



AGENDA ITEM REVIEW

Community Development Department

Staff Report to the City of Somerton Planning and Zoning Commission

Case # P03-17 Preliminary Plat for Valle del Sol Phase 4 Subdivision

Hearing Date: January 22, 2018

Presented by: Carmen Juarez, CDD

Report Date: January 18, 2018

Project Description: Request to review and approve a Preliminary Subdivision Plat for Valle del Sol Phase 4. A subdivision of forty-six (46) lots to build single-family residences and one (1) tract for storm water runoff (retention basin) in a Single-Family Residential-6 (R-1-6) zoning district.

I. PROJECT DATA

Project General Location:	Northwest corner of Bingham Ave. and County 17 th St.
Parcel Number(s):	752-32-037
Current Address:	
Property Owner:	Riedel Holdings, LLC
Owner's Agent:	Nieves Riedel
Zoning of the Site:	Single-Family Residential-6 (R-1-6)
Existing Land Use(s) on the Site:	Low Density Residential (LDR)
Surrounding Zoning and Land Uses:	
North:	R-1-8 / Low Density Residential
South:	County land
East:	AG20 / Agriculture-Industrial
West:	R-1-6 / Low Density Residential
Related Actions or Cases:	Rezoning Case #Z02-17, Lot split Case #LS01-07, Subdivision Final plat #P07-07, Rezoning Case #Z02-06
Land Division Status:	Legal Parcel of Record
Flood Plain Designation:	Zone X

II. GENERAL PLAN

Land Use Plan	High-Density Residential (HDR)
Circulation Element: Roadway of Regional Significance: Collector Roadway: Local Streets: Traffic signal:	Main Street / U.S. Highway 95 Bingham Avenue, Co. 17 th Street 13 th Place, 12 th Street Bingham Avenue and Main Street.
Parks and Recreation Element: Nearest Parks: Pedestrian Trail and Pathway System:	Joe Munoz Park and future Centennial Park Shared use pathway along Avenue E from Main St to Co. 17 th St and the future construction on the section along Co 17 th St from Ave. E to Bingham Ave.

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District Valle del Encanto Elementary School Tierra Del Sol Elementary School Desert Sonora Elementary School Orange Grove Elementary School Somerton Middle School Cibola / Kofa High Schools (Yuma Union High School District)
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Public Notices:

Legal ad Published: The Yuma Sun on January 6, 2018
300' Vicinity Mailing: December 28, 2017
Posting on Property: January 5, 2018

Background and Description of the Site:

This parcel of land was originally part of the Valle del Sol Phase 3 Subdivision as it was approved by Council in 2006 to build fifteen one-acre lots and one five-acre tract for retention basin/open space. Although this subdivision was approved and certain improvements were installed, it was never approved or accepted by the City.

Prior to the plat approval in 2006, a rezoning of land was also approved in 2006 changing from Agriculture to Suburban Ranch. A lot split was recorded in 2007 dividing the parcel into three separate parcels. Changes of ownership for the "south parcel" occurred in 2009 when a deed in lieu of foreclosure was recorded

and in 2014 a warranty deed was recorded changing ownership to Riedel Holdings, LLC.

Two separate rezoning processes were approved in 2017 changing the zoning from Suburban Ranch to R-1-6 for all three parcels.

Nieves Riedel on behalf of Riedel Holdings, LLC has submitted a Preliminary Plat application for APN 752-32-027, proposing to develop a forty-six (46) lot, low density residential subdivision on the site with one (1) tract for storm water retention basin. The current zoning is Single-Family Residential-6 (R-1-6) with a required minimum lot size of 6,000sf, as shown on the official Zoning Map, does conform to the City of Somerton General Plan Land Use Designation, therefore an amendment to the General Plan is not required.

This property is bounded on the North by two vacant parcels of land, on the South by County 17th Street/YCWUA Main Drain, on the West by the Bingham Ave. and on the East by Avenue E/City's Shared used pathway.

The development density of 46 dwelling units will yield nearly 198 people (4.3 persons/household).

The applicant is asking for approval of the Preliminary plat for forty-six lots to develop single-family detached residences.

Land Use:

The General Plan land use designation for this property is Low Density Residential (LDR) (1-6 dwelling units per acre).

R-1-6 Zoning on this property is compatible with the property's Land Use designation. This property is located within the Growth Area portion of the Land Use Element of the General Plan, and there is existing infrastructure and services available to this proposed subdivision.

Circulation:

The proposed development includes the extension and alignment of existing streets in the area adjoining the subdivision as required by the Subdivision Ordinance. Cholla Avenue, 13th Place and 14th Street are classified as Local Roadways in the City's General Plan, with a minimum 50' ROW.

Four new sections of local roadways are being proposed within this development, extending existing Cholla Ave to the south, and 14th St to the east. which will be built to a full width within the subdivision and a half-street is being proposed to extend 13th Street and 13th Place until such time the adjacent land gets developed.

Public Works and Fire Departments have reviewed the proposed preliminary plat and have no objection to the proposed street/circulation plan.

County 17th Street, Somerton Avenue and Bingham Avenue are classified as Collector Roadways as defined in the City's General Plan, requiring a minimum 80' ROW width. Main Street/Hwy 95 is classified as Roadway of Regional Significance.

The proposed development will not significantly increase the impact to any of these streets.

Parks and Open Space:

Section 4.4.2 Table 4.4-1 of the Zoning Ordinance requires 20% of net project/lot area to be open space and Section 4.4.2, Table 4.4-2 requires 5% of this 20% to be usable open space.

In order to fulfill this requirement, the Developer is proposing a one tract-retention basin of 46,483.62sf within the subdivision and has agreed to improve the section of Shared Use Pathway of 23,328.85sf immediately adjacent to the property on the south boundary. This section of pathway improvements shall be in compliance with the City's Pathway Masterplan.

Staff has met with the YCWUA staff and has obtained their approval to build this section of pathway on their right-of-way. The Developer is in the process of submitting the pathway construction plans for review and approval prior to any construction.

Airport Development/Air Space Encroachment:

A portion of this property is located inside the High Noise or Accident Potential Zone as that term is defined in A.R.S. § 28-8461. A Request for comments was sent to MCAS on December 20, 2017. A response letter was received from MCAS not objecting to this development with one condition (Refer to Exhibit D).

Sewer and Water:

Water connection: is readily available to serve this project. Connection to an existing water main will be along 13th Pl. and 14th St.

Sewer connection: Sewer connection is readily available to serve this project. Connection to an existing sewer line will be along 13th Pl. and 14th St.

Storm Water:

The developer is proposing one tract of land on the southeast corner of the subdivision to be dedicated to the City upon recording of the final plat. This tract shall be improved and in compliance with the requirements of the Zoning Code.

Water Conversion:

The City and the Yuma County Water User's Association (YCWUA) have entered into an agreement to allow the City to be named the delivery agent of the water entitlements for lands within the Yuma Valley. An Application to Convert an Irrigation Use Water Right to domestic use will be required to be submitted and approved prior to the recordation of the final plat for Townhomes at Somerton Square Subdivision.

Improvement Districts:

The Developer must agree to apply to submit this subdivision to the terms of the creation of a Subdivision Street Lighting Improvement District and an Enhanced Municipal Services District for the purpose of charging for the use and maintenance of public lighting facilities and maintenance of retention basin/open space areas.

Response from the Public:

No comments from the public were received for this project. MCAS-Yuma response to the request for comments is included in this report as Exhibit D.

Staff Recommendation:

Staff recommends that the Planning & Zoning Commission recommends to the City Council conditional **APPROVAL** for the Preliminary Plat of Valle del Sol Phase 4 Subdivision (See Exhibit A), subject to the conditions outlined in Exhibit B, because it conforms to the City General Plan and is consistent with the uses on adjoining properties.

Exhibits:

- A. Preliminary Plat and Open Space Report
- B. Conditions of Approval
- C. Zoning and location Map
- D. Response to Request for Comments



TITLE:

Valle Del Sol Phase 4

SHEET 1 OF 1

JOB NUMBER: 17-013

BY: J.L.S.

DATE: NOV "17"

OPEN SPACE REPORT

NET AREA:

TOTAL AREA W/O R.O.W. = 348,727.8 SF

OPEN SPACE REQUIREMENT

AREA = 348,727.8 x 20%
= 69,745.56 SF

AREA PROVIDED

1. LANDSCAPING CONTINUATION (SOUTH SIDE)

AREA = 23,328.85 SF

2. RETENTION BASIN

AREA = 46,483.62 SF

TOTAL AREA

AREA = 69,812.47 SF

OPEN SPACE ANALYSIS

AREA PROVIDED > AREA REQUIRED ∴ OK

69,812.47 SF 69,745.56 SF

Exhibit B
Conditions of Approval For
The Preliminary Plat of Valle del Sol Phase 4 Subdivision

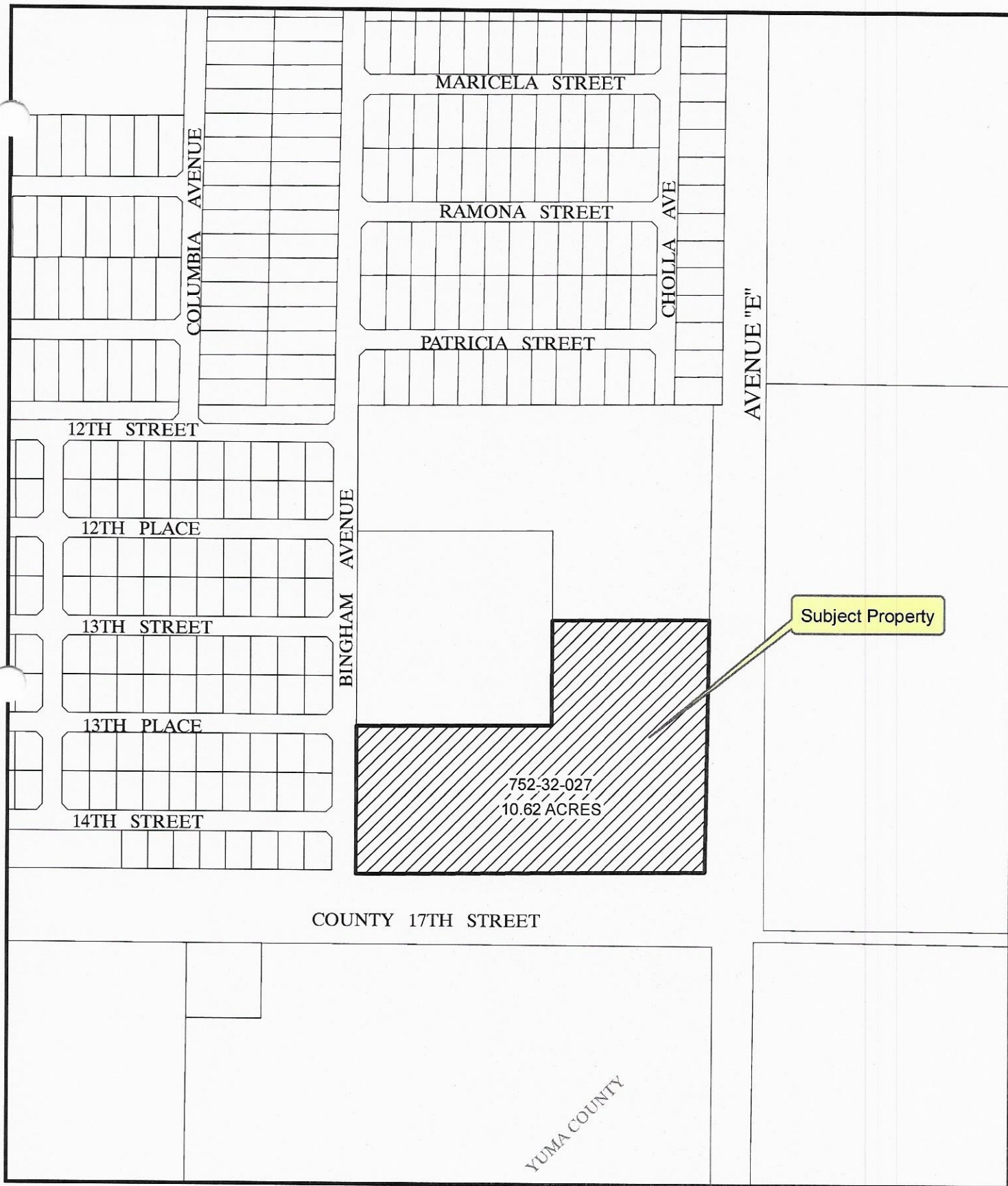
The developer shall be required to comply with all City ordinances (including Zoning and Subdivision ordinances), codes, policies and standards affecting the development, construction, marketing and sale of the project in effect, as of the date of the application acceptance date for the review of this plat, which will govern the development, construction, marketing and sale of the project together with any subsequent amendments to the Development Plan and the development and use of the Property shall be subject to all other applicable City, State or Federal rules, laws or regulations.

The following is a list of subdivision requirements. This list shall not preclude the enforcement of other standards or regulations listed in the above-mentioned Codes or requirements placed on the project by the City Council of the City of Somerton.

1. All public rights-of-way, easements, and storm water retention basins, if any, shall be dedicated to the City of Somerton upon recordation of the Final Plat for the Valle del Sol Phase 4 Subdivision.
2. All sidewalks shall be installed by the developer on all public streets and in compliance with the Subdivision Ordinance.
3. All deeds and easements must be submitted to the Department of Community Development for review and approval prior to recording a Final Plat. All dedications to be by warranty deed upon final plat recordation.
4. A six (6) foot high block wall measured from the high side of the wall shall be constructed and installed by the developer along the perimeter on the east and south sides of the subdivision. The design and location of the wall shall be included in the improvement plans for the Final Plat and shall be approved by the Community Development Department in conformance with the Subdivision Ordinance.
5. Protective fence on each individual lot shall be constructed as required in the Subdivision Ordinance.
6. All utilities shall be constructed by the developer and shall be placed underground (gas, water, sewer, electricity, telephone, cable television) for the entire project. The developer shall install street lighting as required by the Public Works Department in general conformance with the Subdivision Ordinance.
7. The Developer shall agree to sign and process an application to convert an irrigation use water right to domestic use and shall provide to the City of Somerton, prior to recordation of the Final Plat, written evidence that the water entitlement

associated with this property is converted from irrigation to domestic use by the Yuma County Water Users Association. A portion of the converted water may be retained for landscaping if flood irrigation facilities are provided. This delivery system would be the responsibility of the property owners to maintain.

8. Fire hydrants shall be installed by the developer as per the City of Somerton Fire Code.
9. Improvement plans for the subdivision shall be submitted with the Final Plat application and shall be subject to the approval of the City of Somerton Department of Public Works and the City Engineer.
10. Storm-water on the property will be managed with on-site retention located on Tract A of the proposed Plat. Developer must assure adequate storm-water retention is maintained as required in the Subdivision Code.
11. Covenants and Restrictions (2 copies), if any, must be submitted and approved by the Community Development Department prior to the recordation of the Final Plat.
12. The construction of a section of the Shared Use Pathway is required along the south side of the subdivision boundary, from Avenue E to Bingham Avenue. With the construction of this section of pathway, the developer will be in compliance with the Zoning Ordinance, Open Space requirement.
13. the Developer must submit an application for the creation of a Subdivision Street Lighting Improvement district and an Enhanced Municipal Services District for the purpose of charging for the use and maintenance of public lighting facilities and maintenance of retention basin/open space areas.
14. The Developer must record an avigation disclosure statement recognizing the noise, interference and vibrations that may be caused by aviation activities performed at the nearby MCAS-Yuma. A copy of the recorded statement must be submitted to the City's Community Development Department and to MCAS-Yuma.



CITY OF SOMERTON
COMMUNITY DEVELOPMENT DEPT.
143 N. State Ave
Somerton, Az 85350
(928) 722-7399

EXHIBIT C

LOCATION MAP

CASE #03-17



0 125 250 500
Feet

CASE #P03-17

PATRICIA STREET

CHOLLA AVE

AVENUE "E"

12TH STREET

12TH PLACE

13TH STREET

13TH PLACE

14TH STREET

BINGHAM AVENUE

HNAPZ

Subject Property

752-32-027
10.62 ACRES

YUMA COUNTY



CITY OF SOMERTON
COMMUNITY DEVELOPMENT DEPT.
150 W. Main Street
Somerton, Az 85350
(928) 722-7399

LEGEND

AG-20	R-3	C-2
R-1-6	SR	OS
R-1-8	C-1	
HNAPZ		
SOMERTON CITY LIMITS		



0 125 250 500
Feet



REQUEST FOR COMMENTS

Date: December 20, 2017

CASE NUMBER: Valle del Sol Phase 4 Preliminary Subdivision Plat P03-17

CASE SUMMARY:

Nieves Riedel on behalf of Riedel Holdings, LLC is requesting the subdivision of 10.62 acres of land at the northeast corner of Bingham Avenue and Co. 17th Street, APN 752-32-027, into 46 lots for a residential development in a Single-Family Residential-6 (R-1-6) Zoning District. A portion of this parcel is located inside the High Noise or Accident Potential Zone as that term is defined in A.R.S. § 28-8461.

PUBLIC HEARING: The Somerton Planning and Zoning Commission will hold a public hearing on January 22, 2018 at 6:00PM at the Somerton Cityhall, Council Chambers, 143 N. State Ave., Somerton, Arizona

COMMENTS DUE: Wednesday, January 3, 2018.

Your comments on this case will help us prepare an accurate and timely staff report. Your observations on this case will be inserted as is into the staff report with your name, agency, department, and telephone number, should the applicant have any questions.

Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Board/Commission hearing this case. Please complete the section below and return via e-mail or Fax # (928) 627-3794.

For additional information please contact us at Community Development Department at (928) 722-7370 or at CarmenJ@cityofsomerton.com

Thank you,

Carmen Juarez
Community Development Department

Attachments:

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☒ COMMENT ☐ NO COMMENT

Enter comments below or use additional sheet if necessary:

The property is located within the high noise or accident potential zone; therefore, an aviation disclosure statement is requested to be recorded that recognizes the noise, interference, and vibrations that may be caused by aviation activities performed at the nearby Marine Corps Air Station/Yuma International Airport aviation complex. Thank you for the opportunity to comment.

DATE:	12/28/2017
AGENCY:	Paula L. Backs, MCAS YUMA AZ
PHONE:	(928) 269-2103
RETURN TO:	CarmenJ@cityofsomerton.com

EXHIBIT D