

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

**Hearing Date:** May 23<sup>rd</sup>, 2016

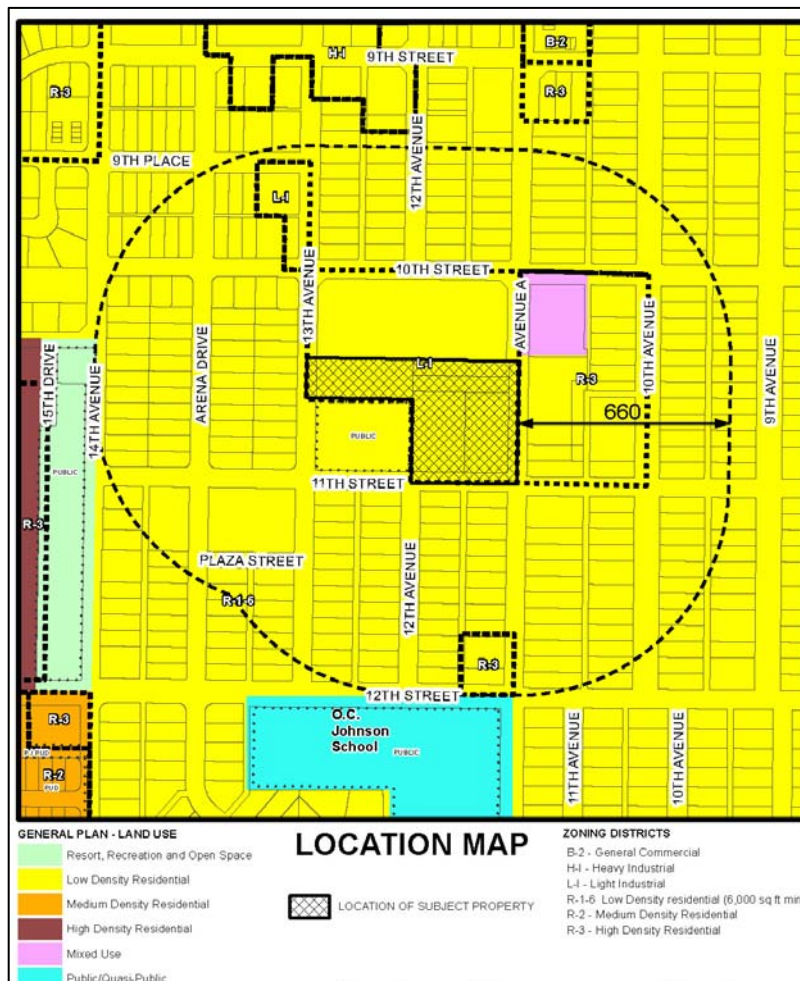
**Case Number:** GP-10768-2015

**Project Description/ Location:**

This is a revised General Plan Amendment request to change the land use designation from Low Density Residential to Medium Density Residential for approximately 3.27 acres. The request is by Vega & Vega Engineering PLC on behalf of Rogelio Sosa Palos and Ma. Del Pilar Soto Martinez through a Power of Attorney appointing Leticia Guillermo to act as agent. The properties are located at the northwest corner of 11<sup>th</sup> Street and Avenue A.

	Existing Zoning	Existing Land Use	Planned Land Use
<b>Site</b>	Light Industrial (L-I)	Vacant	Low Density Residential
<b>North</b>	Light Industrial (L-I)	Industrial Warehousing	Low Density Residential
<b>South</b>	Low Density Residential (R-1-6) and Low Density Residential (R-1-6/P)	Single family homes and warehousing (High school district)	Low Density Residential
<b>East</b>	High Density Residential (R-3)	Church and apartments	Low Density Residential
<b>West</b>	Low Density Residential (R-1-6)	Single family homes	Low Density Residential

**Location Map**



**Prior site actions:** None

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the revised request to change the land use designation for 3.27 acres from Low Density Residential to Medium Density Residential.

**Suggested Motion:** Move to APPROVE the request for a General Plan amendment to change the land use designation for approximately 3.27 acres from Low Density Residential to Medium Density Residential located at the northwest corner of Avenue A and 11<sup>th</sup> Street.

**Staff Analysis:** *The applicant's original request was to change the land use designation from Low Density Residential to High Density Residential. As required by Arizona Revised Statutes §9-461.06 this General Plan amendment case was heard by the Planning and Zoning Commission on December 28<sup>th</sup>, 2015 and January 11<sup>th</sup>, 2016 at two public hearings. On January 11<sup>th</sup>, the Planning and Zoning Commission recommended denial of the applicant's original request to High Density Residential.*

*At the City Council meeting of March 16<sup>th</sup>, 2016, this case was remanded back to the Planning and Zoning Commission at the applicant's request to consider an alternative less intense land use. The applicant has revised their original request from High Density Residential to Medium Density Residential.*

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It is the applicant's intent is to now pursue a rezoning of the site to Medium Density Residential District (R-2) with a Planned Unit Development (PUD) overlay to develop a townhome subdivision.

#### Density

The current land use designation of Low Density Residential would allow from 3 to 19 dwelling units to be constructed on individual single family home lots over the property's 3.27 acres. The revised request to Medium Density Residential land use designation would allow from 16 to 42 dwelling units to be constructed in a multi-family development.

The area is primarily single-family homes but other uses in the vicinity include a church, the Boys & Girls Club, a High School district warehouse facility, various industrial uses and an elementary school. A farmworker housing site is located at the NWC of 10<sup>th</sup> Avenue and 11<sup>th</sup> Street. The former Aloha Apartments has 33 farmworker units with 138 seasonal residents on a 1.3 acre site.

The Rio Santa Fe apartment complex is located a ¼ mile to the east at 12<sup>th</sup> Street and the East Main Canal. The 312 unit apartment complex contains 1-, 2- and 3- bedroom units. Zoning in the area is Light Industrial (L-I), Low Density Residential (R-1-6) and High Density Residential (R-3) zoning.

#### Population

Information from the 2014 American Community Survey (1-year estimate) provides data on population by housing unit type. The information results in an average

household size for single-family homes of 3.04 persons per dwelling and 2.17 persons per multi-family dwelling (2 or more units in structure) in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density Residential:
  - Minimum 3 homes – Expected population: 9
  - Maximum 19 homes – Expected population: 58
- Medium Density Residential:
  - Minimum 16 homes – Expected population: 35,
  - Maximum 42 homes – Expected population: 91

The applicant's current plans are to develop a 28 unit townhome subdivision

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 age school population is estimated at:

- Low Density Residential:
  - Minimum expected population: 9 – School Age: 2
  - Maximum expected population: 58 – School Age: 12
- Medium Density Residential:
  - Minimum expected population: 35 – School Age: 7
  - Maximum expected population: 91 – School Age: 18

#### Transportation

The property is located at the northwest corner of 11<sup>th</sup> Street and Avenue A. Access to the site would be from 11<sup>th</sup> Street and 13<sup>th</sup> Avenue which are both local roads.

According to the City of Yuma Transportation Master Plan, Avenue A 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. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2014 as 7,998 vehicles along Avenue A in proximity to the site.

Avenue A is a 2-lane minor arterial with an at-grade median. Avenue A, between 8<sup>th</sup> Street and 16<sup>th</sup> Street, was repaved in 2013. There are no plans to widen Avenue Avenue within the 2016-2025 schedule of the City's Capital Improvement Program or in the City of Yuma Transportation Master Plan. OC Johnson Elementary School is located to the south at 12<sup>th</sup> Street. Increased traffic occurs at this intersection at the start and end times of the school.

The applicant intends to provide sufficient on-site parking to meet the parking requirements of the City Code.

#### Parks

The neighborhood park in the area, Netwest Park, is located at the northwest corner of 12<sup>th</sup> Street and 14<sup>th</sup> Avenue, which is about ¼ mile to the west. The 3.5-acre facility includes a playground, open grassy area and walking path. The nearest Area Park, Carver Park, is located at 385 S. 13<sup>th</sup> Avenue and is approximately .8 miles to the north.

#### Housing

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 3.1 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.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership option.

**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
Avenue A – Minor Arterial	40 foot half width	30 foot half width
Median Covenant	Yes	

**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?**

No No prior Council actions have occurred for this site.

**Scheduled Public Hearings:**

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 12, 2015
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 26, 2015
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: December 28, 2015
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: January 11, 2016
<input checked="" type="checkbox"/>	City of Yuma City Council: February 3, 2016
<input checked="" type="checkbox"/>	City of Yuma City Council: March 16, 2016
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: May 23, 2016
<input type="checkbox"/>	City of Yuma City Council: June 15, 2016

**Public Comments Received:**

None received

**Agency Comments:**

See Attachment A

**Neighborhood Meeting Comments:**

See Attachment C

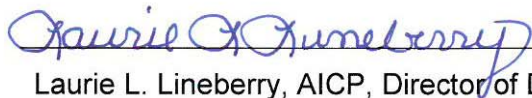
**Attachments**

A	B	C	D
Agency Comments	Staff Research	Neighborhood Meeting Comments	Aerial Photo

**Project Planner:**

Jennifer L. Albers, AICP Principal Planner [Jennifer.Albers@YumaAZ.gov](mailto:Jennifer.Albers@YumaAZ.gov)

Approved By:



Date:

5-9-16


Laurie L. Lineberry, AICP, Director of Department of Community Development

**ATTACHMENT A  
AGENCY COMMENTS**

DATE:	4/21/16	NAME:	Paula L. Backs	TITLE:	Community Liaison Specialist
		<input checked="" type="checkbox"/>	COMMENT	<input type="checkbox"/>	NO COMMENT
<i>Enter comments below:</i>					
<p>The property is under a flight path. An avigation easement will be requested during the rezoning process that recognizes the noise, interference, and vibrations that may occur due to aviation activities performed at the nearby Marine Corps Air Station/Yuma International Airport aviation complex. Thank you for the opportunity to comment.</p>					
AGENCY:	MCAS YUMA AZ				
PHONE:	(928) 269-2103				

<p>The amending of the land use on the properties could not be perceived as a corrective measure to an oversight, due to the presence of the industrial zoning, since the Low Density Residential land use already supports residential zonings. The request to amend the landuse to Medium Density Residential, will be positive in the area by bringing balance by presenting more variety as far as densitites. The presence of the High Density Residential and the Low Density Residential Zonings in that vicinity attest to that. At this point in time there are properties on the east of the subject parcels that could potentially be developed with the highest densities.</p>			
DATE:	4/27/16	NAME:	Javier Barraza
AGENCY:	DDS		
PHONE:	(928) 817-5150		

**ATTACHMENT B  
STAFF WORKSHEET**

	<b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b>  <b>CASE #: GP-10768-2015</b> <b>CASE PLANNER: JENNIFER L. ALBERS</b>
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**I. PROJECT DATA**

Project Location:	NWC 11 <sup>th</sup> Street and Avenue A														
Parcel Number(s):	664-16-139, -141, -142, -142 & -144														
Parcel Size(s):	.34 acres, .34 acres, .78 acres, .95 acres & .86 acres														
Total Acreage:	3.27														
Proposed Dwelling Units:	Maximum:					42		Minimum:					16		
Address:															
Applicant:	Leticia Guillermo for Rogelio Sosa Palos & Ma. Del Pilar Soto Martinez														
Applicant's Agent:	Vega and Vega Engineering PLC														
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		
	<b>Existing Zoning</b>				<b>Existing Land Use</b>				<b>Planned Land Use</b>						
<b>Site</b>	Light Industrial (L-I)				Vacant				Low Density Residential						
<b>North</b>	Light Industrial (L-I)				Industrial Warehousing				Low Density Residential						
<b>South</b>	Low Density Residential (R-1-6) and Low Density Residential (R-1-6/P)				Single family homes and warehousing (High school district)				Low Density Residential						
<b>East</b>	High Density Residential (R-3)				Church and apartments				Low Density Residential						
<b>West</b>	Low Density Residential (R-1-6)				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		Ordinance 740 – 4/7/1958									
General Plan Amendment		Yes		No		N/A									
Development Agreement		Yes		No		N/A									
Rezone		Yes	X	No		Z81-6 from L-I to Res "C" – Withdrawn									
Subdivision		Yes		No		N/A									
Conditional Use Permit		Yes		No		N/A									
Pre-Development Meeting		Yes	X	No		Date: May 21, 2015									
Enforcement Actions		Yes		No		N/A									
Land Division Status:					Legal Lots of Record										
Irrigation District:					None										
Adjacent Irrigation Canals & Drains:					None										
Water Conversion: (5.83 ac ft/acre)					19.06 Acre Feet a Year										Highlight & F9 to compute field
Water Conversion Agreement Required					Yes		No	X							

## II. CITY OF YUMA GENERAL PLAN

### Land Use Element:

Land Use Designation:		Low Density Residential										
Noise Contour:		None		Overlay/Specific Area:		N/A						
Issues:		Need for multi-family housing, need for farmworker housing, impact on neighbors										
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				
Avenue A – Minor Arterial				40 foot half width				30 foot half width				
Median Covenant				Yes								
Gateway Route			Scenic Route			Hazardous Cargo Route				Truck Route		X
Bicycle Facilities Master Plan				N/A								
YCAT Transit System				Avenue A – Purple Route 6A								
Issues:				None								

### Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
	Neighborhood Park:	Existing: Netwest Park	Future: Netwest Park
	Area Park	Existing: Carver Park	Future: Carver Park
	Linear Park:	Existing: East Main Canal	Future: East Main Canal
Issues:		None	

### Housing Element:

Special Need Household:	Farmworker Housing									
Issues:	Impacts on neighboring properties – noise, trash, loitering									

### Redevelopment Element:

Planned Redevelopment Area:	South Avenues									
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	
Issues:	None				

### Public Services Element:

<div><div><b>Projected 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</div><table><tr><th>Dwelling Units</th><th>Projected Population</th><th>Police Impact</th><th colspan="2">Water Consumption</th><th>Wastewater Generation</th></tr><tr><th>Maximum</th><th></th><th>Officers</th><th>GPD</th><th>AF</th><th>GPD</th></tr><tr><td>42</td><td>122</td><td>0.23</td><td>36,540</td><td>40.9</td><td>12,180</td></tr><tr><th>Minimum</th><th></th><th></th><th></th><th></th><th></th></tr><tr><td>16</td><td>46</td><td>0.09</td><td>13,920</td><td>15.6</td><td>4,640</td></tr></table></div>											Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation	Maximum		Officers	GPD	AF	GPD	42	122	0.23	36,540	40.9	12,180	Minimum						16	46	0.09	13,920	15.6	4,640
Dwelling Units	Projected Population	Police Impact	Water Consumption		Wastewater Generation																																			
Maximum		Officers	GPD	AF	GPD																																			
42	122	0.23	36,540	40.9	12,180																																			
Minimum																																								
16	46	0.09	13,920	15.6	4,640																																			
Fire Facilities Plan:		Existing: Fire Station No. 1					Future: Fire Station No. 1																																	
Water Facility Plan:		Source:	City	X	Private		Connection:	Avenue A 12” Line																																
Sewer Facility Plan:		Treatment:	City	X	Septic		Private		Connection: 13 <sup>th</sup> Avenue 18” Line																															
Issues:		None																																						



<b>Safety Element:</b>									
Flood Plain Designation:	500 Year Flood			Liquefaction Hazard Area:	Yes		No	X	
Issues:	None								
<b>Growth Area Element:</b>									
Growth Area:	Araby Rd & Interstate 8		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	X				
Issues:	None								

### NOTIFICATION

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>○ <b>Legal Ad Published: The Sun</b> 4/23/16</li> <li>○ <b>Display Ad Published:</b> 4/23/16</li> <li>○ <b>660' Vicinity Mailing:</b> 4/21/16</li> <li>○ <b>54 Commenting/Reviewing Agencies noticed:</b> 4/21/16</li> </ul> | <ul style="list-style-type: none"> <li>○ <b>Site Posted:</b> 4/21/16</li> <li>○ <b>Neighborhood Meeting:</b> 4/28/16</li> <li>○ <b>Hearing Dates:</b> 5/23/16</li> <li>○ <b>Comments Due:</b> 4/29/16</li> </ul> |
|---|--|

<b>External List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	Yes	4/27/16		X
Yuma County Public Works	Yes	4/25/16	X	
Yuma County Airport Authority	NR			
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	4/21/16	X	
Arizona Fish & Game 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	4/25/16		X
USDA – NRCS	NR			
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	4/25/16	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			

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Steve Suho, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Josh Scott, Engineering	NR			
Jonathan Fell – Traffic Engineer	Yes	4/25/16	X	
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	Yes	4/25/16	X	
Alan Kircher, DCD – Building Safety	Yes	4/21/16	X	
Jay Simonton, Utilities	NR			
NR=None Received				

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
April 28 <sup>th</sup> , 2016	See Staff Report Attachment
<b>Prop. 207 Waiver Given to Applicant on:</b>	<b>Delivered by:</b>
April 19 <sup>th</sup> , 2016	In Person

**PUBLIC COMMENTS RECEIVED:** NONE

**ATTACHMENT C**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** April 28<sup>th</sup>, 2016

**Location:** Boys and Girls Club, 1100 S. 13<sup>th</sup> Avenue

**Attendees:** Catherine Maire Sebile, Charles Bub, L.V. McCain, Maximo Zamora, Robert Arellano, Tonia Valdez, Randy Hartt, Vianey Vega and Jennifer Albers

**SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:**

- Q – Why are you changing the project?  
A – Following the public hearings, realized it was not supported by the community and wanted to be good neighbors. New proposal is marketable and will have a positive return for the property owner.
- Q – What about the impact on OC Johnson?  
A – This is vacant land within the school district boundaries. The school district can redraw school zones to accommodate changes in population.
- Q – Will there be yards?  
A – Yes but they will be small reflecting the smaller lots.
- Q – How many bedrooms in each unit?  
A – Probably 2 to 3 but detailed drawings have not been drawn up yet. There will be no 2-story units.
- Q – Why the extra 6 parking spaces?  
A – Those are to provide visitor parking for the units on the east/east street. Parking will not be allowed on that narrow street.
- Q – How big is the recreation area?  
A – 60 feet by 94 feet with ramadas, bar-b-que and play area.
- Q – Are the roads fire truck accessible?  
A – Yes, the Fire Department has reviewed the proposal and approved the roadways.
- Q – What is the price range?  
A – Not known at this time.
- Q – How much parking for each unit?  
A – Each unit will have two paved spaces.
- Q – Will these be owner occupied?  
A – Each unit will be individually owned, like a condo. Whether the owner decides to rent out the unit is up to them.
- Q – What happened to the dormitory project?  
A – That project is gone and not being considered at this time.
- Q – Where will the access points be?  
A – Access will be from 11<sup>th</sup> Street and 13<sup>th</sup> Avenue.

ATTACHMENT D  
AERIAL PHOTO

