

4. **Minor Amendment Case No. 20-04:** Ibrahim Osman, agent for Sara A. Ramirez, requests to change the land use designation of a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Medium Density Residential (R-MD) to Business Park (BP), Assessor's Parcel Numbers 759-29-058 and a portion of -092, located at 18860 South Main Street, Gadsden, Arizona.

5. **Rezoning Case No. 20-16:** Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and -092, located at 18860 South Main Street, Gadsden, Arizona.

6. **Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.**

7. **Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Persons with disabilities may request reasonable accommodations by contacting Shannon Gunderman, ADA Coordinator at 928.373.1137 or by email at shannon.gunderman@yumacountyaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.

Yuma County
Planning & Zoning
Commission

Item No. 3

The Yuma County Planning and Zoning Commission met in a regular session on September 22, 2020. The meeting was held via Zoom and opened to the public in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:00 p.m. Chairman Rosales convened the Planning and Zoning Commission meeting. Commissioners present were: Scott Mulhern, John McKinley, Tim Bowers, Danny Bryant, Matias Rosales, Alicia Zermeno, and Wayne Eide. Commissioners Paul White, Ron Rice and Gary Black were absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Juan Leal Rubio; Deputy County Attorney Ed Feheley; Land Development Engineer Arturo Alvarez and PZ Commission Administration Specialist Amber Jardine.

PLEDGE OF ALLEGIANCE: Chairman Rosales led the Pledge of Allegiance.

ITEM No. 3: Approval of the Planning and Zoning Commission regular meeting minutes of August 25, 2020.

MOTION (EIDE/BOWERS): Approve as presented.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Eide- AYE; Zermeno-AYE. The motion carried 7-0.

ITEM No. 4: Rezoning Case No. 20-15: Adrian Vega, agent for Halifax Investments, LLC., requests the rezoning of a parcel 10.0 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 748-13-011, located in the vicinity of the northeast corner of Avenue 5E and County 14½ Street, Yuma, Arizona.

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-15 due to conflict of interest. He is employed by the agent.

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 20-15 based on the request being within the range of identified uses, densities and intensities of the Comprehensive Plan subject to the following Performance Condition and Schedule for Development:

Performance Condition

1. Within 60 days of approval by the Board of Supervisors, the owner/agent shall:
 - a. Provide an A.R.S. § 12-1134 waiver.
 - b. Record an Infrastructure disclosure statement.
 - c. Record a Schedule for Development disclosure statement.
 - d. Record an Agriculture disclosure statement.
 - e. Record a Range disclosure statement.

Schedule for Development

1. Within one (1) year of approval by the Board of Supervisors and prior to approval of the Land Division Permit, the owner shall apply for a Grading Permit with Yuma County Department of Development Services to improve the ingress/egress easement depicted on the site plan submitted by the applicant in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B-Penetration and Chip Seal). The eastern end of the

ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turn-around shall be in accordance with 2003 International Fire Code and current Yuma County policies.

2. Within one (1) year of approval by the Board of Supervisors and prior to the approval of the Land Division Permit, the owner shall construct a left turn lane along Avenue 5E pursuant to Yuma County Standards and specifications.
3. Within one (1) year of approval by the Board of Supervisors, the property shall be split in accordance with the site plan submitted by the applicant by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance and an ingress/egress easement twenty (20) feet in width along the center of the subject properties and an irrigation easement along the north property line shall be recorded.
4. Within one (1) year of approval by the Board of Supervisors, the owner shall submit certification from a licensed engineer confirming the roadway referred to in item 1 of the Schedule for Development was constructed according to Standard B-Penetration and Chip Seal.
5. All lots shall be provided with means of irrigation and access to irrigation water prior to development of any of the existing parcels. The owner/applicant will submit a letter from the irrigation district to the Department of Development Services confirming that a satisfactory irrigation system is installed and the individual lots will have access to irrigation water.

Commissioner McKinley inquired if everyone was in agreement with the Schedule for Development items.

Barry Olsen, 101 East 2nd Street, Yuma, Arizona, agent for Halifax Investments, LLC, stated the Schedule for Development number two makes the project unfeasible. He stated the property has legal access on the south side. He explained the applicant's idea to extend Avenue 5E onto the 10-acre development. The cost of constructing a left turn lane along Avenue 5E would change the applicant's decision to utilize the existing easement on the south side of the property. There would be two access points off of Avenue 5E. The road would be along the south side of the property to the west and create a cul-de-sac in the 10 acre development.

Commissioner Rosales inquired about the reasoning with Schedule for Development number two.

Planning Director Maggie Castro, AICP, reviewed the original site plan that was submitted. She explained staff requested a left turn lane due to the ten lots that would be created with the proposed lot splits. She reviewed the new site plan that was submitted on September 22, 2020. She explained if the new site plan is accepted by the Planning and Zoning Commission, then staff would recommend to not require a left turn lane off of Avenue 5E. They would still need to obtain an encroachment permit for Avenue 5E and County 14½ Street.

Commissioner Rosales inquired if the new site plan was submitted due to the Schedule for Development number two requirement.

Barry Olsen, 101 East 2nd Street, Yuma, Arizona, stated the new site plan was in response to the Schedule for Development requirements. He explained both site plans have ten lots but the left turn lane would only be required for one site plan and not the other. He stated having one access point makes the most sense, but not with the cost of a turning lane.

Land Development Engineer Arturo Alvarez explained the original submittal was an extension into a cul-de-sac of approximately ten lots. He reviewed the Goldwater Ranch subdivision and explained that it has only nine lots. The subdivision was required to place a left turn lane off of Avenue 5E due to traffic speed off of that road. Therefore,

the same requirement is recommended by staff for the proposed development of ten lots that is accessed off of Avenue 5E. He stated it is a safety precaution. He explained based on the new site plan that was submitted, staff would retract the left turn lane requirement. He stated there are a lot of projects with nine or ten lots and all have been required to have a turning lane.

Commissioners reviewed the aerial image of the area. The aerial image showed the development to the west of the subject property and the Goldwater Ranch subdivision to the north.

Commissioner Eide inquired about the cul-de-sac that is off of County 14½ Street.

Land Development Engineer Arturo Alvarez explained it is a lot split of five lots.

Commissioner Eide stated having one access point compared to two access points is safer. He clarified with Mr. Olsen that the left turn lane was an issue for the developer.

Barry Olsen, 101 East 2nd Street, Yuma, Arizona, explained the cost when constructing turn lanes. He stated when looking at the aerial image there is not a turn lane to get into the cul-de-sac on County 14½ Street.

Land Development Engineer Arturo Alvarez explained the cul-de-sac off of County 14½ Street was a five lot split. Five lot splits do not require turning lanes. If a lot split is more than five lots then it becomes an issue.

Commissioner Rosales stated that if the developer does not have an issue with the new site plan that was submitted that does not require a left turn lane, then to move forward with that site plan.

Commissioner Bryant inquired to the developer's engineer if the new site plan was safer or if it was due to regulations.

Kevin Dahl, 1560 South 5th Avenue, Yuma, Arizona, stated he was always taught to minimize points of access/conflict. He explained peak hours are one vehicle per hour which is one vehicle ever six minutes. He stated two access points do not make sense. He stated there is no turn lane to the west of the subject property for the five lot division or the other surrounding properties. However, the developer has agreed to use the new site plan submitted.

Planning Director Maggie Castro, AICP, explained the lots on the west side of Avenue 5E were not created through the Land Division Permit process. If they had been created through the Land Division process then it is likely improvements would have been required. She gave examples of other similar lot splits that resulted in requiring a turn lane. She explained the developer submitted a new site plan that takes off the financial burden of constructing a turn lane.

Barry Olsen, 101 East 2nd Street, Yuma, Arizona, explained the location of the development is far South on 5E with not much room for future development. He explained development is restricted in the area along the range.

Commissioner Rosales stated there is high velocity of traffic off of 5E.

Planning Director Maggie Castro, AICP, stated the Commission can choose to approve the original site plan with the Schedule for Development or approve the new site plan with the new Schedule for Development or to modify the Schedule for Development.

MOTION (EIDE/ BRYANT): Approve Rezoning Case No. 20-15 with option one site plan and to exclude Schedule for Development number two left turn lane.

VOICE VOTE: McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Eide- AYE; Zermeno-AYE. The motion carried 6-0.

ITEM No. 6: Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

Commissioner Bryant inquired about in person meetings.

Planning Director Maggie Castro, AICP, stated there would not be any changes made to how meetings are conducted until the Health Director changes the social distancing requirements.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 6:40 p.m.

Approved and accepted on this 27th day of October 2020.

Matias Rosales, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County
Planning & Zoning
Commission

Item No. 4

AIR-10145

4.

P&Z Commission Agenda

Meeting Date: 10/27/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Minor Amendment Case No. 20-04: Ibrahim Osman, agent for Sara A. Ramirez, requests to change the land use designation of a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Medium Density Residential (R-MD) to Business Park (BP), Assessor's Parcel Numbers 759-29-058 and a portion of -092, located at 18860 South Main Street, Gadsden, Arizona.

2. INTENT:

To accomodate the rezoning of the subject properties from Low Density Residential-6,000 square feet minimum (R-1-6) and Light Industrial (LI) to General Commercial (C-2).

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of this request.

Attachments

Staff Report

Case Map

Internal Comments

External Comments



Staff Report to the Yuma County Planning and Zoning Commission

October 27, 2020

Minor Amendment Case No. 20-04

REQUEST: Change the land use designation of a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Medium Density Residential (R-MD) to Business Park (BP), Assessor's Parcel Numbers 759-29-058 and a portion of -092, located at 18860 South Main Street, Gadsden, Arizona.

APPLICANT: Ibrahim Osman, agent for Sara A. Ramirez

Application is within Supervisor District 4: Marco A. "Tony" Reyes; Commissioners Matias Rosales and Gary Black. Case prepared by Juan Leal Rubio, Senior Planner.

DIRECTIONS: From the City of Yuma, travel south on Highway 95 to County 19th Street (7th Avenue). The subject property is located on the northwest corner of County 19th Street and Highway 95 at 18860 South Main Street, Gadsden.

INTENT:

To accommodate the rezoning of the subject property from Low Density Residential-6,000 square feet minimum (R-1-6) and Light Industrial (LI) to General Commercial (C-2).

A.R.S. § 11-814(A) states as follows: *All rezonings adopted under this article shall be consistent with and conform to the adopted comprehensive plan.* The proposed rezoning is not consistent with the plan. The existing land use designation is R-MD which does not support C-2 zoning. Therefore, a minor amendment to change the land use designation to BP is required to allow the proposed rezoning.

SITE CONDITIONS:

The subject properties are within the Townsite of Gadsden subdivision recorded in 1914. Parcel 58 is currently vacant. Parcel 92 has a large metal building and is being used as an agricultural contractor's yard and/or storage of heavy equipment. Access to the subject properties is along County 19th Street (7th Avenue), which is a paved public road 43 feet in width that has 99 feet of dedicated right-of-way. The properties are served by the City of San Luis for potable water and sewage disposal.

Current Land Use Classification

Medium Density Residential (R-MD): This classification is intended for residential development with densities between 4 to 12 dwelling units per acre.

Zoning Districts Permitted within the R-MD:

R-1-6, Low Density Residential-8,000 square feet minimum (R-1-8), Medium Density Residential (R-2), Manufactured Home Subdivision – 4,500, 6,000, and 8,000 square feet minimum (MHS-4.5, MHS-6, and MHS-8), and Planned Development (PD).

Proposed Land Use Classification

Business Park (BP): This land use designation allows for development that may mix light industrial, general commercial, and retail and/or office use, preferably in high visual quality, business park or campus-type setting.

Zoning Districts Permitted within BP: Local Commercial (C-1), C-2, LI, Planned Development (PD), and Visual Corridor Overlay (VCO).

ANALYSIS:

1. Land Use Compatibility

Is the proposed change compatible with adjoining land use designations, existing land uses and zoning? Is the proposed change logical and harmonious with the land use pattern of the area in question? How would the amendment affect adjacent property owners?

The proposed change is compatible with adjoining land use designations, existing land uses, and zoning. The existing land use designations surrounding the subject properties are R-MD directly to the north; Regional Commercial (C-RC) approximately 300 feet to the north; BP to the directly to the west and northwest; R-MD approximately 160 feet to the west; R-MD directly to the east; BP directly to the south; and Local Commercial (C-LC) approximately 180 feet to the south. The existing zoning surrounding the subject properties are R-1-6 directly to the north and east; Light Industrial (LI) directly to the west, northwest, and south; R-1-6 approximately 160 feet to the west; and RA-40 to the south. The proposed change is logical and harmonious with the existing land use pattern of the area.

The proposed BP land use designation is more in character with the existing land uses along the commercial corridor along Main Street in Gadsden because it supports local and general commercial type uses. Approval of this request will allow a continuation of existing development and adjacent property owners will not be negatively affected by this change.

ADJOINING LAND USES

North	Commercial and Residential
East	Commercial and Residential
South	Commercial and Agricultural
West	Commercial and Residential

ADJOINING LAND USE PLAN DESIGNATIONS

North	BP, R-MD and RC
East	BP and R-MD
South	BP and C-LC
West	BP and R-MD

ADJOINING ZONING DISTRICTS

North	R-1-6 and C-2
East	R-1-6
South	RA-40 and LI
West	R-1-6

2. Protection and Conservation of Natural Resources and Environment

Does the amendment adversely affect natural environmental conditions? If so, how will the effects be mitigated?

This amendment will not adversely affect natural environmental conditions. Land uses which are of high intensity or incompatible are not being proposed. The intent of this minor amendment is to allow the property to be rezoned to C-2 to accommodate an automobile sales lot.

The subject site soils are classified as Torrfluvents. Torrfluvents make up a high proportion of irrigated soils in desert regions because they are normally located close to water, have gentle slopes and deep, medium textured profiles. Torriorthents are the dry or salty Entisols of arid regions

3. Public Infrastructure, Facilities and Services

Does the amendment adversely affect that portion of the planning area by requiring public expenditures for infrastructure improvements such as roads, sewer, or water systems needed to support the planned land uses?

The subject property is located in an area that is served by the City of San Luis for potable water and sewage disposal. The area is served by Arizona Public Service for electricity service. Physical access is being proposed along Highway 95 and County 19th Street (7th Avenue) both of which are paved roads dedicated to the public. The proposed project will not require public expenditures for infrastructure improvements.

4. *Impact on Health, Safety, and General Welfare*

Does the amendment adversely affect the health or safety of present or future residents?

The proposed development may adversely affect the health or safety of future residents since the subject property is not located within the ten minute response time from the Sheriff's office or within the six minute response time from Rural Metro Fire Department. The nearest public services are the following:

- The Yuma County Sheriff's Department District 2 substation is located 18 miles north of the subject property at 3620 West 8th Street, Yuma, Arizona.
- The Rural Metro Station 8 is located about 12 miles east of the subject property at 15865 South Avenue A, Yuma, Arizona.

5. *Additional Factors, Criteria, and Questions for Consideration*

- *Is the amendment an overall improvement to the Plan and not solely for the good or benefit of a particular landowner?*

The amendment is beneficial to the plan since it helps achieve the goals of the Yuma Valley Planning Area by ensuring development occurs in a coordinated, contiguous, and comprehensive manner. Approval of this request will allow development that is compatible with existing uses and intensities that are in close proximity to the subject property.

- *Does the amendment address an oversight, inconsistency, or other land use related inequity in the Plan?*

The amendment does not address an oversight or inconsistency in the plan. However, this amendment will allow for development that is consistent with the existing commercial uses along the commercial corridor in Gadsden.

- *Is the existing Plan designation no longer appropriate due to other plan amendments that have changed the character of the area?*

The R-MD plan designation supports residential development with densities between 4 to 12 dwelling units per acre. However, the subject property and its intended use is for general commercial development. The BP land use designation is more appropriate when considering the existing and proposed land uses.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Yuma County Assessor's Department stated that the applicant be required to tie the two properties together since there is going to be a single use. The Environmental Programs Division, Building Safety Division, and Flood Control District provided a no comment response. The Engineering Department provided the following comment: Driveway access to the parcel shall be in accordance with Yuma County Public Work Standards Section 7.2.8.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, etc.:

- Antonio Martinez, Community Liaison Specialist with the Marine Corps Air Station (MCAS) provided the following comment: MCAS-Yuma has reviewed the request and has no comments or objections to this case as requested...

PUBLIC INPUT: Received a comment from Roberta McDermott, a resident of Yuma County, expressing that drainage from rain water be kept on the (subject) property and not allowed to run off onto adjacent streets on the property, as the waters would be contaminated by chemicals, oil, and other substances, and subject to being tracked out causing a food safety hazard as well as environmental hazard.

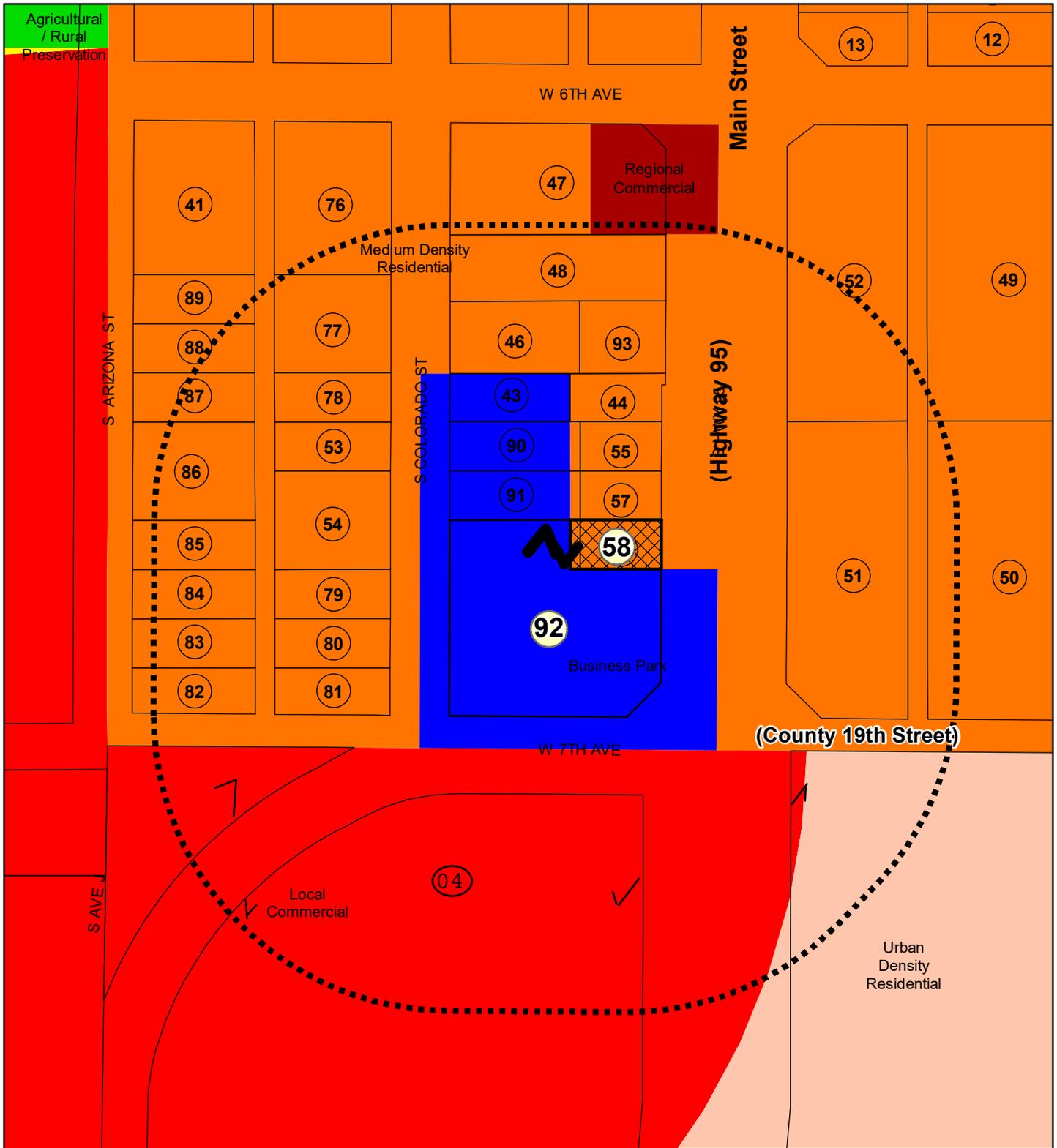
CHRONOLOGY:

09-14-2020 Application received
10-07-2020 Legal ad appears in the Yuma Sun for the Planning Commission's public hearing
10-09-2020 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and all relevant stakeholders/agencies
10-09-2020 Letter mailed informing applicant of item being placed on Planning Commission's public
10-09-2020 Staff report mailed to applicant and/or agent
10-27-2020 Planning Commission's public hearing

RECOMMENDATION:

Staff recommends approval of Minor Amendment Case No. 20-04 based on:

1. The amendment is consistent with the existing character of the Yuma Valley Planning Area.
2. The amendment will be an overall improvement to the plan since this will ensure development occurs in a coordinated, contiguous and comprehensive manner.
3. The amendment is in the character with existing land uses and supports policies of the plan to provide consistent land uses.




DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
 2351 W. 26TH STREET
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: MA20-04
LOCATION: 18860 South Main Street
APN(s): 759-29-058 & -092

CASE PLANNER: Juan Leal Rubio
DATE DRAWN: 9-17-2020
Reviewed by: CF

SCALE: 1"=150'



Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  CITY OF YUMA



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Minor Amendment Case No. 20-04

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests to change the land use designation of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Medium Density Residential (R-MD) to Business Park (BP), Assessor's Parcel Number 759-29-058 and a portion of Assessor's Parcel Number 759-29-092, located at 18860 South Main Street, Gadsden, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject properties to develop an automobile sales lot.

PUBLIC HEARING: Tentatively scheduled for 10/27/2020

COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 09/21/2020

PRINTED NAME: George Amaya, R.S.

AGENCY/DIVISION: Environmental Programs

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: Joe Wehrle
Sent: Tuesday, September 22, 2020 11:45 AM
To: Juan Leal Rubio
Subject: RE: RFC--MA20-04 & RZ20-16

Juan,

The only comment I would have for this proposal is that the applicant be required to tie the two properties together since there is going to be a single use.

Joe Wehrle
Yuma County Assessor
192 South Maiden Lane
Yuma, AZ 85364
Joe.wehrle@yumacountyaz.gov
(928) 373-6073

From: Juan Leal Rubio
Sent: Thursday, September 17, 2020 2:15 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjism09@msn.com; Bfenske@azdot.gov; dponder@craneschools.org; Ldoering@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Cc: Jesus Carrillo <Jesus.Carrillo@yumacountyaz.gov>; Anson Lihosit <Anson.Lihosit@yumacountyaz.gov>
Subject: RFC--MA20-04 & RZ20-16

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

ARTURO ALVAREZ

ENG
TECHNICAL

Driveway access to the parcel shall be in accordance with Yuma County Public Works Standards Section 7.2.8

9/23/2020 9:12:33 AM

DAVID RUVALCABA

FLOODPLAIN & GRADINGTECHNICAL

No Comment

9/22/2020 8:23:27 AM



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

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PROJECT SUMMARY: The applicant intends to rezone the subject properties to develop an automobile sales lot.

PUBLIC HEARING: Tentatively scheduled for 10/27/2020

COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE:

PRINTED NAME: _____

AGENCY/DIVISION: _____

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 9/17/20 **PRINTED NAME:** Isabell Garcia

AGENCY/DIVISION: ADOT Southwest District

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
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COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT NO COMMENT

MCAS Yuma has reviewed the request and has no comments or objections to this case as requested.

Thank you for the opportunity to review.

DATE: 21 September 2020 **PRINTED NAME:** Antonio Martinez, Community Liaison Specialist

AGENCY/DIVISION: MCAS Yuma, (928) 269-2103 *A. Mantz*

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: EDWARD AND ROBERTA MCDERMOTT <rjism09@msn.com>
Sent: Wednesday, September 23, 2020 9:15 AM
To: Juan Leal Rubio
Subject: Re: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.
Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

I am assuming the existing use of the property is a auto sales lot?
If it is, and the neighbors have no objection it seems like an upgrade to the existing business.

Knowing the soils in the Gadsden area are heavy clays, it is important that the drainage from the paved areas be kept on the property and not allowed to run off onto adjacent streets and property. The water would be contaminated by chemicals, oil and other substances and subject to being tracked out causing a food safety hazard and well as environmental hazard.

Bobbi McDermott

From: Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>
Sent: Thursday, September 17, 2020 9:15 PM
To: Anne.camacho@aps.com <Anne.camacho@aps.com>; grcopeland@antelopeunion.org <grcopeland@antelopeunion.org>; sjones@town.wellton.az.us <sjones@town.wellton.az.us>; rjism09@msn.com <rjism09@msn.com>; Bfenske@azdot.gov <Bfenske@azdot.gov>; dponder@craneschools.org <dponder@craneschools.org>; Ldoering@craneschools.org <Ldoering@craneschools.org>; agui2400@yahoo.com <agui2400@yahoo.com>; Gen@yumaairport.com <Gen@yumaairport.com>; gramirez@azdot.gov <gramirez@azdot.gov>; IGarcia@azdot.gov <IGarcia@azdot.gov>; Jeff_humphrey@fws.gov <Jeff_humphrey@fws.gov>; jennifer.albers@yumaaz.gov <jennifer.albers@yumaaz.gov>; esperodriguez@ssd11.org <esperodriguez@ssd11.org>; jcampa@cityofsanluis.org <jcampa@cityofsanluis.org>; JTHeidrich@aol.com <JTHeidrich@aol.com>; mstraub@wmidd.org <mstraub@wmidd.org>; sjohnson@mohawk17.org <sjohnson@mohawk17.org>; rmolenar@yumasun.com <rmolenar@yumasun.com>; Rick.rohrick@swgas.com <Rick.rohrick@swgas.com>; bryank@unitBIRR.com <bryank@unitBIRR.com>; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com <yid@mindspring.com>; Pmorgan@ymidd.org <Pmorgan@ymidd.org>; gthompson@yumaunion.org <gthompson@yumaunion.org>; Cgutierrez@ympo.org <Cgutierrez@ympo.org>; daniel.m.steward.civ@mail.mil <daniel.m.steward.civ@mail.mil>; Stephanie.Laborin@aps.com <Stephanie.Laborin@aps.com>; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us <lkillman@town.wellton.az.us>; info@ssd11.org <info@ssd11.org>; Robert.blevins@yumaaz.gov <Robert.blevins@yumaaz.gov>; sfajardo@mohawk17.org <sfajardo@mohawk17.org>; tony.lomboy@charter.com <tony.lomboy@charter.com>; usarmy.ypg.atec.list.public-affairs-office@mail.mil <usarmy.ypg.atec.list.public-affairs-office@mail.mil>; openunuri@ycwua.org <openunuri@ycwua.org>; golivas@yumaunion.org <golivas@yumaunion.org>; stephen.eckert@azwestern.edu <stephen.eckert@azwestern.edu>; Javier Barraza



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Rezoning Case No. 20-16

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and 092, located at 18860 South Main Street, Gadsden, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject properties to develop an automobile sales lot.

PUBLIC HEARING: Tentatively scheduled for 10/27/2020

COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 9/18/20 **PRINTED NAME:** Gen Grosse, Property/Community Relations

AGENCY/DIVISION: Yuma County Airport Authority

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

Juan Leal Rubio

From: Pat Morgan <pmorgan@ymidd.org>
Sent: Friday, September 18, 2020 8:40 AM
To: Juan Leal Rubio
Subject: RE: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

YMIDD has no comments on RFC-MA20-04 & RZ20-16.

Patrick L. Morgan
Manager

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]
Sent: Thursday, September 17, 2020 2:15 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjsm09@msn.com; Bfenske@azdot.gov; dponder@craneschools.org; Ldoering@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenaar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Cc: Jesus Carrillo <Jesus.Carrillo@yumacountyaz.gov>; Anson Lihosit <Anson.Lihosit@yumacountyaz.gov>
Subject: RFC--MA20-04 & RZ20-16

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 |Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County : Customer Survey](#)



From: YCWUA Planning <planning@ycwua.org>
Sent: Friday, September 18, 2020 6:19 AM
To: Juan Leal Rubio
Cc: planning@ycwua.org
Subject: Re: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.
Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

Hello and good morning Mr. Juan Rubio,

The YCWUA does not have any comments towards the subject cases.

We appreciate the request for the questions, comments or concerns.

Thanks!

Omar Peñuñuri
Yuma County Water Users' Association
On 9/17/2020 2:15 PM, Juan Leal Rubio wrote:

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 | Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County: Customer Survey](#)



Yuma County
Planning & Zoning
Commission

Item No. 5

AIR-10144

5.

P&Z Commission Agenda

Meeting Date: 10/27/2020

Submitted For: Maggie Castro

Submitted By: Juan Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Rezoning Case No. 20-16: Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and -092, located at 18860 South Main Street, Gadsden, Arizona.

2. INTENT:

The intent is to rezone the subject properties to develop an automobile sales lot.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of this request subject to the attached Performance Condition.

Attachments

Staff Report

Case Map

Site Plan

Dev Eval Checklist

Internal Comments

External Comments



STAFF REPORT TO THE COMMISSION

October 27, 2020

Rezoning Case No. 20-16

REQUEST: Rezone a parcel 4,247 square feet in size and a 500 square foot portion of a parcel 38,388 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and -092, located at 18860 South Main Street, Gadsden, Arizona.

APPLICANT: Ibrahim Osman, agent for Sara A. Ramirez

Application is within Supervisor District 4: Marco A "Tony" Reyes; Planning Commissioners: Matias Rosales and Gary Black. Staff report prepared by Juan Leal Rubio, Senior Planner.

DIRECTIONS: From the City of Yuma, travel south on Highway 95 to County 19th Street (7th Avenue). The subject property is located on the northwest corner of County 19th Street and Highway 95 at 18860 South Main Street, Gadsden.

INTENT:

The applicant intends to rezone the subject properties to develop an automobile sales lot.

SITE CONDITIONS:

Parcel 58 is currently vacant. Parcel 92 has a large metal building and is being used as an agricultural contractor's yard and/or storage of heavy equipment.

Access to the subject parcel is along County 19th Street (7th Avenue), which is a paved public road 43 feet in width that has 99 feet of dedicated right-of-way. The properties are served by the City of San Luis water and sewer system.

Surrounding zoning and land uses consist of the following: The majority of parcels to the north and west are developed with site built residences and are zoned Low Density Residential-6,000 square feet minimum (R-1-6). Parcels 55, 84 through 89, and 91 are vacant. Parcel 90 is zoned Light Industrial (LI) and is the location of a site built residence and a wireless communication facility. Parcel 51 to the east is zoned R-1-6 and is vacant. Parcel 52 to the northeast is also zoned R-1-6 and is used for the storage of agricultural equipment. Parcel 4 to

the south, southwest, and southeast is zoned Rural Area-40 acre minimum (RA-40) and is in agriculture.

The purpose of the C-2 zoning district is to allow a full range of retail and wholesale goods, trade services and community businesses, which are not suited to other commercial districts. The district provides for regional retail and wholesale shopping as well as direct consumer service provided on occasion, rather than on a daily basis.

The subject property is located within the Yuma Valley Planning Area of the 2020 Comprehensive Plan. The land use designation for Parcel 92 is Business Park (BP). The land use designation for Parcel 58 is Medium Density Residential (R-MD) which does not support commercial uses. The applicant has applied for a minor amendment (MA20-04) to change the land use designation to BP. The BP land use designation supports development that may mix light industrial, general commercial, and retail and/or office use, preferably in high visual quality, Business Park or campus-type setting. The BP land use designation is in character with the land uses currently observed along Main Street in Gadsden. Approval of this request will allow a continuation of existing development and adjacent property owners will not be negatively affected by this change. This request is within the range of identified uses, densities and intensities of the Comprehensive Plan.

The subject property is located within the Yuma Metropolitan Air Pollution District which is designated “non-attainment” for PM₁₀ by the U.S. Environmental Protection Agency. The PM₁₀ State Implementation Plan (SIP) specifically recommends that Yuma County limit the intensity of use of dirt roads. Yuma County has adopted Reasonable Available Control Measures (RACMs) for the purpose of reducing pollutant emissions resulting in improved air quality. The RACMs implemented paving, stabilizing, and/or reducing travel on unpaved streets, roads, and unpaved areas. Physical access to the property is and will be along County 19th Street and Highway 95 both paved roads, therefore approval of this request will not generate an increase in dust. The proposed used will not generate an increase in dust since access to the site is along a paved road and vehicular parking and circulation areas within the property will be graded and paved in accordance with Section 906.00--Parking Area Paving and Surfacing of the Yuma County Zoning Ordinance.

CRITICAL ISSUES:

The subject property is not located within the ten minute response time from the Sheriff’s office or within the six minute response time from Rural Metro Fire Department. The nearest public services are the following:

- The Yuma County Sheriff’s Department District 2 Substation is located 18 miles north of the subject property at 3620 West 8th Street, Yuma, Arizona.
- The Rural Metro Station 8 is located about 12 miles east of the subject property at 15865 South Avenue A, Yuma, Arizona.

Ordinances, codes and regulations that pertain to the application:

- Yuma County Zoning Ordinance
- Yuma County Subdivision Regulations
- Yuma County Comprehensive Building Code

- 2003 International Fire Code (IFC)
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Public Works Standards Volume I, Section 7.2.8 Driveway/Curb Cuts.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY: The Yuma County Assessor’s Department stated that the applicant be required to tie the two properties together since there is going to be a single use. The Environmental Programs Division, Building Safety Division, and Flood Control District provided a no comment response. The Engineering Department provided the following comment: Driveway access to the parcel shall be in accordance with Yuma County Public Work Standards Section 7.2.8.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, etc.:

- Antonio Martinez, Community Liaison Specialist with the Marine Corps Air Station (MCAS) provided the following comment: MCAS-Yuma has reviewed the request and has no comments or objections to this case as requested...

CITIZEN COMMENTS: Received a comment from Roberta McDermott, a resident of Yuma County, expressing that drainage from rain water be kept on the (subject) property and not allowed to run off onto adjacent streets on the property, as the waters would be contaminated by chemicals, oil, and other substances, and subject to being tracked out causing a food safety hazard as well as environmental hazard.

DEVELOPMENT EVALUATION CHECKLIST: The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety & Welfare. A point system is used to score whether a proposal should likely be approved or denied. Of a possible high score of 300, the total score for this proposal is 290. A score falling in this category represents a proposal that likely should be approved. The proposal is likely to be in compliance with adopted land use plans, policies and objectives, has good access, and is compatible with surrounding development. This request scored well on the following development standards: Conformance to existing plans, land use compatibility, impact to natural resources, and impact to public infrastructure, as well as impact to environmental conditions. The request received a regular score on the impact to health, safety and welfare category due to the fact that the project site is located outside the response time for emergency vehicles which is 6 minute or less for fire and ambulance, and 10-minute or less law enforcement response.

CHRONOLOGY:

- 09-14-2020 Application received
- 10-06-2020 Property posted for the Planning Commission’s public hearing
- 10-07-2020 Legal ad appears in the Yuma Sun for the Planning Commission’s public hearing
- 10-09-2020 Public notice mailed to properties within 300 feet of the request, the City of Yuma, and all relevant stakeholders/agencies

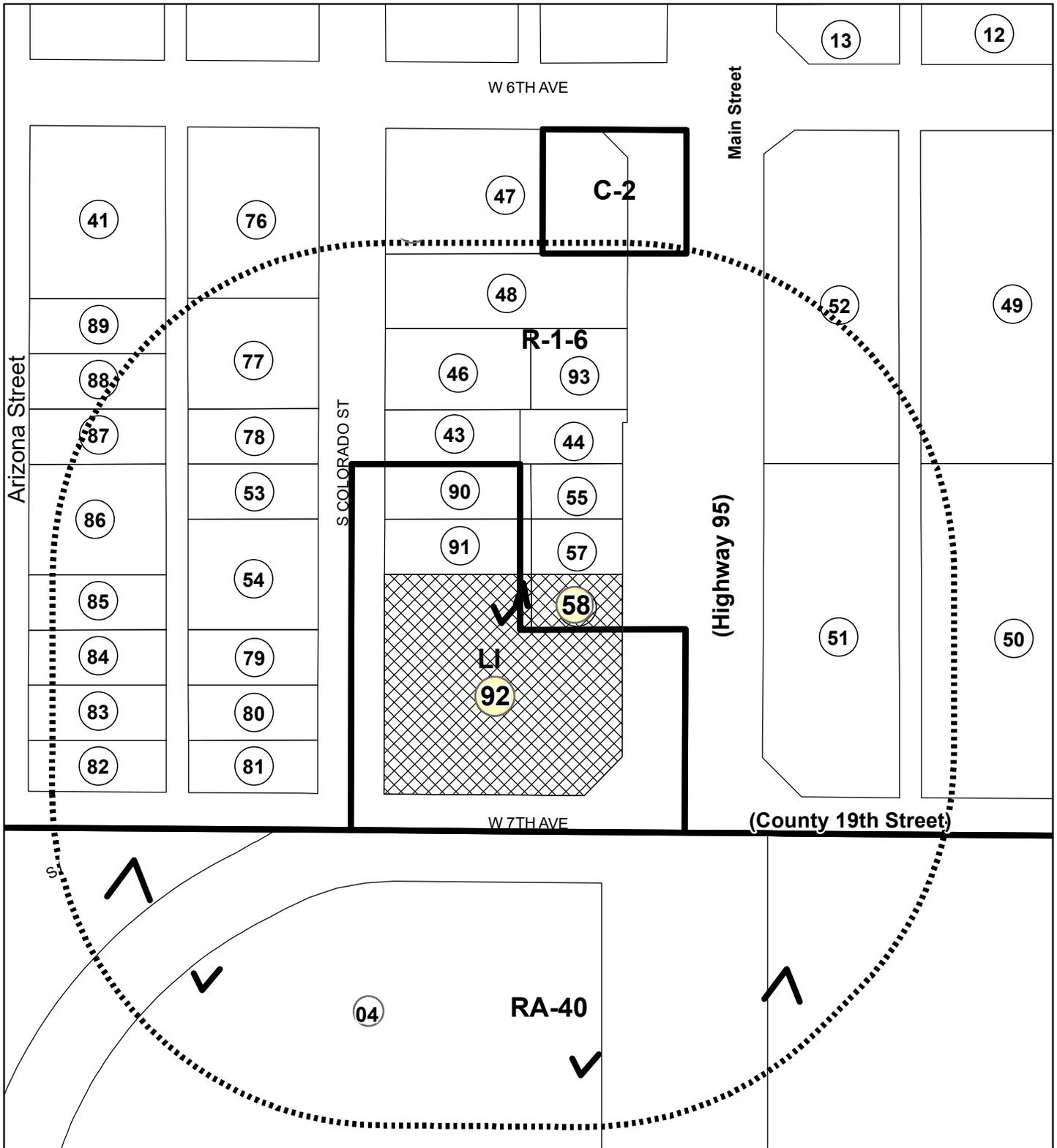
10-09-2020 Letter mailed informing applicant of item being placed on Planning Commission's public
10-09-2020 Staff report mailed to applicant and/or agent
10-27-2020 Planning Commission's public hearing

RECOMMENDATION:

Staff recommends approval of this request based on the request being within the range of identified uses, densities and intensities of the Comprehensive Plan subject to the following Performance Condition:

Performance Condition.

1. Within 60 days of approval by the Board of Supervisors, the owner/agent or agent shall:
 - a. Provide an A.R.S. § 12-1134 waiver.
 - b. Record an Agriculture disclosure statement.



DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
 2351 W. 26TH STREET
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

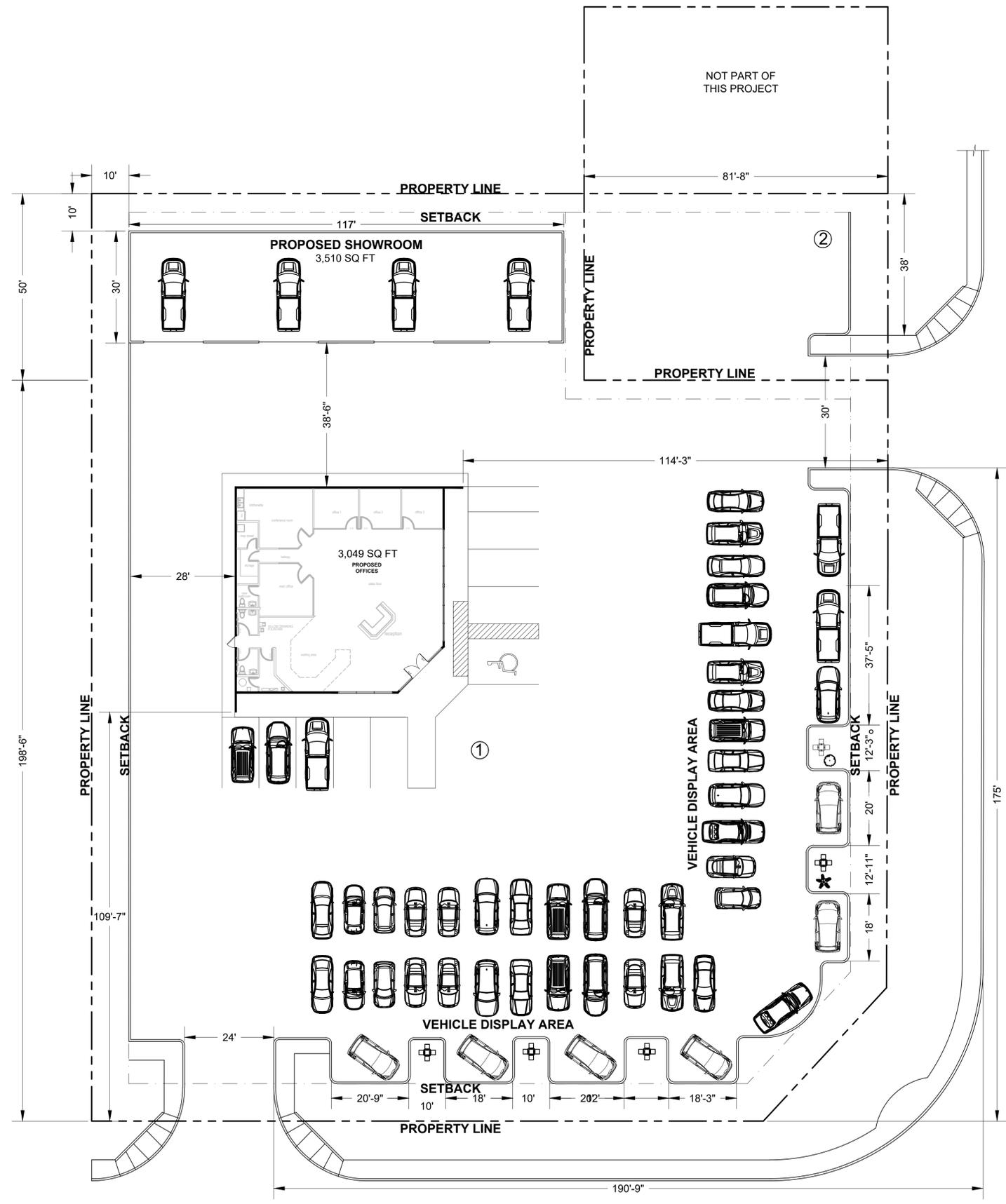
CASE NO: RZ20-16
LOCATION: 18860 South Main Street
APN(s): 759-29-058 & -092

CASE PLANNER: Juan Leal Rubio
DATE DRAWN: 09-17-2020
Reviewed by: CF



SCALE: 1" = 150'

Legend	
	300' BUFFER
	SUBJECT PROPERTY
	CITY OF YUMA



② PARCEL NUMBER: 75929058
 LEGAL DESCRIPTION: Subdivision: CHEKASHS
 SUB TO GADSDEN Block: 27 Lot: 9 AND E 10 FT
 OF ABANDONED ALLEY PER 2009-15596 EXC
 ADOT R/W Section: 13 Township: 10S Range: 25W

① PARCEL NUMBER: 75929092
 LEGAL DESCRIPTION:
 Subdivision: GADSDEN TOWNSITE Block: 27 Lot: 4
 & 16 AND W 10 FT OF ABANDONED ALLEY PER
 2009-15596 EXC HWY 95 R/W PER BK OF DEEDS
 106/058 AND DKT 1878/976 AND EXC ADOT R/W
 1999-08240 Section: 13 Township: 10S Range: 25W

PROPOSED SITE PLAN
 SCALE: 1/16"=1'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION

OSMAN ENGINEERING PLLC
 183 E 24TH STREET, SUITE 6 YUMA, AZ 85364
 Tel: (928) 314-1737 FAX: (928) 314-1738

FLOOR PLAN

NEW OFFICE BUILDING
 FOR
 MICHELLE'S AUTO SALES
 MAIN ST AND 7TH AVE
 GADSDEN, ARIZONA 85336

DSGN: I.O.	DATE: 08/25/2020
DRWN: A.E.	PRJ: SD 42-20
CHKD: I.O.	SCALE: AS SHOWN

**Yuma County 2020 Comprehensive Plan
Development Evaluation Checklist**

Case No.: RZ20-16 **Owner/Agent:** Ramirez
Parcel #: 759-29-058 & -95 Agent: Osman
Current Zoning: R-1-6 & LI Proposed Zoning: C-2 Acreage: 0.11
Net Ac

IMPACT CATEGORY I. CONFORMANCE TO EXISTING PLANS		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, area plans, and other applicable county, state, or regional plans.	25	0	25
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan.	0	10	10
3	The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones.	10	0	10

IMPACT CATEGORY II. LAND USE COMPATIBILITY				
4	The proposed use is the same or similar to the uses in the surrounding vicinity.	25	0	25
5	The proposed density is the same or similar to the existing density in the surrounding vicinity.	25	0	25
6	The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment.	25	0	25

IMPACT CATEGORY III. NATURAL RESOURCES				
7	The project, or a part of the project is located within the 100-year floodplain or floodway.	0	10	10
8	The subject parcel is located in an area of known high groundwater or a surface water source is present	0	5	5
9	The project will result in the loss of prime and/or unique farmland.	0	15	15

IMPACT CATEGORY IV. PUBLIC INFRASTRUCTURE				
10	Adequate improvements to the existing transportation system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic.	15	0	15
11	Any public right-of-way necessary to accommodate the	5	0	5

	development has been or is proposed to be dedicated.			
12	A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.	5	0	5
13	A public or private water system, or an on-site water source, will adequately serve the proposed development	5	0	5
IMPACT CATEGORY V.				
NATURAL ENVIRONMENTAL CONDITIONS				
14	The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.	0	5	5
15	The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.	0	5	5
16	Soils within the project area are stable and suitable for the proposed development.	5	0	5
17	There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area.	0	5	5
18	The site contains slopes of 12% or greater.	0	5	5
IMPACT CATEGORY VI.				
MANMADE ENVIRONMENTAL CONDITIONS				
19	The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.	0	5	5
20	Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.	5	0	5
21	The project will increase PM ₁₀ (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.	0	5	5
22	The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility.	0	15	15
IMPACT CATEGORY VII.				
HEALTH, SAFETY, AND WELFARE				
23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	15	0	15
24	Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).	0	10	10
25	Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.).	10	0	0

26	A legal public right of vehicular ingress and egress exists to and from the parcel.	10	0	10
27	The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.	10	0	10
28	Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities.	10	0	10
TOTAL SCORE				290
MAXIMUM POSSIBLE SCORE				300

HIGH SCORE

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

MODERATE SCORE

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

LOW SCORE

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Minor Amendment Case No. 20-04

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests to change the land use designation of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Medium Density Residential (R-MD) to Business Park (BP), Assessor's Parcel Number 759-29-058 and a portion of Assessor's Parcel Number 759-29-092, located at 18860 South Main Street, Gadsden, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject properties to develop an automobile sales lot.

PUBLIC HEARING: Tentatively scheduled for 10/27/2020

COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 09/21/2020

PRINTED NAME: George Amaya, R.S.

AGENCY/DIVISION: Environmental Programs

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: Joe Wehrle
Sent: Tuesday, September 22, 2020 11:45 AM
To: Juan Leal Rubio
Subject: RE: RFC--MA20-04 & RZ20-16

Juan,

The only comment I would have for this proposal is that the applicant be required to tie the two properties together since there is going to be a single use.

Joe Wehrle
Yuma County Assessor
192 South Maiden Lane
Yuma, AZ 85364
Joe.wehrle@yumacountyaz.gov
(928) 373-6073

From: Juan Leal Rubio
Sent: Thursday, September 17, 2020 2:15 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjism09@msn.com; Bfenske@azdot.gov; dponder@craneschools.org; Ldoering@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Cc: Jesus Carrillo <Jesus.Carrillo@yumacountyaz.gov>; Anson Lihosit <Anson.Lihosit@yumacountyaz.gov>
Subject: RFC--MA20-04 & RZ20-16

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

ARTURO ALVAREZ

ENG
TECHNICAL

Driveway access to the parcel shall be in accordance with Yuma County Public Works Standards Section 7.2.8

9/23/2020 9:12:33 AM

DAVID RUVALCABA

FLOODPLAIN & GRADINGTECHNICAL

No Comment

9/22/2020 8:23:27 AM



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Rezoning Case No. 20-16

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and 092, located at 18860 South Main Street, Gadsden, Arizona.

PROJECT SUMMARY: The applicant intends to rezone the subject properties to develop an automobile sales lot.

PUBLIC HEARING: Tentatively scheduled for 10/27/2020

COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 9/17/2020

PRINTED NAME: _____

AGENCY/DIVISION: _____

RETURN TO:

Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Rezoning Case No. 20-16

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and 092, located at 18860 South Main Street, Gadsden, Arizona.

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

____COMMENT

__X_NO COMMENT

DATE: 9/17/20 **PRINTED NAME:** Isabell Garcia

AGENCY/DIVISION: ADOT Southwest District

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Rezoning Case No. 20-16

PROJECT DESCRIPTION: Ibrahim Osman, agent for Sara A. Ramirez, requests the rezoning of a 500 square foot portion of a parcel 38,388 square feet in size and a parcel 4,247 square feet in size from Low Density Residential-6000 square feet minimum (R-1-6) to General Commercial (C-2) and a 37,888 square foot portion of a parcel 38,388 square feet in size from Light Industrial (LI) to C-2, Assessor's Parcel Numbers 759-29-058 and 092, located at 18860 South Main Street, Gadsden, Arizona.

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Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT NO COMMENT

MCAS Yuma has reviewed the request and has no comments or objections to this case as requested.

Thank you for the opportunity to review.

DATE: 21 September 2020 **PRINTED NAME:** Antonio Martinez, Community Liaison Specialist

AGENCY/DIVISION: MCAS Yuma, (928) 269-2103 *A. Mantz*

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

From: EDWARD AND ROBERTA MCDERMOTT <rjism09@msn.com>
Sent: Wednesday, September 23, 2020 9:15 AM
To: Juan Leal Rubio
Subject: Re: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.
Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

I am assuming the existing use of the property is a auto sales lot?
If it is, and the neighbors have no objection it seems like an upgrade to the existing business.

Knowing the soils in the Gadsden area are heavy clays, it is important that the drainage from the paved areas be kept on the property and not allowed to run off onto adjacent streets and property. The water would be contaminated by chemicals, oil and other substances and subject to being tracked out causing a food safety hazard and well as environmental hazard.

Bobbi McDermott

From: Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>
Sent: Thursday, September 17, 2020 9:15 PM
To: Anne.camacho@aps.com <Anne.camacho@aps.com>; grcopeland@antelopeunion.org <grcopeland@antelopeunion.org>; sjones@town.wellton.az.us <sjones@town.wellton.az.us>; rjism09@msn.com <rjism09@msn.com>; Bfenske@azdot.gov <Bfenske@azdot.gov>; dponder@craneschools.org <dponder@craneschools.org>; Ldoering@craneschools.org <Ldoering@craneschools.org>; agui2400@yahoo.com <agui2400@yahoo.com>; Gen@yumaairport.com <Gen@yumaairport.com>; gramirez@azdot.gov <gramirez@azdot.gov>; IGarcia@azdot.gov <IGarcia@azdot.gov>; Jeff_humphrey@fws.gov <Jeff_humphrey@fws.gov>; jennifer.albers@yumaaz.gov <jennifer.albers@yumaaz.gov>; esperodriguez@ssd11.org <esperodriguez@ssd11.org>; jcampa@cityofsanluis.org <jcampa@cityofsanluis.org>; JTHeidrich@aol.com <JTHeidrich@aol.com>; mstraub@wmidd.org <mstraub@wmidd.org>; sjohnson@mohawk17.org <sjohnson@mohawk17.org>; rmolenar@yumasun.com <rmolenar@yumasun.com>; Rick.rohrick@swgas.com <Rick.rohrick@swgas.com>; bryank@unitBIRR.com <bryank@unitBIRR.com>; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com <yid@mindspring.com>; Pmorgan@ymidd.org <Pmorgan@ymidd.org>; gthompson@yumaunion.org <gthompson@yumaunion.org>; Cgutierrez@ympo.org <Cgutierrez@ympo.org>; daniel.m.steward.civ@mail.mil <daniel.m.steward.civ@mail.mil>; Stephanie.Laborin@aps.com <Stephanie.Laborin@aps.com>; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us <lkillman@town.wellton.az.us>; info@ssd11.org <info@ssd11.org>; Robert.blevins@yumaaz.gov <Robert.blevins@yumaaz.gov>; sfajardo@mohawk17.org <sfajardo@mohawk17.org>; tony.lomboy@charter.com <tony.lomboy@charter.com>; usarmy.ypg.atec.list.public-affairs-office@mail.mil <usarmy.ypg.atec.list.public-affairs-office@mail.mil>; openunuri@ycwua.org <openunuri@ycwua.org>; golivas@yumaunion.org <golivas@yumaunion.org>; stephen.eckert@azwestern.edu <stephen.eckert@azwestern.edu>; Javier Barraza



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

September 17, 2020

CASE NUMBER: Rezoning Case No. 20-16

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COMMENTS DUE: 9/24/2020

Please provide a determination of compliance or complete the comments section below and return or forward your comments to me. For additional information, please contact me at (928)817-5176.

Thank you,

Juan Leal Rubio
Case Planner
Senior Planner

Attachments: Case Map

COMMENT

NO COMMENT

DATE: 9/18/20 **PRINTED NAME:** Gen Grosse, Property/Community Relations

AGENCY/DIVISION: Yuma County Airport Authority

RETURN TO: Juan Leal Rubio
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Juan.Leal-Rubio@yumacountyaz.gov

Juan Leal Rubio

From: Pat Morgan <pmorgan@ymidd.org>
Sent: Friday, September 18, 2020 8:40 AM
To: Juan Leal Rubio
Subject: RE: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

YMIDD has no comments on RFC-MA20-04 & RZ20-16.

Patrick L. Morgan
Manager

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]
Sent: Thursday, September 17, 2020 2:15 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjsm09@msn.com; Bfenske@azdot.gov; dponder@craneschools.org; Ldoering@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil
Cc: Jesus Carrillo <Jesus.Carrillo@yumacountyaz.gov>; Anson Lihosit <Anson.Lihosit@yumacountyaz.gov>
Subject: RFC--MA20-04 & RZ20-16

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 |Fax (928) 817-5020

If you would like to provide comments regarding the service you received, please click the following link: [Yuma County : Customer Survey](#)



From: YCWUA Planning <planning@ycwua.org>
Sent: Friday, September 18, 2020 6:19 AM
To: Juan Leal Rubio
Cc: planning@ycwua.org
Subject: Re: RFC--MA20-04 & RZ20-16

CAUTION: This email originated from outside Yuma County.
Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

Hello and good morning Mr. Juan Rubio,

The YCWUA does not have any comments towards the subject cases.

We appreciate the request for the questions, comments or concerns.

Thanks!

Omar Peñuñuri
Yuma County Water Users' Association
On 9/17/2020 2:15 PM, Juan Leal Rubio wrote:

Please see attached Minor Amendment & corresponding Rezoning Case and let me know if you have any questions, comments or concerns.

Thanks,

Juan Leal Rubio, Senior Planner

Department of Development Services/Planning & Zoning Division
2351 W. 26th Street Yuma, AZ 85364
(928) 817-5176 | Fax (928) 817-5020

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