

	ATTACHMENT A STAFF RESEARCH – ANNEXATION CASE #: ANEX-44726-2025 CASE PLANNER: ERIKA PETERSON			
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I. PROJECT DATA

Project Location:		Northwest corner of 38 th Street and Avenue C intersection															
Parcel Number(s):		195-12-011															
Parcel Size(s):		97.9															
Total Acreage:		97.9															
Proposed Dwelling Units:		Maximum:		480		Minimum:		98									
Address:																	
Applicant:		Barkley Farms Limited Partnership															
Applicant's Agent:		Dahl Robins and Associates, Inc.															
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		75+		APZ1		APZ2		CLEAR ZONE			

	Existing Zoning	Current Use	General Plan Designation
Site	County Rural Area-40 (RA-40)	Agriculture	Low Density Residential
North	Conditional Agriculture and Low Density Residential (AG/R-1-20)	Agriculture	Low Density Residential
South	County Rural Area-40 (RA-40)	Agriculture	Low Density Residential and Suburban Density Residential
East	Low Density Residential (R-1-6/R-1-20)	Agriculture and single-family homes	Low Density Residential
West	County Rural Area-40	Agriculture	Low Density Residential

Prior Cases or Related Actions:							
Type	Conforms		Cases, Actions or Agreements				
Pre-Annexation Agreement	Yes	No	N/A				
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 lot of record					
Irrigation District:		Yuma County Water Users					
Adjacent Irrigation Canals & Drains:		Central Main Canal					
Water Conversion: (5.83 ac ft/acre)		570.75 Acre Feet a Year					
Water Conversion Agreement Required		Yes	X	No			

II. CITY OF YUMA GENERAL PLAN

Land Use Element:	
Land Use Designation:	Low Density Residential

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				
Avenue C- 2 Lane Collector		40' HW plus canal ROW	33' HW				X				
Bicycle Facilities Master Plan		Avenue C- Proposed Bike Lane, 38 th Street- Bike Lane									
YCAT Transit System		None									
Issues:											
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Las Casitas Park				Future: Las Casitas Park						
Community Park:	Existing: Yuma Valley Park				Future: Yuma Valley Park						
Linear Park:	Existing: East Main Canal Linear Park				Future: East 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:											
Population Impacts Population projection per 2023 5-Year 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>Single Family</i>									
		Maximum	Per Unit		Officers	GPD	AF	GPD			
		480	2.8	1344	2.54	278,208	311.7	94,080			
		Minimum									
		98	2.8	274	0.52	56,801	63.6	19,208			
Fire Services Plan:	Existing: Yuma Fire Station No. 6				Future: Yuma Fire Station No. 6						
Water Facility Plan:	Source:	City	X	Private		Connection:	12" PVC on Avenue C				
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: Small gravity line in the intersection of 32 nd Street and Pinto Way				
Issues:		Nearest connection to sewer is at 32 nd Street and Pinto Way									
Safety Element:											
Flood Plain Designation:	500 Year Flood				Liquefaction Hazard Area:		Yes	X	No		
Issues:											
Growth Area Element:											
	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.				

Growth Area:	North End		Pacific Ave & 8 th St		Estancia		None	X	
Issues:									

AERIAL

