort, Recreation and Open Space

The current land use designation of Resort, Recreation and Open Space (14 acres) is being requested to be removed. The land use designation identified two park locations to support the surrounding residential development under the previous land use plan

amendment case GP2004-008 approved by the City Council on 12/13/04 R2004-89.

Public/Quasi-Public

The land use designation of Public/Quasi-Public (24 acres) is being requested to be reduced to 22 acres and relocated further east to align with the future Avenue 7E alignment. The land use designation was identified for a Community Park under the previous land use plan amendment case GP2004-008 approved by the City Council on 12/13/04 R2004-89. The agent for the applicant has stated the intended use of the land at this time is for a future school site with the new location being better situated near a major roadway – Avenue 7E.

Commercial

The land use designation of Commercial (36 acres) is being reduced to a total area of 12 acres at the SEC of Avenue 7E and 40th Street. Commercial land uses in the immediate area will support the neighboring residential developments and reduce long vehicle trips.

Population

Information from the 2013-2017 American Community Survey provides data on population by housing unit type. The information shows an average household size of 2.8 persons per single-family dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Existing Low Density Residential:
Maximum 1,989 homes – Expected population: 5,569
- Proposed Low and Medium Density Residential:
Maximum 2,224 homes – Expected population: 6,228

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore the expected school-age population is estimated at:

- Existing Low Density Residential:
Minimum expected population: 5,569 – School Age: 1,113
- Proposed Low and Medium Density Residential:
Maximum expected population: 6,228 – School Age: 1,245

Parks and Recreation Element

The Parks and Recreation Master Plan notes that this area is not currently served by a Neighborhood or Community Park. Development of Neighborhood Parks by residential developers in conjunction with new subdivisions is encouraged. The applicant has stated that they intend to provide 15 acres of open area in three locations for stormwater basins (5 acres each).

According to the Settlement Agreement, the developer will dedicate a minimum 10 acre site for a public park at the time of platting. This public park may be used as a retention/detention basin. The preference of the Parks and Recreation Department is that the 10-acre park is centrally located in the vicinity of Avenue 7E and 44th Street with the entryway on a larger roadway that can accommodate on street parking.

Transportation Element

The properties are located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th Street. Access to the properties will be through the future construction of Avenue 7E, 44th Street and Mississippi Avenue, which have been designated as roadways with bike lanes.

According to the City of Yuma Transportation Master Plan Avenue 7E north of the project area operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists.

There are two mid-section roadways through or adjacent to the project area. 44th Street and Mississippi Avenue. Both roadways would be Local roads within the Transportation Master Plan as they are not designated within the Buildout Roadway Network. As Mid-Section line roadways, the Engineering Department will request sufficient right-of-way for a Collector Road designation to support the higher density developments. Right-of-way dedications will be addressed at the Zoning and Subdivision stage of the development process. 44th Street will not cross at State Route 195 and as such the future right-of-way and alignment may be adjusted based on subdivision design.

Housing Element

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

Public Services Element

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of Desert Mesa Elementary School located at 2350 Avenue 7½E and junior high school students are within the boundary of Gila Vista Junior High at 2245 Arizona Avenue.

According to the Yuma Union High School District School Boundary Maps, the high school students are within the boundary of Gila Ridge High School at 7150 E. 24th Street.

Conservation and Environmental Element

The land use amendment area is located outside of the Flat Tailed Horned Lizard Yuma Desert Management Area but is within the area where Flat Tailed Horned Lizards have historically been found. For development projects within the Management Area, specific development requirements must be followed to minimize any adverse impacts to the habitat. Development requirements include but are not limited to minimizing soil disturbance, fencing where appropriate to limit access to the habitat, habitat restoration following disturbances due to construction and fencing to minimize lizard encroachment on development sites. At this point in time, mitigation measures are not required for private development projects outside of the Management Area but are encouraged by the State of Arizona Game and Fish Department.

1. Does the proposed amendment impact any elements of the General Plan?

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
State Route 195	130FT HW	130FT HW			X	X
Avenue 7E – Collector	40FT HW	0FT HW				
40 th Street – Minor Arterial	50FT HW	61FT HW				X
48 th Street – Minor Arterial	50FT HW	0FT HW				

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facilities plans.

3. Is the proposed amendment in conflict with Council's prior actions?

Yes This current amendment request is in conflict with the 2004 General Plan amendment, GP2004-008, for this area. But the amendment request primarily reflects residential development in the area similar to the previous amendment.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: September 9, 2019
- City of Yuma Planning and Zoning Commission: September 23, 2019
- City of Yuma City Council: October 16, 2019

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on: 9/11/19

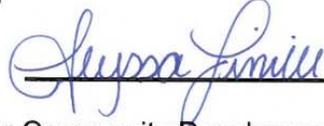
- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Aerial Photo

Prepared By: 
Jennifer L. Albers, AICP,
Principal Planner

Date: 9/11/19

Reviewed By: 
Alyssa Linville,
Assistant Director Community Development

Date: 09/11/19

Approved By: 
Laurie L. Lineberry, AICP,
Community Development Director

Date: 9-11-19

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Angela Tandarich – 7/15/19			Contact Information:	(706) 718-3554					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: Questions about request and type of housing to be constructed.										

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	6/27/19	NAME:	Mary Ellen Finch	TITLE:	Community Liaison Specialist
AGENCY:	MCAS-Yuma			PHONE:	(928) 269-2103
<i>Enter comments below:</i>					
<p>MCAS Yuma has reviewed this request and offer the following comments: The subject parcels 197-15-001, 197-15-002 and 197-16-002 are located 1.5 miles, 1 mile and 1 mile respectively from the Northern boundary of the BMGR-W and as such is subject to aviation traffic in and out of the Range and Special Use Airspace. It is requested that a Range Disclosure Statement and Avigation easement be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma/Yuma International Airport Aviation Complex and its associated flight paths. This Disclosure should be also recorded for each residential parcel as sold within a subdivision. Please send a copy of the recorded easements to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to comment.</p>					

DATE:	8/20/19	NAME:	Isabell Garcia	TITLE:	Development Coordinator
AGENCY:	ADOT Southwest District			PHONE:	(928) 317-2159
<i>Enter comments below:</i>					
<p>ADOT Southwest District has no comment on the proposed land change; however, we would like to request a Traffic Impact Analysis (TIA) be completed once there is a specific development. We would like to assess the potential impacts a new development would have on the intersection of State Route 195 and County 14th Street. Direct access to SR 195 from the development will not be permitted as this is an access-controlled highway.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: GP-26567-2019 CASE PLANNER: JENNIFER L. ALBERS</p>
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I. PROJECT DATA

Project Location:		NEC, SEC and SWC of Avenue 7E and 44 th Street								
Parcel Number(s):		197-15-001, 197-15-002 and 197-16-002								
Parcel Size(s):		160 acres, 160 acres and 160 acres								
Total Acreage:		315		part						
Proposed Dwelling Units:		Maximum: 2224			Minimum: 2224					
Address:										
Applicant:		Brian L. Hall Living Trust and Michael T. Hall Living Trust								
Applicant's Agent:		Dahl, Robins and Associates								
Land Use Conformity Matrix:		Current Zoning District Conforms:						Yes	No	X
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None			
Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE			

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation & Open Space
North	Agriculture (AG) and Medium Density Residential (R-2)	Undeveloped and Single Family Homes	Low and Medium Density Residential
South	Agriculture (AG) and County Rural Area (RA-10)	Undeveloped	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-5) and Agriculture (AG)	Undeveloped	Commercial and Low Density Residential
West	Low Density Residential (R-1-8)	SR-195 and Single Family Homes	Low Density Residential

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	O97-81 adopted 1/2/98	
General Plan Amendment	Yes	No	X	GP2004-008 approved 12/13/04
Development Agreement	Yes	No	N/A	
Rezone	Yes	No	N/A	
Subdivision	Yes	No	N/A	
Conditional Use Permit	Yes	No	N/A	
Pre-Development Meeting	Yes	X No	Date: 5/18/19	
Enforcement Actions	Yes	No	N/A	
Land Division Status:	Legal Lots of Record			
Irrigation District:	Yuma Mesa Irrigation and Drainage District			
Adjacent Irrigation Canals & Drains:	"A" Canal			
Water Conversion: (5.83 ac ft/acre)	1,836.45 Acre Feet a Year			
Water Conversion Agreement Required	Yes	No	X	

II. CITY OF YUMA GENERAL PLAN

Land Use Element:									
Land Use Designation:			Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation & Open Space						
Issues:									
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	Gateway	Scenic	Hazard	Truck		
State Route 195		130FT HW	130FT HW			X	X		
Avenue 7E – Collector		40FT HW	0FT HW						
40 th Street – Minor Arterial		50FT HW	61FT HW					X	
Mississippi Avenue – Collector		40FT HW	0FT HW						
48 th Street – Minor Arterial		50FT HW	0FT HW						
Median Covenant		All							
Bicycle Facilities Master Plan		Future Bike Lanes – 40 th Street, Avenue 7E and 48 th Street							
YCAT Transit System		40 th Street – Proposed Estancia Route							
Issues:									
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Saguaro Park			Future: Saguaro Park (potentially on-site)					
Community Park:	Existing: Kennedy Park			Future: South Mesa 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						
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:									
Public Services Element:									
<u>Population Impacts</u> Population projection per 2013-2017 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
			2224	2.8	6227	11.75	1,868,160	2092.7	622,720
			Minimum						
			2224	2.8	6227	11.75	1,868,160	2092.7	622,720
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" PVC		

Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: 40 th Street 30" PVC
Issues:								
Safety Element:								
Flood Plain Designation:	500 Year Flood			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:								

NOTIFICATION

- **Legal Ad Published: The Sun** 8/24/19 and 9/28/19
- **Display Ad Published:** 8/24/19 and 9/28/19
- **660' Vicinity Mailing:** 8/13/19
- **54 Commenting/Reviewing Agencies noticed:** 6/25/19
- **Site Posted:** 7/17/19
- **Neighborhood Meeting:** 7/31/19
- **Hearing Dates:** 9/9/19 & 9/23/19
- **Comments Due:** 8/27/19

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	6/26/19	X	
Yuma County Chamber of Commerce	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	Yes	8/20/19		Yes
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	Yes	6/27/19		Yes
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			

Yuma County Water Users' Association	Yes	6/27/19	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

<i>City of Yuma Internal List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>"No Comment"</i>	<i>Written Comments</i>
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Jeff Kramer, City Engineer	NR			
Joel Marcuson, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	Yes	7/1/19	X	
Alan Kircher, DCD – Building Safety	Yes	6/26/19	X	
Jeremy McCall, Utilities	Yes	6/25/19	X	
Joel Olea, Public Works	NR			
NR=None Received	NR			

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
JULY 31, 2019	See Attachment D
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 7/31/19

Location: Saguaro Park

Attendees: Angela Lopez, Steve Lopez, Mike Alford, Erik Martinez, Todd Tandarich, Angela Tanderich, Dave Bickel - Agent and Jennifer Albers – City of Yuma

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Agent stated the development would be similar to the Saguaro Subdivision and Desert Oasis Subdivision as it is the same developer. There is no intent to construct townhomes similar to Desert Sky. Home values would be similar to Desert Sky about \$145,000 to \$150,000.
- Q – Why building on smaller lots?
A – The market is buying that type of home.
- Q – What about the perimeter landscaping in Saguaro – when will that be done?
A – Staff will look into that issue. (Landscaping of the perimeter of the subdivision has been deferred to Saguaro Phase 4)
- Q – What type of Commercial development will be constructed?
A – Agent stated that it is unknown at this time. The developer does not do commercial developments so it is likely that it will be sold for development by another entity.
- Attendees noted concerns with the anticipated home prices as they will be significantly less than the existing homes in Saguaro.
- Concerned about increase in traffic.
- Concerned about higher density and the potential of conflicting residential uses such as manufactured homes next to stick built homes.
- All attendees noted concerns with construction problems in their homes and the non-responsiveness from their builder and realtors. Problems included cracked foundations, windows separating from structures and not finishing work on homes such as painting interior and exterior.
- Attendees are not in support of new development in the area until the current construction problems have been resolved.

ATTACHMENT E
AERIAL PHOTO

