



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

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
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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 Single Family		Projected Population	Police Impact	Water Consumption	Wastewater Generation						
			Maximum	Per Unit		Officers	GPD	AF						
			480	2.8	1344	2.54	278,208	311.7						
			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		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						
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

