

**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**

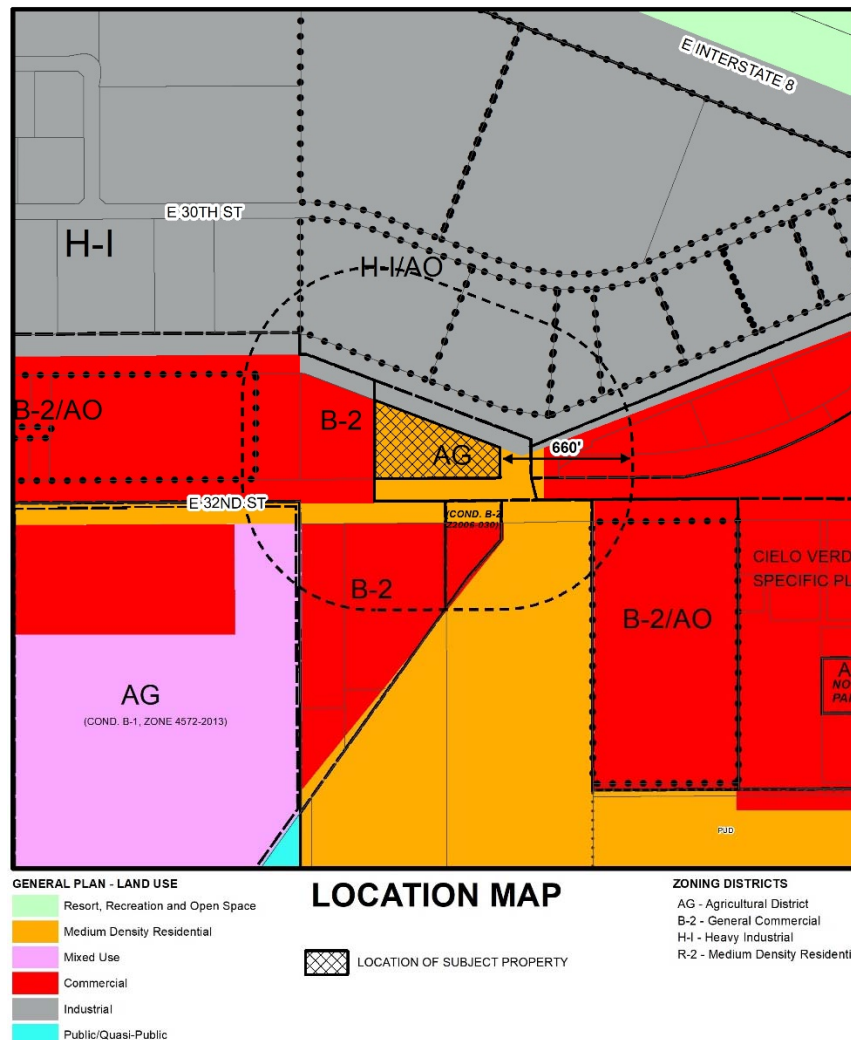
**Hearing Date:** January 27, 2020

**Case Number:** GP-27420-2019

**Project Description/Location:** This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaile Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32<sup>nd</sup> Street.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Agriculture (AG)	Mobile Home Sales	Medium Density Residential
<b>North</b>	Heavy Industrial (HI)	"B" Canal/Industrial Development	Industrial
<b>South</b>	General Commercial (B-2)	Mobile Home Sales	Commercial
<b>East</b>	General Commercial (B-2)	"A" Canal/Undeveloped	Commercial
<b>West</b>	General Commercial (B-2)	Furniture store	Commercial

**Location Map**



**Prior site actions:** Annexation O99-29 – 7/3/99

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for 2.82 acres from Medium Density Residential to Commercial.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for 2.82 acres from Medium Density Residential to Commercial located 7600 E. 32<sup>nd</sup> Street.

**Staff Analysis:** This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaille Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32<sup>nd</sup> Street.

The existing *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).

The proposed *Commercial* land use designation supports the following types of zoning: Transitional (TR), Limited Commercial (B-1), General Commercial (B-2), Business Park (BP), and Planned Shopping Center (PSC).

The applicant's intent in changing the land use designation is to support the continued use of the property for commercial activities under a future request for General Commercial (B-2) zoning.

**Density**

The current land use designation of Medium Density Residential would allow from 14 to 36 dwelling units to be constructed on the subject 2.82 acres. The requested Commercial land use designation is not expected to contain any residential dwellings.

**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:

- Medium Density Residential:
  - Minimum 14 homes – Expected population: 39
  - Maximum 36 homes – Expected population: 101
- Commercial: Zero homes - Expected population: 0

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:

- Medium Density Residential:
  - Minimum expected population: 17 – School Age: 3
  - Maximum expected population: 101 – School Age: 20
- Commercial:
  - Expected population: 0 – School Age: 0

**Transportation**

The property is located at 7600 E. 32<sup>nd</sup> Street. According to the City of Yuma Transportation Master Plan 32<sup>nd</sup> Street 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 2018 as 18,222 vehicles on 32<sup>nd</sup> Street west of the property.

#### 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 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.

The land use designation change requested reduces the amount of land for Medium Density Residential but reducing the amount of Medium Density Residential by 2.82 acres will not have a significant impact on the elements of the plan.

#### **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:**

<u>FACILITY PLANS</u>						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
32 <sup>nd</sup> Street – Principal Arterial	62FT HW	100FT HW				X

#### **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 area has been designated with the Medium Density Residential land use designation since the adoption of the City of Yuma/Yuma County Joint Land Use Plan on September 12, 1996 (Resolution No. 96-38).

#### **Scheduled Public Hearings:**

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: December 9, 2019
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: January 13, 2020
<input type="checkbox"/>	City of Yuma City Council: February 5, 2020

#### **Public Comments Received:**

None Received

#### **Agency Comments:**

See Attachment A

#### **Neighborhood Meeting Comments:**

N/A

#### **Final staff report delivered to applicant on:**

12/10/19

<input checked="" type="checkbox"/>	Applicant agreed with staff's recommendation:
<input type="checkbox"/>	Applicant did not agree with staff's recommendation:
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

#### **Attachments**

<b>A</b>	<b>B</b>	<b>C</b>
Agency Comments	Staff Worksheet	Aerial Photo

**Prepared By:**

Jennifer L. Albers, AICP,  
Principal Planner

Jennifer.Albers@YumaAZ.gov (928) 373-5180

**Date:**

1/14/20

**Reviewed By:**

Alyssa Linville,  
Assistant Director Community Development

**Date:**


01/14/20

**ATTACHMENT A**  
**AGENCY COMMENTS**

DATE:	9/9/19	NAME:	Mary Ellen Finch	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>The subject property is located beneath a flight path. It is requested that an 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. These easements should be issued to each lot as sold for the subdivision when approved. Please send a copy of the recorded easement(s) to <a href="mailto:MCASYUMA_CPLO@usmc.mil">MCASYUMA_CPLO@usmc.mil</a>. Thank you for the opportunity to comment</p>					

DATE:	9/5/19	NAME:	Javier Barraza	TITLE:	Senior Planner
AGENCY:	Yuma County Development Services			PHONE:	928-817-5000
<i>Enter comments below:</i>					
<p>The proposed land use change, seems to address and oversight, the subject property is surrounded by commercial and industrial uses, furthermore, the property is currently used for manufactured homes sales.</p> <p>The proposed commercial land use and rezoning change will promote commercial nodes, which will minimize traffic congestions on other locations.</p>					

**ATTACHMENT B  
STAFF WORKSHEET**

	<b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b>  <b>CASE #: GP-27420-2019</b> <b>CASE PLANNER: JENNIFER L. ALBERS</b>
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**I. PROJECT DATA**

Project Location:		7600 E. 32 <sup>nd</sup> Street										
Parcel Number(s):		698-31-005										
Parcel Size(s):		2.82 acres										
Total Acreage:		2.82										
Proposed Dwelling Units:		Maximum:		0		Minimum:		0				
Address:		7600 E. 32 <sup>nd</sup> Street										
Applicant:		Susan Lee Battaile Trust										
Applicant's Agent:		Core Engineering Group										
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					
	<b>Existing Zoning</b>	<b>Current Use</b>				<b>General Plan Designation</b>						
<b>Site</b>	Agriculture (AG)	Mobile Home Sales				Medium Density Residential						
<b>North</b>	Heavy Industrial (HI)	"B" Canal/Industrial Development				Industrial						
<b>South</b>	General Commercial (B-2)	Mobile Home Sales				Commercial						
<b>East</b>	General Commercial (B-2)	"A" Canal/Undeveloped				Commercial						
<b>West</b>	General Commercial (B-2)	Furniture store				Commercial						
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 – Annexation O99-29 7/3/1999									
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	Date: 3/25/19								
Enforcement Actions	Yes	No	N/A									
Land Division Status:		Legal Lot of Record										
Irrigation District:		YMIDD										
Adjacent Irrigation Canals & Drains:		B Canal										
Water Conversion: (5.83 ac ft/acre)		16.44 Acre Feet a Year										
Water Conversion Agreement Required		Yes	No	X								

**II. CITY OF YUMA GENERAL PLAN**

<b>Land Use Element:</b>	
Land Use Designation:	Medium Density Residential
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	<b>Planned</b>	<b>Existing</b>	<b>Gateway</b>	<b>Scenic</b>	<b>Hazard</b>	<b>Truck</b>			
32 <sup>nd</sup> Street – Principal Arterial	62FT HW	100FT HW				X			
Bicycle Facilities Master Plan	Future Bike Path								
YCAT Transit System	None								
Issues:									
<b>Parks, Recreation and Open Space Element:</b>									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Desert Ridge Park				Future: Desert Ridge Park				
Community Park:	Existing: Kennedy Park				Future: North Mesa Community Park				
Linear Park:	Existing: East Main Canal Linear Park				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:	None								
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:									
<b>Public Services Element:</b>									
<b><u>Population Impacts</u></b>		<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>	
Population projection per 2013-2017 American Community Survey		<i>Non-residential</i>							
Police Impact Standard: 1 officer for every 530 citizens;		Maximum	Per Unit		Officers	GPD	AF	GPD	
Water Consumption: 300 gallons per day per person;		0	0	0	0.00	0	0.0	0	
Wastewater generation: 100 gallons per day per person		Minimum							
		0	0	0	0.00	0	0.0	0	
Fire Facilities Plan:	Existing: Fire Station No. 5				Future: Future Fire Station No. 7				
Water Facility Plan:	Source:	City	X	Private	Connection:	32 <sup>nd</sup> Street 10" PVC with extension			
Sewer Facility Plan:	Treatment:	City		Septic	X	Private	Connection:		
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.		X		
	North End	Pacific Ave & 8 <sup>th</sup> St	Estancia	None					
Issues:	None								

## NOTIFICATION

- **Legal Ad Published: The Sun** 11/9/19 & 12/21/19
- **Display Ad Published:** 11/9/19 & 12/21/19
- **660' Vicinity Mailing:** 10/28/19
- **54 Commenting/Reviewing Agencies noticed:** 9/3/19
- **Site Posted:** 11/4/19
- **Neighborhood Meeting:** N/A
- **Hearing Dates:** 12/9/19 & 1/13/20
- **Comments Due:** 11/4/19

<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	9/5/19		X
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	9/4/19	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	9/3/19	X	
Arizona Game & Fish Dept.	Yes	9/5/19	X	
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	9/9/19		X
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	9/4/19	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	Yes	9/4/19	X	



<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
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	9/12/19	X	
Alan Kircher, DCD – Building Safety	Yes	9/18/19	X	
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
None Required	N/A
<b>Prop. 207 Waiver</b>	
Received by Owner's signature on the application for this land use action request.	

**ATTACHMENT C**  
**AERIAL PHOTO**

