

**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – REZONE**

**Hearing Date:** August 28, 2017

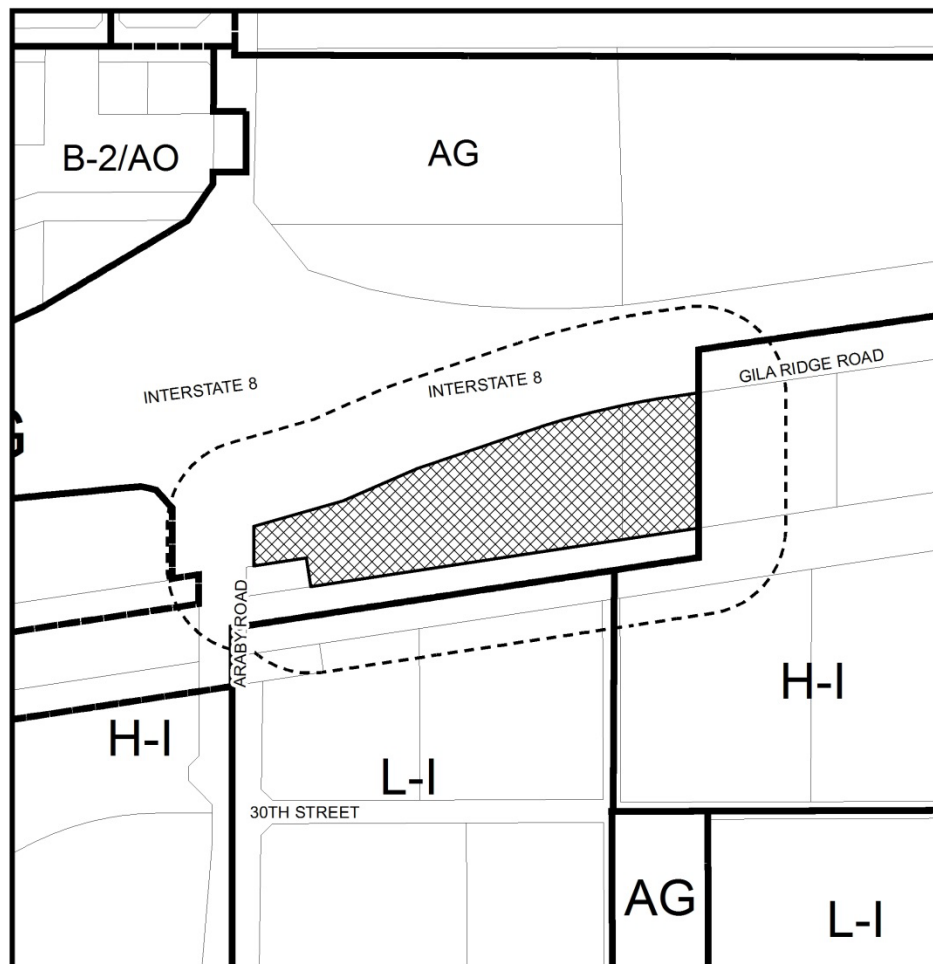
**Case Number:** ZONE-18685-2017

**Project Description/Location:**

Rezone two parcels totaling approximately 12.1 acres from the Agriculture (AG) District to the Light Industrial (L-I) District. The property is located at 6651 and 6705 E. Gila Ridge Road, Yuma, AZ

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Agriculture (AG)	Former La Mesa RV Center	Industrial
<b>North</b>	Agriculture (AG)	Interstate 8	Industrial
<b>South</b>	Agriculture (AG)	Union Pacific Railroad	Industrial
<b>East</b>	Heavy Industrial (H-I)	County RV Sales and Service	Industrial
<b>West</b>	Heavy Industrial (H-I)	Tanimura & Antle Packing	Industrial

**Location Map**



**Prior site actions:** Annexation: O99-29 (07/03/1999).

**Staff recommendation:** Staff recommends **APPROVAL** of the request to rezone approximately 12.1 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Motion to **APPROVE** the request to rezone approximately 12.1 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, subject to the conditions shown in Attachment A, because the request is in compliance with the General Plan and is compatible with surrounding land uses.

**Staff Analysis:** The subject property is two parcels (396,396 sq. ft. & 130,680 sq. ft.) with a total of 12.1 acres. Structures include: 5,798 sq. ft. & 559 sq. ft. offices; a 10,931 sq. ft. service building; and 2,108 sq. ft. & 1,308 sq. ft. storage buildings. There is City water service but no nearby sewer. The property is served by septic systems.

The Araby Road roundabouts under construction will not physically intrude into the property, and it will keep its existing access off of paved E. Gila Ridge Road. The Arizona Department of Transportation (ADOT) notes that any changes to existing driveways or requests for new access off of Gila Ridge Road will require an encroachment permit from the ADOT Southwest District.

These two parcels were part of a larger 1,500 acre annexation in 1999, encompassing land from College Park on 24<sup>th</sup> Street to Sun Vista RV Resort on 32<sup>nd</sup> Street. Upon annexation, the La Mesa RV Center property was assigned Agriculture (AG) zoning; usually an interim zoning district until rezoning to an appropriate commercial/industrial zoning district is processed.

La Mesa RV Center was the property owner at the time of the annexation and the property was in the County Light Industrial (LI) Zoning District prior to annexation. No zoning district change was initiated after annexation and the business continued uninterrupted as La Mesa RV Center- permanently closing in 2016. The property owner is now requesting this rezoning "strictly for property salability purposes".

**1. Does the proposed zoning district conform to the Land Use Element?**

Yes The General Plan Designation is Industrial.

**2. Are there any dedications or property easements identified by the Transportation Element?**

No

**3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?**

Yes

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes

**5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?**

Yes

**Public Comments Received:** None Received

**External Agency Comments:**

See Attachment C.

**Neighborhood Meeting Comments:** No Meeting Required.

**Proposed conditions delivered to applicant on:** August 1, 2017

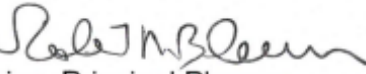
**Final staff report delivered to applicant on:** August 7, 2017

- ☒ Applicant agreed with all of the conditions of approval on: August 1, 2017  
☐ Applicant did not agree with the following conditions of approval: (list #'s)  
☐ If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

**Attachments**

A	B	C	D	E
Conditions of Approval	Araby Road Roundabout Project	External Agency Comments	Aerial Photo	Staff Research

**Project Planner:** Robert M. Blevins, Principal Planner 373 -5189 Robert.Blevins@yumaaz.gov

**Prepared By:**   
Robert M. Blevins, Principal Planner

**Date:** 8/3/17

**Reviewed By:**   
Alyssa Linville, Principal Planner

**Date:** 08/10/17

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

**Date:** 8-7-17

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

**Department Of Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:**

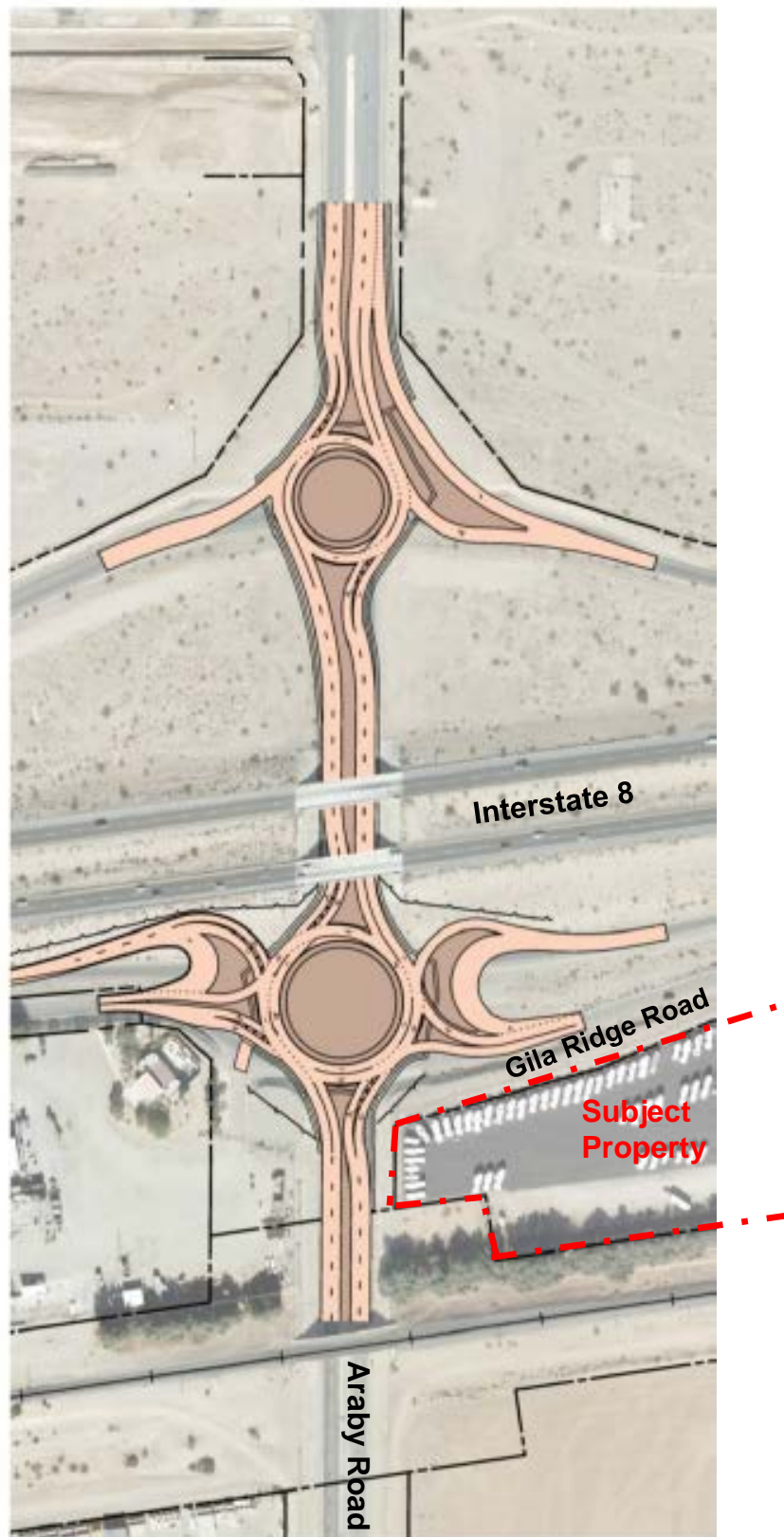
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted within thirty (30) calendar days of the effective date of approval of this zoning action and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the zoning action is null and void.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:**

4. With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

**ATTACHMENT B**  
**ARABY ROAD ROUNDABOUT PROJECT**



**ATTACHMENT C**  
**EXTERNAL AGENCY COMMENTS**

☒ COMMENT    ☐ NO COMMENT

*Enter comments below:*

No comment on the proposed zoning change. Any changes to the existing driveways or requests for new access from Gila Ridge Road would require an encroachment permit from ADOT Southwest District.

DATE:                7/13/17                NAME:    Isabell Garcia                TITLE:    Development Coordinator  
AGENCY:            ADOT Southwest District Office  
PHONE:             (928) 317-2159

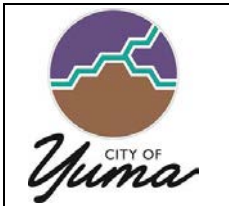


**ATTACHMENT D**  
**AERIAL PHOTO**



**ATTACHMENT E**  
**STAFF RESEARCH**





## STAFF RESEARCH – REZONE

**CASE #: ZONE-18685-2017**  
**CASE PLANNER: BOB BLEVINS**

### I. PROJECT DATA

Project Location:		Southeast corner of Araby Road and Gila Ridge Road.												
Parcel Number(s):		197-04-037 and 197-04-038												
Parcel Size(s):		037: 396,396 sq. ft.; 038: 130,680 sq. ft.												
Total Acreage:		12.1												
Proposed Dwelling Units:		None												
Address:		6651 and 6705 E. Gila Ridge Road												
Applicant:		Velocity Properties, LLC (La Mesa RV Center Inc.)												
Applicant's Agent:		Dahl, Robins, and Associates, Inc.												
Land Use Conformity Matrix:		Conforms:		Yes	X	No								
Zoning Overlay:	Public		AO		Auto		B&B		Historic		None	X	Airport	
Noise Contours	65-70		70-75		75+		APZ1		APZ2		Clear Zone			
	<b>Existing Zoning</b>	<b>Use(s) on-site</b>					<b>General Plan Designation</b>							
<b>Site</b>	Agriculture (AG)	Former La Mesa RV Center					Industrial							
<b>North</b>	Agriculture (AG)	Interstate 8					Industrial							
<b>South</b>	Agriculture (AG)	Union Pacific Railroad					Industrial							
<b>East</b>	Heavy Industrial (H-I)	County RV Sales and Service					Industrial							
<b>West</b>	Heavy Industrial (H-I)	Tanimura & Antle Packing					Industrial							
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		O99-29 (07/03/1999)									
General Plan Amendment	Yes		No		N/A									
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		04/11/17									
Design Review Commission	Yes		No		N/A									
Enforcement Actions	Yes		No		N/A									
Avigation Easement Recorded	Yes		No	X	Fee #					If no, add to Conditions of Approval				
Land Division Status:		Parcels are legal lots of record												
Irrigation District:		None												
Adjacent Irrigation Canals & Drains:		None												
Water Conversion: (5.83 ac ft/acre)														
Water Conversion Agreement Required		Yes		No		X								

### II. CITY OF YUMA GENERAL PLAN

<b>Land Use Element:</b>			
Land Use Designation:		Industrial	
Noise Contour:		None	Overlay/Specific Area: N/A

Issues:		None																																									
Historic District:	Brinley Avenue		Century Heights			Main Street			None	X																																	
Historic Buildings on Site:		Yes		No	X																																						
<b>Transportation Element:</b>																																											
<b><u>FACILITY PLANS</u></b>																																											
Transportation Master Plan				Planned					Existing																																		
Araby Road – Interstate/Freeway				Freeway Interchange Roundabout under construction					Varies																																		
Median Covenant				Yes																																							
Gateway Route	X	Scenic Route		Hazardous Cargo Route	X	Truck Route	X																																				
Bicycle Facilities Master Plan				Proposed Bike Lane on 24 <sup>th</sup> Street.																																							
YCAT Transit System				Orange Route- 24 <sup>th</sup> Street.																																							
Issues:		None																																									
<b>Parks, Recreation and Open Space Element:</b>																																											
Parks and Recreation Facility Plan																																											
Neighborhood Park:		Existing: Terraces Park					Future: None																																				
Community Park:		Existing: None					Future: North Mesa Community Park																																				
Linear Park:		Existing: None					Future: B Canal Linear Park																																				
Issues:		None																																									
<b>Housing Element:</b>																																											
Special Need Household:		N/A																																									
Issues:		None																																									
<b>Redevelopment Element:</b>																																											
Planned Redevelopment Area:																																											
Adopted Redevelopment Plan:		North End:			Carver Park:			None:	X																																		
Conforms:		Yes		No																																							
<b>Conservation, Energy &amp; Environmental Element:</b>																																											
Impact on Air or Water Resources		Yes		No	X																																						
Renewable Energy Source		Yes		No	X																																						
Issues:		None																																									
<b>Public Services Element:</b>																																											
<b>Population Impacts</b> Projected Population per Census 2010: 2.9 persons per unit 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				<table border="1"> <thead> <tr> <th>Dwelling Units</th> <th>Projected</th> <th>Police</th> <th colspan="2">Water</th> <th>Wastewater</th> </tr> <tr> <th>0</th> <th>Population</th> <th>Impact</th> <th colspan="2">Consumption</th> <th>Generation</th> </tr> <tr> <th>Maximum</th> <th></th> <th>Officers</th> <th>GPD</th> <th>AF</th> <th>GPD</th> </tr> </thead> <tbody> <tr> <td></td> <td>0</td> <td>0.00</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <th>Minimum</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <td></td> <td>0</td> <td>0.00</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> </tbody> </table>		Dwelling Units	Projected	Police	Water		Wastewater	0	Population	Impact	Consumption		Generation	Maximum		Officers	GPD	AF	GPD		0	0.00	0	0.0	0	Minimum							0	0.00	0	0.0	0		
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Minimum																																											
	0	0.00	0	0.0	0																																						
Fire Facilities Plan:		Existing: Fire Station #5					Future: Future Fire Station I																																				
Water Facility Plan:		Source:	City	X	Private		Connection:		16" line on Araby Road																																		
Sewer Facility Plan:		Treatment:	City		Septic	X	Private		Connection: None																																		
Issues:		None																																									
<b>Safety Element:</b>																																											
Flood Plain Designation:		X	Liquefaction Hazard Area:				Yes		No	X																																	
Issues:		None																																									
<b>Growth Area Element:</b>																																											
Growth Area:		Araby Rd & Interstate 8		X	Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.																																			
		North End			Pacific Ave & 8 <sup>th</sup> St			Estancia			None																																
Issues:		None																																									

## NOTIFICATION

- Legal Ad Published: The Sun (08/04/17)
- 300' Vicinity Mailing: (07/10/17)
- 34 Commenting/Reviewing Agencies noticed: (07/13/17)
- Hearing Dates: (08/28/17)
- Comments Due: (07/24/17)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	07/14/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	YES	07/17/17	X		
Yuma County Planning & Zoning	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	07/13/17		X	
Yuma Mesa Irrigation District	YES	07/14/17	X		
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Company	NR				
Western Area Power Administration	NR				
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	YES	07/17/17	X		
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/17/17		X	
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
None Required	N/A
<b>Prop. 207 Waiver Given to Applicant on:</b>	<b>Delivery Method:</b>
07/10/17	by U.S. Mail to Dahl, Robins

**PUBLIC COMMENTS RECEIVED: NONE**