



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-42924-2024
CASE PLANNER: JENNIFER ALBERS

I. PROJECT DATA

Project Location:		Vicinity of E. 28 th Street and S. Rebecca Drive												
Parcel Number(s):		197-06-033 and 197-06-035												
Parcel Size(s):		19.4 acres and 10 acres												
Total Acreage:		29.4												
Proposed Dwelling Units:		Maximum:		0		Minimum:		0						
Address:														
Applicant:		City of Yuma on behalf Irwin Catherine H Trust 4-09-86 and Irwin Testamentary Trust												
Applicant's Agent:														
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes	X	No						
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill		None	X
Airport		Noise Contours	65-70		70-75	X	75+		APZ1		APZ2		CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	County Heavy Industrial (HI-1)	Agriculture	Industrial
North	City Heavy Industrial (HI) and County Light Industrial (LI)	Undeveloped	Industrial
South	City Light Industrial (LI)	Industrial uses	Industrial
East	City Heavy Industrial (HI)	Undeveloped and Industrial uses	Industrial
West	City Light Industrial (LI) and City Heavy Industrial (HI)	Industrial uses	Industrial

Prior Cases or Related Actions:											
<u>Type</u>	<u>Conforms</u>				<u>Cases, Actions or Agreements</u>						
Pre-Annexation Agreement	Yes	X	No		R2007-15 adopted 3/16/07 amended by R2007-27 adopted 5/30/07						
Annexation	Yes		No		N/A						
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		No		Date: N/A						
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)		0.00 Acre Feet a Year									
Water Conversion Agreement Required		Yes		No	X						

II. CITY OF YUMA GENERAL PLAN

Land Use Element:															
Land Use Designation:				Industrial											
Issues:															
Historic District:		Brinley Avenue			Century Heights			Main Street		None		X			
Historic Buildings on Site:				Yes		No		X							
Transportation Element:															
<u>FACILITY PLANS</u>															
Transportation Master Plan				Planned		Existing		Gateway		Scenic		Hazard		Truck	
32 nd Street – Principal Arterial				62' HW		100' HW								X	
Bicycle Facilities Master Plan				32 nd Street - Proposed Shared Use Bike Path											
YCAT Transit System				32 nd Street – Orange Route											
Issues:															
Parks, Recreation and Open Space Element:															
Parks and Recreation Facility Plan															
Neighborhood Park:		Existing: None						Future: None							
Community Park:		Existing: None						Future: None							
Linear Park:		Existing: None						Future: None							
Issues:															
Housing Element:															
Special Need Household:				N/A											
Issues:															
Redevelopment Element:															
Planned Redevelopment Area:															
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:															
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person				Dwellings & Type		Projected Population		Police Impact		Water Consumption		Wastewater Generation			
				<i>Non-residential</i>											
				Maximum	Per Unit			Officers		GPD	AF	GPD			
				0	0	0		0.00		0	0.0	0			
				Minimum											
0	0	0		0.00		0	0.0	0							
Fire Facilities Plan:		Existing: Fire Station No. 5						Future: Fire Station No. 8							
Water Facility Plan:		Source:		City		X		Private		Connection:		Shari Avenue & Rebecca Avenue 8"			
Sewer Facility Plan:		Treatment:		City		X		Septic		Private		Connection: Ave 4E & 36 th St. 15"			
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:								

AERIAL