

Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, October 13, 2025, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza Yuma, AZ.



Agenda
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza, Yuma, AZ
Monday, October 13, 2025, 4:30 p.m.

- A. CALL TO ORDER

- B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission, or a member of the audience wishes to speak about an item.
 - B.1 APPROVAL OF MINUTES – September 8, 2025
 - B.2 WITHDRAWALS BY APPLICANT – NONE
 - B.3 TIME EXTENSIONS – NONE
 - B.4 CONTINUANCES – NONE
 - B.5 APPROVALS – NONE

- C. ACTION ITEMS –
 - C.1 **CUP-44381-2025:** *This is a request by RigoEsteban Otanez, for a Conditional Use Permit to allow a proposed used car dealership in the Light Industrial/Airport District Overlay (LI/AD) District. The property is located at 2879 S. Avenue 4E, Yuma, AZ. (Continued from 9-22-2025)*

- D. PUBLIC HEARINGS –
 - D.1 **GP-44277-2025:** *This is a Minor General Plan Amendment request by Jose Salazar, on behalf of Nextgen Properties, LLC, to change the land use designation from Mixed Use to High Density Residential for approximately .48 acres, for the property located at the southwest corner of 17th Street and Madison Avenue, Yuma, AZ.*

 - D.2 **ZONE-44333-2025:** *This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ. (Continued from 09-08-2025)*

 - D.3 **ZONE-44371-2025:** *This is a request by Bailey Arviso, on behalf of Next Level Home Buyers LLC, to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for three properties located along 1st Avenue, between 12th Street and 13th Street, Yuma, AZ. (Continued from 9-22-2025)*

 - D.4 **ZONE-44389-2025:** *This is a request by Bailey Arviso on behalf of Next Level Home Buyers, LLC, to rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District for property located at 1731 S. Madison Avenue, Yuma, AZ.*

- E. EXECUTIVE SESSION – NONE

- F. INFORMATION ITEMS
 - F.1 STAFF
 - F.2 COMMISSION

F.3 PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149. *Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*
The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
September 8, 2025**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 25, 2025, at City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Ashlie Pendleton and Jorge Gonzalez. Vice Chairman John Mahon and Commissioner Chelsea Malouff-Craig were absent. One Vacancy.

STAFF MEMBERS present included Alyssa Linville, Director of Community Development; Jennifer Albers, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Guillermo Moreno-nunez, Associate Planner; Meredith Rojas, Associate Planner; Zenia Fiveash, Assistant Planner; Joshua Darrow, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:34p.m. and noted there was a quorum present

CONSENT CALENDAR

MINUTES – August 25, 2025

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Commissioner Lorraine Arney second by Commissioner Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

Action Items-

CUP-44293-2025: *This is a request by Thompson Design Architects PC, on behalf of DPL Valley LLC, for a Conditional Use Permit to allow a new drive-through facility in the Limited Commercial/Aesthetic Overlay (B-1/AO) District for the property located at 2550 W 20th Street, Yuma, AZ.*

Meredith Rojas, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Chris Hamel asked for confirmation if the proposed building will be located at the south corner of 26th Drive and 20th Street. **Rojas** replied yes. **Chairman Hamel** then asked if the northern half of the proposed project remained undecided regarding future development. **Rojas** answered yes

APPLICANT/APPLICANT'S REPRESENTATIVE

Chris Thompson, on behalf of Thompson Design Architects, was available for questions. **Chairman Hamel** asked if the design had been changed from the original concept, as the building was initially oriented north-south. **Thompson** stated the design had not been changed, and that the building will be facing 20th Street running east and west. **Thompson** then explained that when the lot was purchased a Lot Split was submitted to separate the southern portion of the property, and that the northern area of the property will eventually become a new gym.

Chairman Hamel asked where will the entrance to the proposed project be located. **Thompson** stated that there is an existing driveway located on the north side of 20th Street that leads into the carwash, and another on 26th Drive next to Centennial Middle School.

PUBLIC COMMENT

None

Motion by Commissioner Lorraine Arney, second by Ashlie Pendelton to APPROVE CUP-44293-2025 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

CUP-44318-2025: *This is a request by Dylan Freeman on behalf of T3AZ LLC, for a Conditional Use Permit to allow multi-family dwellings (a total of 31 dwelling units) in conjunction with one established business activity in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 1962 S. 3rd Avenue, Yuma, AZ.*

Guillermo Moreno-nunez, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Thomas Cockburn, 1700 S. 1st Ave Suite 200, Yuma, AZ, commented on the ongoing need for affordable housing and that his team worked with Community Development to create a 4-plex that can be easily constructed on an infill lot, then noted that there are roughly 100 apartments, trailer parks, and multifamily homes within a quarter mile creating a need for a laundromat in the area

Chairman Hamel stated that he was in favor of the proposed project and then asked if each apartment was going to be separated and then asked where will the entrance to the property be located. **Cockburn** replied that the entrance will be off 3rd Avenue, and that he worked with city staff on getting the correct distances between the apartments.

PUBLIC COMMENT

None

Motion by Commissioner Ashlie Pendelton, second by Commissioner Lorraine Arney to APPROVE CUP-44318-2025 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

Public Hearings-

Chairman Chris Hamel commented that the applicant of the next case was not able to attend the hearing and noted that there was someone from the public that would like to comment on the case. **Chairman Hamel** then asked what was the date on which this case would be continued to. **Jennifer Albers, Assistant Director of Planning** replied that the case should be continued to October 13, 2025.

ZONE-44333-2025: *This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.*

PUBLIC COMMENT

Teresa Sanchez, 2716 W. 31st, Yuma, AZ stated that she will not be able to attend the hearing on October 13th, which is the reason why she wanted to be heard at the current hearing. **Sanchez** referred to page 11 of the staff report, and then expressed concern about a hole in the shared wall where the proposed project will be constructed and wanted to clarify if the applicant had plans to repair the wall.

Chairman Chris Hamel asked for a motion to continue case CUP-44333-2025 to the Planning and Zoning Meeting of October 13, 2025

Motion by Commissioner Lorraine Arney second by Commissioner Jorge Gonzalez to Continue CUP-44333-2025 to the Planning and Zoning Meeting of October 13, 2025. Motion carried unanimously, (4-0) with two absent and one vacancy.

INFORMATION ITEMS

Staff
None

Commission
None

Public
None

Chairman Chris Hamel adjourned the meeting at 4:56 PM.

Minutes approved this _____ day of _____, 2025.

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: ZENIA FIVEASH

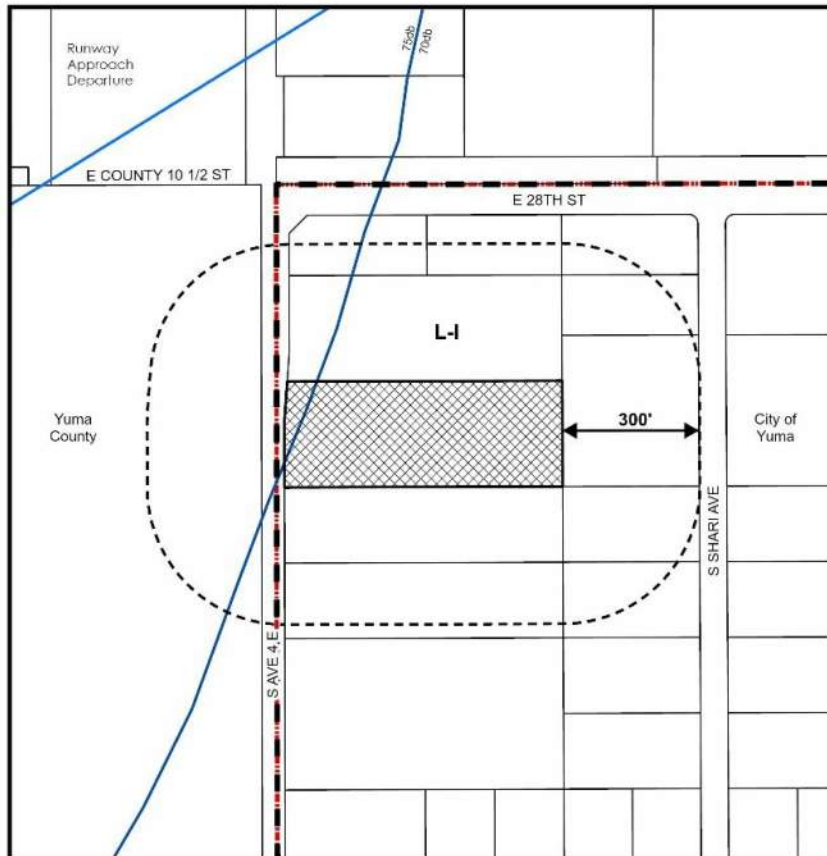
Hearing Date: October 13, 2025

Case Number: CUP-44381-2025

Project Description/Location: This is a request RigoEsteban Otanez, for a Conditional Use Permit to allow a proposed used car dealership in the Light Industrial/Airport District Overlay (LI/AD) District. The property is located at 2879 S. Avenue 4E, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/ Airport Overlay (L-I/AD) District	Rigo’s Auto, Diesel & Mobile Service	Industrial
North	Light Industrial/ Airport Overlay (L-I/AD) District	AG West Logistics	Industrial
South	Light Industrial/ Airport Overlay (L-I/AD) District	Mikes Transportation	Industrial
East	Light Industrial/ Airport Overlay (L-I/AD) District	JCJ Electric Corp.	Industrial
West	Yuma County – Light Industrial (L-I) District	Agriculture	Industrial

Location Map:



Prior site actions: Annexation: Ordinance 096-026 (March 21, 1996); Lot Split: Castro Parcel Split (Fee#2004-37280) (October 13, 2004); Pre-Development Meeting: July 17, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow a proposed used car dealership in the Light Industrial/Airport District Overlay (LI/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-44381-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by RigoEsteban Otañez to allow a proposed used car dealership for the property located at 2879 S. Avenue 4E, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property is located at 2879 S. Avenue 4E. The property features an existing single-story building constructed in 2005. Within the existing building, there is a 1,125 square foot office and a 4,500 square foot shop. Currently operating on the property is Rigo's Auto, Diesel & Mobile Service, LLC and an accessory use for U-Haul equipment rental storage.

With this request, the applicant is proposing a used car dealership within the Light Industrial (L-I) District. In the Light Industrial (L-I) District, commercial uses require a Conditional Use Permit. The proposed location of the display area for the used cars will be on the west frontage along Avenue 4E and the north side of the property. The hours of operations are intended to be Monday thru Friday 6 am to 5 pm and Saturday and Sunday 7 am to 5 pm.

In addition, the applicant is intending to install three 2,500 square foot buildings to expand and support the automotive repair business.

The applicant states:

"The core objective of this project is to meet the increasing demand for affordable, reliable vehicles in Yuma, especially among working families, military personnel stationed at MCAS Yuma, agricultural workers, and students attending Arizona Western College. Many residents in the region rely on personal vehicles due to limited public transit options. Premium Rides will address this need by offering a wide selection of vehicles at accessible price points, all backed by transparent sales practices and optional warranty coverage.

"Premium Rides is committed to being a responsible and active member of the Yuma business community. We are prepared to work closely with city departments to ensure full compliance with development codes and to maintain a clean, attractive, and professionally operated site."

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	None – Property has sufficient parking	
C.	Lighting	None – Property has existing lighting	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes.

3. Does the proposed use and site plan comply with Transportation Element requirements? Yes

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue 4E - Collector	40 FT H/W	40 FT H/W		X		
Bicycle Facilities Master Plan	None					
YCAT Transit System	Orange Route 2					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes. The proposed Conditional Use conforms to all prior City Council actions for this site.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The Planning and Zoning Commission has the authority to review and approve this request per section 154-09.02 (E).

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The applicant states that the proposed used car dealership will operate in full compliance with all city, county, and state regulations regarding vehicle sales, zoning, sanitation, and environmental safety. In addition, the business will maintain clean and orderly premises, ensure lawful and ethical sales practices, and implement all necessary safety measures on site. As a responsible local business, Premium Rides Auto Sales will contribute to the economic vitality and quality of life in Yuma, without introducing noise, pollution, or any activity contrary to public welfare.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. The subject property has direct access to S. Ave 4E, which is designed to accommodate moderate to heavy commercial traffic. The site features a clearly marked entrance and exit with appropriate setbacks and turning radii to support safe vehicle circulation. Customer parking and vehicle display areas will be separated to reduce traffic conflicts, and internal circulation will follow ADA and fire safety standards.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. The proposed location does not directly abut residential properties. In addition, setbacks, landscaping buffers, and screen walls will be used to ensure compatibility with any nearby business. Lighting and noise will be mitigated to avoid disturbances.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The existing office area and shop are single-story and conform to the surrounding development in both scale and style. No large or industrial-scale structures are proposed. The architectural design will incorporate neutral colors and desert compatible materials consistent with local design standards.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. The dealership will implement noise-minimizing strategies such as limiting loudspeaker or audio use, restricting vehicle engine revving or detailing to daylight hours, and conducting inspections indoors when feasible. Security lighting will be installed throughout the lot, with all fixtures being downcast and shielded to prevent light spillover onto adjacent properties. A motion-activated camera system and nighttime patrol procedures will also be in place to enhance safety and deter vandalism.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The site will include drought-tolerant landscaping with perimeter planting beds to soften the visual impact of the parking and display areas. Decorative fencing or block screen walls will be installed along any exposed property edges, especially those adjacent to non-commercial uses. The layout will follow Crime Prevention Through Environmental Design (CPTED) principles, including clear sightlines, monitored access points, and avoidance of hidden or obstructed spaces. Surfaces will be treated with anti-graffiti coatings, and the business will maintain a zero-tolerance policy for tagging or defacement.

Neighborhood Meeting

Comments:

No Meeting Required.

Proposed conditions delivered to applicant on: 8/20/25

Final staff report delivered to applicant on: 9/25/25

- Applicant agreed with all of the conditions of approval on: 8/20/25
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F	G	H
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Zenia Fiveash* **Date:** **9/24/25**
 Zenia Fiveash
 Assistant Planner Zenia.Fiveash@yumaaz.com (928) 373-5000, x3040

Approved By: *Jennifer L. Albers* **Date:** *9/24/25*
 Jennifer L. Albers,
 Assistant Director of Planning

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning: Zenia Fiveash, Assistant Planner, (928) 373-5000 x 3040:

3. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
4. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
5. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
6. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT C
SITE PHOTOS



**ATTACHMENT D
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 8/29/25
- 300' Vicinity Mailing: 8/04/25
- 34 Commenting/Reviewing Agencies noticed: 8/18/25
- Site Posted on: 9/15/25
- Neighborhood Meeting: N/A
- Hearing Date: 9/22/25
- Comments due: 8/18/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	8/06/25			X
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	8/06/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	8/06/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	8/11/25			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

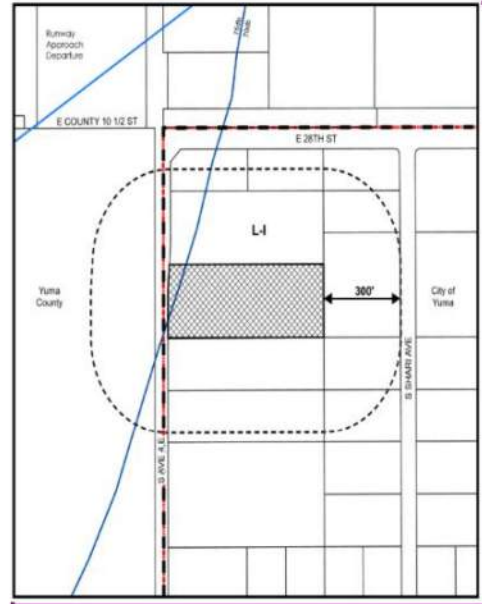
Property Owner	Mailing Address	City/State/Zip Code		
BOTTRELL FAMILY INVESTMENTS LLC	PO BOX 80284	BILLINGS	MT	59108
ERICK TRANSPORT LLC	2766 W 2ND PL	YUMA	AZ	85364
HERNANDEZ MAXINE	2863 S AVENUE 4E	YUMA	AZ	85364
KAILA MOHINDER SINGH	449 W 19TH ST	YUMA	AZ	85364
NIEBLA ALEJANDRO RIOS	803 E ARENA ST	SAN LUIS	AZ	85349
O & P MORIN LLC	PO BOX 96	YUMA	AZ	85366
OTANEZ RIGOEESTEBEN	2879 S AVE 4E	YUMA	AZ	85365
PEREZ LUIS & MARIA EMMA JT	4675 W 27TH PL	YUMA	AZ	85364
PEREZ LUIS G & MARIA EMMA JT	4675 W 27TH PL	YUMA	AZ	85364
SUGDEN TRUST B 10-22-2008	13894 S AVENUE G	YUMA	AZ	85365
WOLDT ELDEN J	455 16TH ST	SAN DIEGO	CA	92101

**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by RigoEsteban Otanez, for a Conditional Use Permit to allow a proposed used car dealership in the Light Industrial/Airport District Overlay (LI/AD) District. The property is located at 2879 S. Avenue 4E, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
CUP-44381-2025**

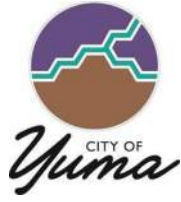
PUBLIC HEARING
09/22/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 2879 S. Avenue 4E, Yuma, AZ. you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Zenia Fiveash by phone at (928) 373-5000 ext. 3040 or by email at Zenia.Fiveash@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson

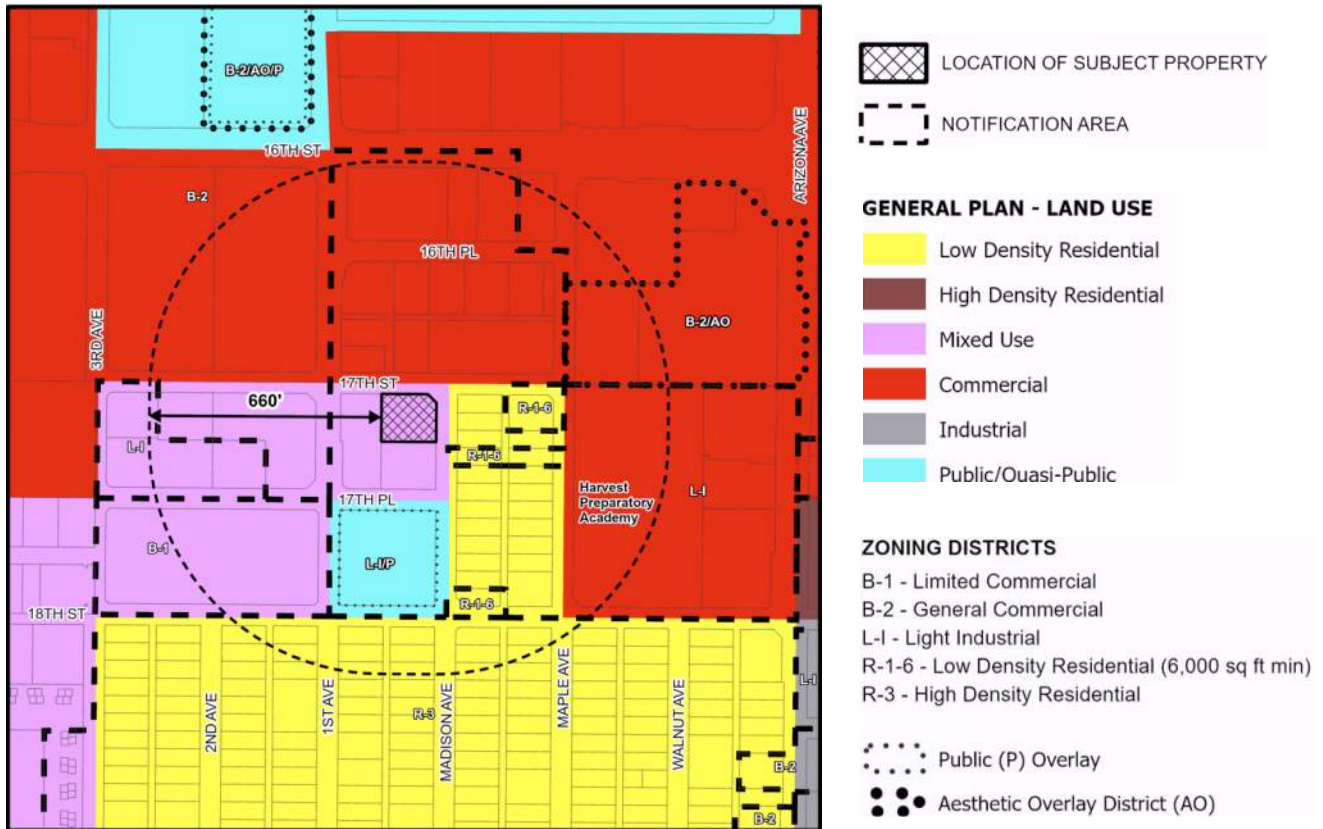
Hearing Date: October 13, 2025

Case Number: GP-44277-2025

Project Description/Location: This is a Minor General Plan Amendment request by Jose Salazar, on behalf of Nextgen Properties, LLC, to change the land use designation from Mixed Use to High Density Residential for approximately .48 acres, for the property located at the southwest corner of 17th Street and Madison Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial (L-I)	Undeveloped	Mixed Use
North	Light Industrial (L-I)	Undeveloped, Mechanic Shop, Cabinet Shop	Commercial
South	Light Industrial (L-I)	Funeral Home	Mixed Use
East	Light Industrial (L-I) and Low Density Residential (R-1-6)	Single-family homes	Low Density Residential
West	Light Industrial (L-I)	Gymnasium	Mixed Use

Location Map



Prior site actions: Annexation, Ord. 672, effective July 21, 1956; Rezoning C14-60-8 (D) Original zoning to Industrial "A", Z80-23 Ord.1979 Industrial A to Light Industrial; CUP-CU89-18, Conditional Use to allow used car sales in a Light Industrial District; CUP-3072-2013 Conditional Use permit to allow a parking lot as primary use in Light Industrial; LOTS-27418-2019, CrossFit Yuma Lot Tie/Lot Split creating Lot 1 and Lot 2.

Staff Recommendation: Staff recommends the Planning and Zoning APPROVE the request to change the land use designation for approximately .48 acres from Mixed Use to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately .48 acres from Mixed Use to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Jose Salazar, on behalf of Nextgen Properties, LLC, to change the land use designation from Mixed Use to High Density Residential for approximately .48 acres, for the property located at the southwest corner of 17th Street and Madison Avenue, Yuma, AZ.

The existing Mixed Use land use designation supports the following types of zoning: Low Density Single-Family Residential (R-1-5 and R-1-6), Medium Density Residential (R-2 and R-2-5), Residence-Manufactured Housing (R-MH), Manufactured Housing Subdivision (MHS), Transitional (TR), Limited Commercial (B-1), and Industrial Park (I-P) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to High Density Residential (R-3) to allow the development of multi-family units.

A neighborhood meeting was held on-site on August 7, 2025. There were many neighbors in attendance who were in opposition of the request. Some expressed their concern regarding the potential denial of future conditional use permits for industrial zoned properties adjacent to residential development. Other concerns were relating to traffic, parking and noise.

During the meeting staff informed the neighbors that any new industrial building or activity permitted in the Light Industrial Zoning District may be located less than 600 feet from a residential zoning district and residential use provided such building or activity is granted a conditional use by the Planning and Zoning Commission. For example, the existing adjacent gym and mortuary went through respective CUP approvals in 2013 and 2015. The neighborhood already features a mix of residential and industrial zoning and uses. The residential block to the east of the subject property has recently been the subject of numerous requests to rezone to Low Density Residential (R-1-6) zoning to reflect the actual use of the properties.

Density

The current land use designation of Mixed Use would allow from 2 to 5 dwelling units to be constructed on .48 acres.

The proposed High Density Residential land use designation would allow 6 to 14

dwelling units to be developed.

Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for multi-family homes of 1.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Mixed Use:
 - Minimum 2 homes – Expected population: 4
 - Maximum 5 homes – Expected population: 9
- High Density Residential:
 - Minimum 6 homes – Expected population: 11
 - Maximum 14 homes – Expected population: 25

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Mixed Use:
 - Minimum expected population: 4 – School Age: 1
 - Maximum expected population: 9 – School Age: 2
- High Density Residential:
 - Minimum expected population: 11 – School Age: 2
 - Maximum expected population: 25 – School Age: 5

Transportation

The property is located on the southwest corner of 17th Street and Madison Avenue. Vehicle access to the property will be from Madison Avenue, a Local Road with the nearest Collector on 1st Avenue.

There is an existing bus stop at 4th Avenue and 16th Street, Green Route 4A, and an existing bike route on 1st Avenue to the north and proposed bike route to the south.

The City of Yuma Transportation Master Plan identifies Madison Avenue and 17th Street as Local Streets and 1st Avenue as a Collector Road. According to the City of Yuma Transportation Master Plan, 1st Avenue operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identified an average annual daily traffic count at 1st Avenue near 18th Street as 4,621 in 2024.

Recreation

The Recreation Element of the City of Yuma 2022 General Plan outlines a well-developed network of recreational areas and public sites, including a detailed inventory of existing park facilities throughout the City. Among these, neighborhood parks play a vital role by offering accessible, localized spaces for informal recreation and open space activities. These parks typically support field games, court sports, walking and jogging paths, and picnic areas serving the immediate needs of surrounding residential communities. Joe Henry Optimist Park, located just south of the subject property and within walking distance, is one such neighborhood park that provides a range of recreational amenities for nearby residents.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. Objective 1.3 encourages providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The current zoning designation of Light Industrial does not permit the development of any residential dwellings. The current zoning is not in conformance with the current land use designation of Mixed Use. However, the current Mixed Use land use designation does permit zoning districts that allow residential development such as Low and Medium Density Residential. In addition, the Manufactured Housing Subdivision District and Residence-Manufactured Housing District are permitted zoning districts within the Mixed Use land use designation.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the three school districts in the General Plan area.

The subject property is within the boundaries of Yuma Elementary School District One and Yuma Union High School District. According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of C W McGraw Elementary School at 2345 S. Arizona Avenue. Junior high school students are within the boundary of Gila Vista Junior High School located at 2245 S. Arizona Avenue. According to the Yuma Union High School District, the high school students are within the boundary of Kofa High School located at 3100 S. Avenue A. In addition, the subject property is also near Harvest Preparatory Academy, a charter school located at 350 E. 18th Street.

Redevelopment

The Redevelopment Chapter of the General Plan emphasizes conservation, rehabilitation, redevelopment, neighborhood preservation, and revitalization efforts. Designated Revitalization Areas are blighted areas that are primarily residential in character, often defined by strong family ties and a history of long-term, multigenerational residency. The subject property is located within the Mesa Heights Revitalization Area, aligning it with the City's broader objectives for neighborhood reinvestment and community enhancement.

Growth Areas

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Arizona Avenue and 16th Street Growth Area, which presents significant opportunities for infill development due to the presence of numerous vacant and underutilized properties. This area is well-supported by existing infrastructure, transportation networks, and commercial development,

making it well-positioned for strategic growth. New residential developments of high and medium density in this location would serve as an effective transitional buffer, separating the established residential neighborhoods to the south from the more intensive commercial and industrial uses located to the north and west.

An increase in residents in this area would enhance and strengthen the existing commercial development and transportation network. The YCAT bus system has several fixed routes through this area with a focus on the Yuma Mesa Shopping Center.

1. Does the proposed amendment impact any elements of the General Plan?

No. The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
17 th Street - Local Street	29 FT HW	30 FT HW
Madison Avenue - Local Street	29 FT HW	30 FT HW
1st Avenue – 2-lane Collector	40 FT HW	30 FT HW
Median Disclosure		

2. Does the proposed amendment impact any of the facility plans? No.

No. The change in land use will not significantly impact any of the facility plans.

3. Is the proposed amendment in conflict with Council’s prior actions?

Yes. The 2022 City of Yuma General Plan land use designation for this area is Mixed Use.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: October 13, 2025
- City of Yuma City Council: November 5, 2025

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- Applicant agreed with staff’s recommendation:
- Applicant did not agree with staff’s recommendation:
- Final report has been emailed to applicant on 9/25/2025 and awaiting response.

Attachments

A	B	C	D	E	F
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

Prepared By:

Erika Peterson

Date: 9/23/2025

Erika Peterson
Senior Planner
Erika.Peterson@YumaAZ.Gov

(928) 373-5000, x3071

Reviewed By: Jennifer L. Albers

Date: 9/24/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: Alyssa Linville

Date: 09/25/25

Alyssa Linville,
Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Anonymous			Contact Information:						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Comment: Asked about the impact the proposed request and development would have on adjacent properties such as existing and future industrial uses near residential. Expressed opposition of the request to change the land use designation to high density residential.										
Name:	Regina Herndon			Contact Information:	(928)941-2810					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Comment: Requested information about the proposed amendment and the proposed future development. Mrs. Herndon stated she is not opposed to apartments but would not like to see the property developed as a mobile home park.										
Name:	Cesar Dominguez			Contact Information:						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Comment: Is opposed of the request.										
Name:	Cesar Dominguez			Contact Information:	Cesar.Dominguez@familyfuneralcare.com					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<p>Good afternoon Mrs. Peterson,</p> <p>My name is Cesar Dominguez and owner/operator of All Saints Cremation & Memorial Chapel at 170 E. 17th Place. I am in opposition of the proposed minor general plan amendment to change the land use to high density residential.</p> <p>Thank you, Cesar Dominguez Funeral Director Proprietor</p>										

Dennis Construction Company of Yuma, Inc.
53 E. 16th Street
Post Office Box 1987
Yuma, Arizona 85366

August 4, 2025

Department of Community Development
One City Plaza Yuma
Arizona 85364

RE: CASE NUMBER GP-44277-2025 SWC of 17th St. & Madison Avenue Minor General Plan
Amendment - Mixed-Use to High Density Residential

Ladies and Gentlemen:

I am writing as the owner of Dennis Construction Company of Yuma, Inc., which operates on Light Industrial property directly adjacent to the site proposed for a land use amendment. I want to express my concerns regarding the request to change the designation from Mixed Use to High Density Residential for the property at the southwest corner of 17th Street and Madison Avenue.

Our business is a construction company that relies heavily on the flexibility afforded by Light Industrial zoning. On a daily basis, our operations involve significant tractor-trailer traffic, heavy equipment movement, and other industrial activities that generate substantial noise and vibrations. These are essential components of our business and are consistent with the zoning designation of this area.

The proposed amendment to High Density Residential zoning introduces a land use that is fundamentally incompatible with the nature of industrial operations. Residential developments often bring heightened sensitivity to noise, traffic, and other industrial impacts, which could lead to complaints and potential restrictions on our ability to operate effectively. This would not only harm our business but also disrupt the balance of land uses in the area.

It is important to recognize that Light Industrial zoning exists to support businesses like ours, which require operational freedom without the constraints of residential concerns. Introducing high-density housing adjacent to industrial properties risks creating unnecessary conflicts and undermines the purpose of this zoning designation.

I strongly urge the Planning and Zoning Commission and the Yuma City Council to carefully evaluate the long-term implications of this amendment. Protecting the integrity of Light Industrial zoning is critical to ensuring that businesses like Dennis Construction Company can continue to thrive and contribute to the local economy.

Thank you for considering my perspective. If you have any questions or need further information, please feel free to contact.

Sincerely,



Keith Dennis, President
Dennis Construction Company of Yuma, Inc.

Whitacre Family Trust
Attn: Donald A. Whitacre
302 Adams Ranch Rd. #3
Mountain Village, CO 81435

August 7, 2025

Department of Community Development
Attn: Ericka Peterson
One City Plaza
Yuma, Arizona 85364

RE: CASE NUMBER GP-44277-2025
Minor General Plan Amendment - Mixed-Use to High Density Residential
SWC of 17th St. & Madison Avenue

Dear Ms. Peterson,

As the owner of the shopping center commonly known as the Staples Center, located adjacent to the property in question, I am writing to express my concerns regarding the proposed amendment to change the land use designation to Mixed Use to High Density Residential for the site at the southwest corner of 17th Street and Madison Avenue.

The Staples Center is zoned B-2 Commercial and serves as a hub for retail, dining, and service businesses that rely on consistent customer traffic and a harmonious surrounding environment. The introduction of High Density Residential zoning adjacent to our property raises concerns about the potential impact on the commercial viability of the area.

Residential developments often bring challenges such as increased parking demand, traffic congestion, and heightened sensitivity to noise and activity levels. These factors could disrupt the flow of business operations and deter customers from visiting the shopping center. Additionally, the shift in land use may alter the character of the area, making it less attractive for future commercial investment and development.

The current Mixed Use designation provides a balanced approach that supports both residential and commercial activities, fostering a dynamic and complementary environment. Changing this designation to High Density Residential risks tipping the balance and creating conflicts between land uses that could negatively affect the businesses operating in the Staples Center.

I urge you, the Department of Development Services, the Planning and Zoning Commission and Yuma City Council to carefully consider the broader implications of this amendment and prioritize the long-term economic health of the area. Maintaining a land use designation that supports commercial activity is essential to ensuring the continued success of businesses like those in the Staples Center.

Please feel free to contact me if you have any questions or require further information.

Sincerely,

Donald Whitacre
Donald A. Whitacre

Electronically Signed using eSignOnline™ | Session ID: 4728961-0866-493-8456-3a3722825610

Panho, LLC
Attn: Thoms J. Pancrazi and
Patrick K. Hodges, Jr.
c/o A.T. Pancrazi Real Estate Services, Inc.
350 W. 16th Street, Suite 332
Yuma, Arizona 85364
Office: 928-782-0000

August 7, 2025

Department of Community Development
One City Plaza
Yuma, Arizona 85364

RE: SWC of 17th St. and Madison Avenue Minor General Plan Amendment - Mixed-Use to High Density Residential - CASE NUMBER GP-44277-2025

Dear Staff Members, Zoning Commissioners, and Council Members:

As the owner of the property where CrossFit Yuma operates, I am writing to express my concerns regarding the proposed Minor General Plan Amendment request by Jose Salazar, on behalf of Nextgen Properties, LLC, to change the land use designation from Mixed Use to High Density Residential for the property located at the southwest corner of 17th Street and Madison Avenue.

Our property is zoned Light Industrial, and the activities conducted on-site are consistent with this designation. CrossFit Yuma operates as a high-energy fitness facility, with early morning classes starting at 5:30 AM that include loud music, weights being dropped, and members running around the building. Additionally, there are midday kids' classes and other activities throughout the day that generate significant noise and movement. These operations are integral to the business and align with the intended use of Light Industrial zoning.

More importantly, the proposed amendment to High Density Residential zoning for the adjacent property raises serious concerns about the **current** and **future** compatibility of our property as it relates to compliance with Yuma Code of Ordinance §§154-09.02(F)(1)(c) and (d), which provide as follows:

“(c) Distance from residential zoning district. Any industrial building or activity as may be permitted in the Light Industrial Zoning District shall be located a minimum distance of 600 feet from any residential zoning district and residential use, unless separated from said residential district and use by an arterial street, a state or federal highway, railroad right-of-way in use as such, or a designated truck route.

“(d) Exception. An industrial building or activity may be located less than 600 feet from a residential zoning district and residential use provided such building or activity is granted a conditional use by the Planning and Zoning Commission.”

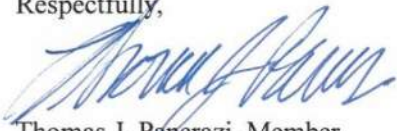
Our property and the Nexgen property are not separated by an arterial road and, as such, the rezoning would immediately render the Panho property out of compliance as to any future LI uses. Moreover, Panho would be required to obtain a conditional use permit in order to conduct light industrial operations from the Panho property. Not only is this extremely unfair, but it is also clear, based upon the Yuma Code of Ordinances, that residential developments in close proximity to Light Industrial properties will result in immediate conflicts. In addition, residents may find the use, noise, odorous and activity levels disruptive, which will only serve to make rise to complaints and pressure to restrict or modify Panho's operations, thereby negatively impacting our business and the services we provide to the community, at no fault of Panho. Moreover, introducing High Density Residential

zoning next to Light Industrial properties undermines the purpose of industrial zoning, which is designed to accommodate businesses that require operational flexibility without the constraints of residential concerns. This amendment risks creating unnecessary friction between land uses and could hinder the long-term viability of the area as a hub for industrial and commercial activity.

For the above reasons, we respectfully urge the Planning and Zoning Commission and Council Members to carefully consider the potential negative impacts this amendment would have on existing businesses and the broader implications for land use compatibility in the area.

Thank you for your contemplative consideration to this matter and our concerns.

Respectfully,



Thomas J. Pancrazi, Member
Panho, LLC



Patrick K. Hodges, Jr., Member
Panho, LLC

Gladiator Fitness, LLC
d.b.a. Crossfit Yuma
Attn: Kim Glenn
1735 S. 1st Avenue
Yuma, AZ 85364
Tel: (928) 246-0274

August 4, 2025

Department of Community Development
One City Plaza Yuma
Arizona 85364

RE: CASE NUMBER GP-44277-2025 SWC of 17th St. & Madison Avenue Minor General Plan
Amendment - Mixed-Use to High Density Residential

To Whom it My Concern:

I am writing on behalf of CrossFit Yuma, a gym located directly adjacent to the subject property, to express my opposition to the proposed Minor General Plan Amendment request by Jose Salazar, on behalf of Nextgen Properties, LLC, to change the land use designation from Mixed Use to High Density Residential.

Our gym operates on a property zoned Light Industrial, and our daily activities are consistent with this zoning designation. We host early morning classes starting at 5:30 AM, which involve loud music, weights being dropped on the floor, and outdoor physical activities. Additionally, we have a kids' class at 11:00 AM, which brings a lively and energetic atmosphere to the area. These activities generate substantial noise and movement throughout the day, which are typical for a business operating in a Light Industrial zone.

Changing the adjacent property's designation to High Density Residential would create significant conflicts between our operations and the proposed multi-family residences. Residents in high-density housing may find our noise levels disruptive, leading to complaints and potential restrictions on our ability to operate as we currently do. This could jeopardize the viability of our business and limit the services we provide to the community.

Furthermore, the introduction of residential zoning in close proximity to Light Industrial and Commercially zoned properties is inherently incompatible. Light Industrial and Commercial zoning is designed to accommodate businesses like ours, which require flexibility in operations without the constraints of residential concerns. High Density Residential zoning would undermine this purpose and create unnecessary friction between land uses.

I strongly urge the Planning and Zoning Commission and the Yuma City Council to consider the impact this amendment would have on existing businesses like CrossFit Yuma and the broader implications of introducing incompatible zoning in this area.

Thank you in advance for considering my strong concerns and for your attention to this matter.

Respectfully Submitted,

Kimberly Glenn

Kim Glenn, Owner, CrossFit Yuma

Jim D. Smith
221 S. 2nd Avenue
Yuma, AZ 85364
e-mail: jimmiedeesmith@gmail.com
Tele: 928-783-7809

9/17/2025- Hand Delivered

Department of Community Development
Attn: Erika Peterson
One City Plaza
Yuma, Arizona 85364

RE: CASE NUMBER GP-44277-2025
Minor General Plan Amendment – Mixed-Use to High Density Residential
SWC of 17th St. & Madison Avenue

Dear Ms. Ericka Peterson,

I am the owner of a commercial building at 299 W. 17th St, Yuma, AZ, 85364. I believe my present zoning is either Light Industrial or Heavy Industrial, as the zoning has changed over the years.

I am concerned about and object to the proposed rezoning from Mixed-Use to High-Density Residential for the property the subject of this application.

17th Street is and has always been a commercial area, not residential. The applicant's property is only one block South of 16th street the busiest street in Yuma. There are many businesses in this area. I do not recall any residences or apartments in this area. The Proposed Multi-Family Residential units in this area will increase the number of children playing on the Street, create a need for more playgrounds, increase traffic, increase cars parked on the Street, and increase pedestrian activity. Delivery trucks, customer vehicles and existing commercial operations will conflict with proposed Multi-Family residences and additional residential traffic. These conditions could easily discourage future tenants from leasing my commercial building, reducing the commercial viability and value of my property.

Maintaining the current Use designation ensures safe traffic flow, does not interfere with present businesses and protects property values and community safety.

Thank you for considering these important impacts.

Jim D. Smith, Property Owner



September 17, 2025

Department of Community Development
Attn: Ericka Peterson
One City Plaza
Yuma, Arizona 85364

RE: CASE NUMBER GP-44277-2025
Minor General Plan Amendment - Mixed-Use to High Density Residential
SWC of 17th St. & Madison Avenue

Dear Ms. Peterson,

As the owner of Budgetel Inn & Suites, located adjacent to the property in question, I am writing to express my strong concerns regarding the proposed amendment to change the land use designation to Mixed Use to High Density Residential for the site at the southwest corner of 17th Street and Madison Avenue.

Our hotel serves a vital role in the community by providing affordable and accessible accommodations to travelers, families, and business guests. The success of a hotel depends heavily on maintaining a safe, accessible, and commercially viable environment that supports consistent guest traffic.

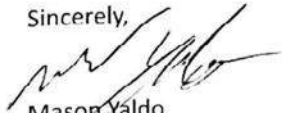
The introduction of High-Density Residential zoning adjacent to our property raises significant concerns about the negative impact it could have on our operations. Residential developments often bring challenges such as increased parking demand, traffic congestion, and heightened sensitivity to activity levels. These factors could discourage guests from staying at our property, disrupt hotel operations, and diminish the overall experience we strive to provide. Additionally, the shift in land use could alter the character of the surrounding area, making it less attractive for visitors and undermining the long-term sustainability of our business.

The current Mixed-Use designation strikes a necessary balance between residential and commercial activities, allowing both to thrive while complementing one another. By contrast, the shift to High Density Residential risks creating conflicts between land uses that would jeopardize not only the success of our hotel but also the broader commercial appeal of the area.

I respectfully urge the Department of Development Services, the Planning and Zoning Commission, and Yuma City Council to carefully consider the long-term economic implications of this amendment. Preserving a land use designation that supports hospitality and commercial activity is critical to ensuring the continued success of businesses like Budgetel Inn & Suites and to sustaining a vibrant and balanced community.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,



Mason Yaldo
Owner, Budgetel Inn & Suites

Erika Peterson
Senior Planner
(928) 373-5000 Ext. 3071
Erika.Peterson@YumaAZ.gov
One City Plaza
Yuma, AZ 85364

RE: CASE NUMBER GP-44277-2025 SWC of 17th St. & Madison Avenue - Minor General Plan Amendment - Mixed-Use to High Density Residential

Dear Planning & Zoning Commissioners,

I am writing as a concerned neighbor and community member to respectfully oppose the proposed rezoning of SWC of 17th St. & Madison Avenue. My opposition is based on a number of concerns that could negatively impact the community, such as but not limited to:

- Traffic and pedestrian safety risks due to higher vehicle volume on already narrow or busy streets.
- Reduced visibility at intersections and driveways, making it more hazardous for drivers, cyclists, and pedestrians.
- Emergency access concerns, as overcrowded or blocked streets could hinder fire trucks, ambulances, and law enforcement from responding quickly.
- Increased risk of accidents from residents and visitors circling the area to find available parking.
- Obstructed views and diminished aesthetic character of the area caused by taller structures.
- Greater strain on local infrastructure and public services.
- Reduced privacy for neighboring properties due to the height and density of the buildings.
- Increased noise and activity levels that will impact the quality of life for current residents.
- Potential decline in property values in surrounding areas due to overcrowding and limited parking availability.
- Additional comments/concerns: _____

Thank you for your consideration,

Nohemi Sanchez
Property Owner/Resident

Molly
Signature

9-24-25
Date

Property Address: 1704 S Maple Ave
Yuma AZ

Erika Peterson
Senior Planner
(928) 373-5000 Ext. 3071
Erika.Peterson@YumaAz.gov
One City Plaza
Yuma, AZ 85364

RE: CASE NUMBER GP-44277-2025 SWC of 17th St. & Madison Avenue - Minor General Plan Amendment - Mixed-Use to High Density Residential

Dear Planning & Zoning Commissioners,

I am writing as a concerned neighbor and community member to respectfully oppose the proposed rezoning of SWC of 17th St. & Madison Avenue. My opposition is based on a number of concerns that could negatively impact the community, such as but not limited to:

- Traffic and pedestrian safety risks due to higher vehicle volume on already narrow or busy streets.
- Reduced visibility at intersections and driveways, making it more hazardous for drivers, cyclists, and pedestrians.
- Emergency access concerns, as overcrowded or blocked streets could hinder fire trucks, ambulances, and law enforcement from responding quickly.
- Increased risk of accidents from residents and visitors circling the area to find available parking.
- Obstructed views and diminished aesthetic character of the area caused by taller structures.
- Greater strain on local infrastructure and public services.
- Reduced privacy for neighboring properties due to the height and density of the buildings.
- Increased noise and activity levels that will impact the quality of life for current residents.
- Potential decline in property values in surrounding areas due to overcrowding and limited parking availability.
- Additional comments/concerns: _____

Thank you for your consideration,

Property Owner/Resident

Sancta Sivak
Signature

9/24/2025
Date

Property Address:

*1716 S Maple Ave
Yuma, AZ 85364*

Erika Peterson
Senior Planner
(928) 373-5000 Ext. 3071
Erika.Peterson@YumaAz.gov
One City Plaza
Yuma, AZ 85364

RE: CASE NUMBER GP-44277-2025 SWC of 17th St. & Madison Avenue - Minor General Plan Amendment - Mixed-Use to High Density Residential

Estimados Comisionados de Planificación y Zonificación,

Me dirijo a ustedes como vecino(a) y miembro de la comunidad preocupado(a) para expresar respetuosamente mi oposición a la propuesta de cambio de zonificación en la esquina suroeste de la Calle 17 y la Avenida Madison. Mi oposición se basa en varias preocupaciones que podrían afectar negativamente a la comunidad, tales como, entre otras:

- Riesgos de tráfico y seguridad peatonal debido al mayor volumen vehicular en calles ya angostas o concurridas.
- Visibilidad reducida en intersecciones y entradas, lo que aumenta el peligro para conductores, ciclistas y peatones.
- Preocupaciones sobre el acceso de emergencia, ya que calles congestionadas o bloqueadas podrían dificultar la respuesta rápida de bomberos, ambulancias y fuerzas del orden.
- Mayor riesgo de accidentes por residentes y visitantes circulando en busca de estacionamiento disponible.
- Vista obstruida y disminución del carácter estético de la zona debido a estructuras más altas.
- Mayor presión sobre la infraestructura local y los servicios públicos.
- Pérdida de privacidad para propiedades vecinas debido a la altura y densidad de los edificios.
- Incremento en los niveles de ruido y actividad que afectarán la calidad de vida de los residentes actuales.
- Posible disminución en el valor de las propiedades en áreas circundantes debido al hacinamiento y la disponibilidad limitada de estacionamiento.
- Comentarios/preocupaciones adicionales: No es Toy de Acuerdo

Gracias por su consideración.

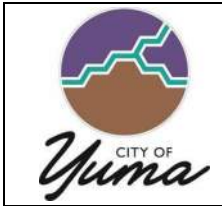
Propietario/Residente Concepcion Valenzuela Firma Concepcion Valenzuela Fecha 9/24/25

Dirección de la propiedad: 1789 S. Madison Ave
Yuma, AZ 85364

ATTACHMENT B
AGENCY COMMENTS

DATE:	8/26/25	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>Subject parcel is located near a known flight path. It is requested an Avigation Disclosure statement be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p>					

**ATTACHMENT C
STAFF WORKSHEET**



STAFF RESEARCH – GENERAL PLAN AMENDMENT

**CASE #: GP-44277-2025
CASE PLANNER: ERIKA PETERSON**

I. PROJECT DATA

Project Location:		SWC of 17 th Street and Madison Avenue							
Parcel Number(s):		665-36-073							
Parcel Size(s):		.48 acres							
Total Acreage:		.48 acres							
Proposed Dwelling Units:		Maximum:	14	Minimum:	6				
Address:									
Applicant:		Nextgen Properties, LLC							
Applicant's Agent:		Jose Salazar							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	No	X			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	X	None	
Airport	Noise Contours	65-70	70-75	75+	APZ1	APZ2	CLEAR ZONE		

	Existing Zoning	Current Use	General Plan Designation
Site	Light Industrial (L-I)	Undeveloped	Mixed Use
North	Light Industrial (L-I)	Undeveloped, mechanic shop, cabinet shop	Commercial
South	Light Industrial (L-I)	Funeral home	Mixed Use
East	Light Industrial (L-I) and Low Density Residential (R-1-6)	Single-family homes	Low Density Residential
West	Light Industrial (L-I)	Gymnasium and parking lot	Mixed Use

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes	X	No	Effective 7/21/1956, Ord. 672
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes	X	No	C14-60-8 (D), Z80-23
Subdivision	Yes	X	No	Lot Tie/Lot Split: LOTS-27418-2019
Conditional Use Permit	Yes		No	CUP-3072-2013, CUP-CU89-18
Pre-Development Meeting	Yes		No	Date: 6/17/2025, PDM-44200-2025
Enforcement Actions	Yes		No	N/A
Land Division Status:	Legal lot of record			
Irrigation District:	None			
Adjacent Irrigation Canals & Drains:	None			
Water Conversion: (5.83 ac ft/acre)	0.00 Acre Feet a Year			
Water Conversion Agreement Required	Yes		No	X

II. CITY OF YUMA GENERAL PLAN

Land Use Element:													
Land Use Designation:				Mixed Use									
Issues:				None									
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
17 th Street - Local Street				29 FT HW		30 FT HW							
Madison Avenue - Local Street				29 FT HW		30 FT HW							
1 st Avenue - 2 lane Collector				40 FT HW		30 FT HW				X			
Bicycle Facilities Master Plan				1 st Avenue- existing bike route to north and proposed bike route to south									
YCAT Transit System				Green Route 4A at 16 th Street and 4 th Avenue									
Issues:													
Parks, Recreation and Open Space Element:													
Parks and Recreation Facility Plan													
Neighborhood Park:		Existing: Joe Henry Optimist Park				Future: Joe Henry Optimist Park							
Community Park:		Existing: Kennedy Memorial Park				Future: Kennedy Memorial 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:				Mesa Heights Revitalization Area									
Adopted Redevelopment Plan:		North End:				Carver Park:				None: X			
Conforms:				Yes		No							
Conservation, Energy & Environmental Element:													
Impact on Air or Water Resources				Yes		No		X					
Renewable Energy Source				Yes		No		X					
Issues:													
Public Services Element:													
Population Impacts Population projection per 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>Multi-Family</i>									
				Maximum	Per Unit		Officers	GPD	AF	GPD			
				14	1.8	25	0.05	5,216	5.8	1,764			
Minimum													
6	1.8	11	0.02	2,236	2.5	756							
Fire Services Plan:				Existing: Fire Station No. 3				Future: Fire Station No. 3					
Water Facility Plan:		Source:		City X Private		Connection:		4" AC line on Madison Avenue					
Sewer Facility Plan:		Treatment:		City X Septic		Private		Connection: 8" line on 17 th Street					
Issues:													
Safety Element:													
Flood Plain Designation:				500-year Flood			Liquefaction Hazard Area:		Yes		No X		

Issues:	N/A									
Growth Area Element:										
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St	X	Avenue B & 32 nd St.					
	North End		Pacific Ave & 8 th St		Estancia		None			
Issues:										

NOTIFICATION

- Legal Ad Published: The Sun 9/20/25
- Display Ad Published: 9/20/25
- 660' Vicinity Mailing: 7/22/25
- 54 Commenting/Reviewing Agencies noticed: 7/15/25
- Site Posted: 7/30/2025
- Neighborhood Meeting: 8/7/2025
- Hearing Dates: 10/13/25 & 11/5/25
- Comments Due: 9/13/25

External List	Response Received	Date Received	“No Comment”	Written Comments
Yuma Metropolitan Planning Organization <small>(ARS)</small>	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning <small>(ARS)</small>	NR			
Yuma County Public Works	YES	7/15/2025	X	
Yuma County Airport Authority	YES	7/21/2025	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 <small>(ARS)</small>	NR			
Yuma Elementary School District #1 <small>(ARS)</small>	NR			
Crane School District #13 <small>(ARS)</small>	NR			
City of San Luis <small>(ARS)</small>	NR			
City of Somerton <small>(ARS)</small>	NR			
Imperial County, California <small>(ARS)</small>	NR			
Qwest Communications <small>(ARS)</small>	NR			
Arizona Public Service <small>(ARS)</small>	NR			
Time Warner Cable <small>(ARS)</small>	NR			
Southwest Gas <small>(ARS)</small>	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce <small>(ARS)</small>	NR			
Arizona State Attorney General <small>(ARS)</small>	NR			
Arizona Dept. of Water Resources <small>(ARS)</small>	NR			
Arizona State Land Department <small>(ARS)</small>	NR			
MCAS / C P & L Office <small>(ARS)</small>	YES	8/26/2025		X
Bureau of Land Management <small>(ARS)</small>	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	7/15/2025	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	7/21/2025	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			

El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	7/16/2025	X	

City of Yuma Internal List	Response Received	Date Received	“No Comment”	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Scott Nodes, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	7/15/2025	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
8/7/2025	See Attachment D
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: August 7, 2025

Location: City Hall Room #190

Attendees: Staff: Erika Peterson; Applicant: Jose Salazar

Neighbors in attendance: Jennifer Ingram, Ruben Nevarez, Maribel Acosta, Loran Tyler, Kieth Dennis, Amanda DeLara, David Gamboa, Tom Pancrazi, Susan Bridgeman

Summary of Attendee's Comments Related to the Project:

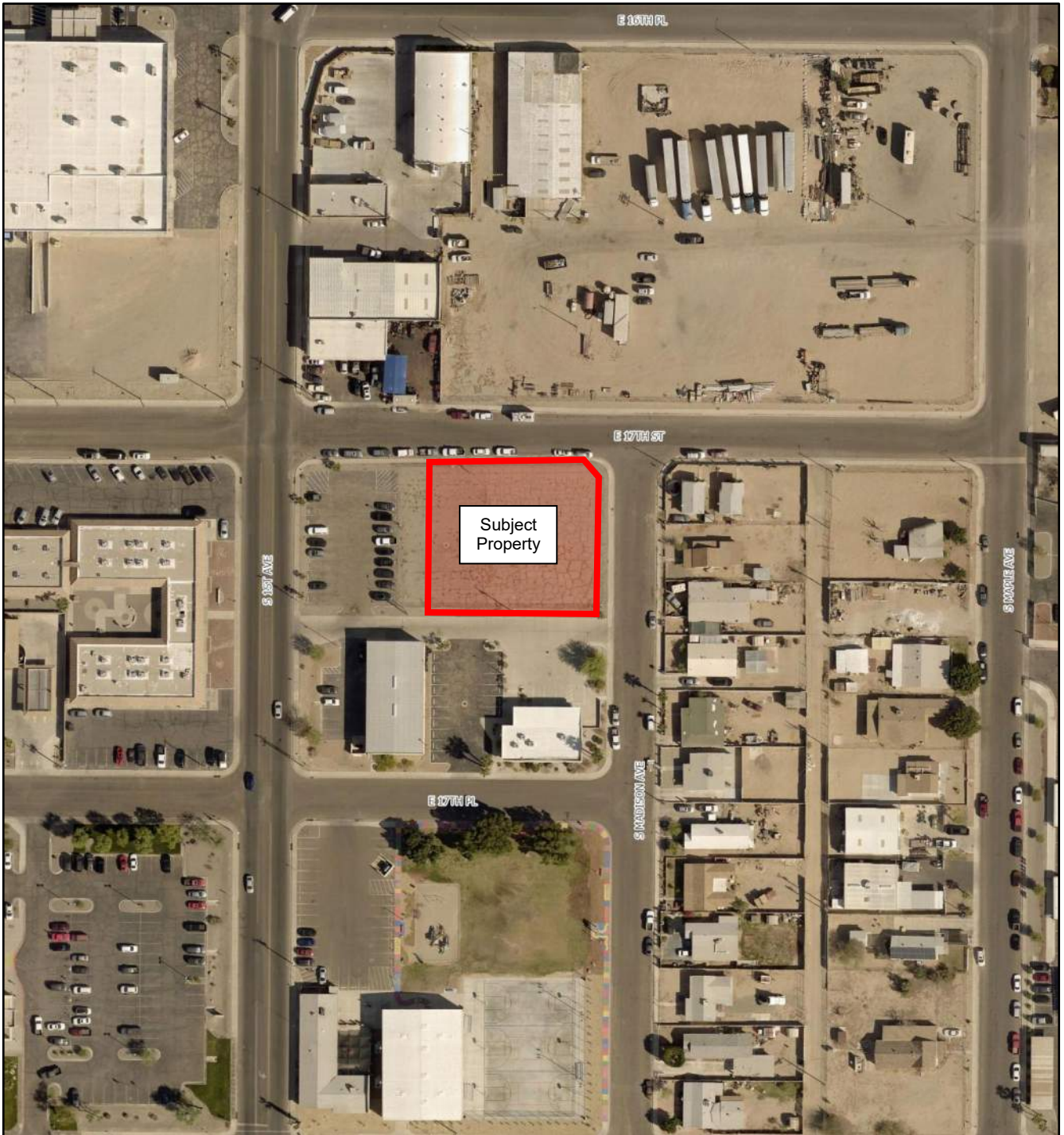
- Staff explained the applicant's request to change the land use designation from Mixed Use to High Density Residential to pursue a rezoning of the site to High Density Residential.
- The applicant explained his intent is to develop a 12-unit multi-family development, 3 buildings with 4 units each.
- Many neighbors expressed concern for future and existing industrial and commercial uses and the impact that high density residential would have in the area and how the proposed development is not compatible with existing uses.
- Neighbors commented on how future CUP's may be denied because of the proximity to the proposed multi-family development.
- Neighbors expressed their concern with on-street parking and commented on the traffic, noise, parking, smells and deliveries in the area from existing industrial uses and nearby school and what was being proposed to help mitigate those impacts.
- Neighbors asked how many parking spaces would be provided for the entire development and how many were required.
- Neighbors asked if notification to the future residents of the development could be provided to notify them of the potential noise from existing businesses and operations.
- Neighbors inquired about the specifics on proposed development about what type of fencing, setbacks, price for each unit, and what the entire development would look like.
- A neighbor had a question about how the proposed development would impact property values.
- Many neighbors stated they would like to see commercial or light industrial development in the area instead of residential.

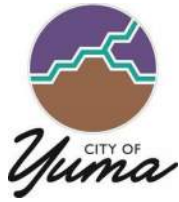
**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
41 E 16TH ST AZ LLC	1980 W CHICO LN	YUMA	AZ	85365
AEA FEDERAL CREDIT UNION	1780 S 1ST AVE	YUMA	AZ	85364
ATLAS INVESTMENTS CA LLC	10721 TREENA ST STE 200	SAN DIEGO	CA	92131
BEJARANO JUAN ANTONIO JR	1719 S MADISON AVE	YUMA	AZ	85364
BONILLA PABLO	1743 S MADISON AVE	YUMA	AZ	85364
BRIDGEMAN SUSAN LUCILLE	1800 S MAPLE AVE	YUMA	AZ	85364
COLUNGA DANIEL & MARISOL	1805 S 1ST AVENUE	YUMA	AZ	85364
CONTRERAS RICARDO	1725 S MADISON AVE	YUMA	AZ	85364
DENNIS KEITH A	PO BOX 1987	YUMA	AZ	85366
DOBOSZ DANIEL P & TARA M	3049 W 12TH LN	YUMA	AZ	85364
FIRST INTERSTATE BANK OF ARIZONA	PO BOX 2609	CARLSBAD	CA	92018
FUENTES VERONICA & CARLOS JR	2953 S ROYAL ABERDEEN LOOP	GREEN VALLEY	AZ	85614
GAMBOA DAVID JR	1821 S 3RD AVE	YUMA	AZ	85364
GARCIA MIKE	PO BOX 1846	YUMA	AZ	85366
HARVEST POWER COMMUNITY DEVELOPMENT	350 E 18TH ST	YUMA	AZ	85364
HAYNES PROPERTIES AZ LLC	11483 E VIA SALIDA	YUMA	AZ	85367
HERRERA EDUARDO & GONZALEZ MAYRA LIZETH MEDRANO CPWROS	1749 S MADISON AVE	YUMA	AZ	85364
HERRERA RICARDO H &	1812 S MAPLE AVE	YUMA	AZ	85364
KING GERALD JR & CATHY JT	1712 S MAPLE AVE	YUMA	AZ	85364
LOZANO MARIA ISABEL	PO BOX 12383	SAN LUIS	AZ	85349
MALES TEDFORD C JR	4232 W 7TH ST	YUMA	AZ	85364
MARQUEZ JESUS L	1810 S MADISON AVE	YUMA	AZ	85364
MARTINEZ ORALIA	1761 S MADISON AVE	YUMA	AZ	85364
MAY VIOLA	5435 E 38TH PLACE	YUMA	AZ	85365
MONTES GONZALO & EVANGELINA JT	1813 S 1ST AVE	YUMA	AZ	85364
NEVAREZ RUBEN	3736 W 25TH PL	YUMA	AZ	85364
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA	AZ	85364
NEXTGEN PROPERTIES LLC	3378 W 17TH PL	YUMA	AZ	85364
NURICUMBO DIANA I	1068 VIA BARRANCA	CALEXICO	CA	92231
ORTIZ MARCO A & CARMEN M CPWROS	8795 E 24TH LN	YUMA	AZ	85365
PADILLA MARIA GUADALUPE	1820 S MAPLE AVE	YUMA	AZ	85364
PANHO LLC	350 W 16TH ST STE 332	YUMA	AZ	85364
PATINO ERICA A JONES	1820 S 1ST AVE	YUMA	AZ	85364
QUINTANA JOSE T & MARIA C JT	7248 E 25TH PL	YUMA	AZ	85365
QUINTERO MARIA TRUST 4-10-2024	PO BOX 1903	WINTERHAVEN	CA	92283
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	AZ	85364
RAMIREZ TERESA	1789 S MADISON AVE	YUMA	AZ	85364
RANGEL SERGIO R &	1737 S MADISON AVE	YUMA	AZ	85364
ROBLES JUANA	1804 S 1ST AVE	YUMA	AZ	85364
RODRIGUEZ EDUARDO ANDRADE	1812 S 1ST AVE	YUMA	AZ	85364
RODRIGUEZ MONICA	1803 S 2ND AVE	YUMA	AZ	85364

SACO ROMEO & RITA TRUST 05-28-2013	2301 S 4TH AVE	YUMA	AZ	85364
SANCHEZ NOHEMI	1704 S MAPLE AVE	YUMA	AZ	85364
SMITH JIM D	221 S 2ND AVE STE 1	YUMA	AZ	85364
SMITH WM MICHAEL & DELLA E	1321 W 19TH ST	YUMA	AZ	85364
SPONGROSS KATHY M	1715 S MADISON AVE LOT A	YUMA	AZ	85364
STREBE CHRISTOPHER C & PHYLLIS L TRUST	1681 S 1ST AVE	YUMA	AZ	85364
STUHR ROSARIO RAMOS	15385 S AVENUE 4E	YUMA	AZ	85365
TALAMANTE CHRISTIAN R & MARCELA JT	1812 S MADISON AVE	YUMA	AZ	85364
TRES ESTRELLAS HOLDINGS LLC	13484 S AVENUE 5 E	YUMA	AZ	85365
WAKAMATZU ICELA	267 E PALO VERDE DR	YUMA	AZ	85364
WEST COAST LODGING LLC	1640 S ARIZONA AVE	YUMA	AZ	85364
WHITACRE DONALD ALAN & VICKI LYNN TRUST 2-10-1993	10721 TREENA ST STE 200	SAN DIEGO	CA	92131
WILLIAMS GUADLUPE R &	1821 S 1ST AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA INDUSTRIAL BUILDINGS AZ LLC	PO BOX 1107	LAKE FOREST	CA	92609
YUMA OFFICE RENTAL LLC	1700 S 1ST AVE STE 200	YUMA	AZ	85364
YUMA SAFE STORAGE LLC	4062 S NAVEL AVE	YUMA	AZ	85365
YUMA SITE AZ LLC	5939 W CHANDLER BLVD	CHANDLER	AZ	85226

ATTACHMENT F
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: MEREDITH ROJAS**

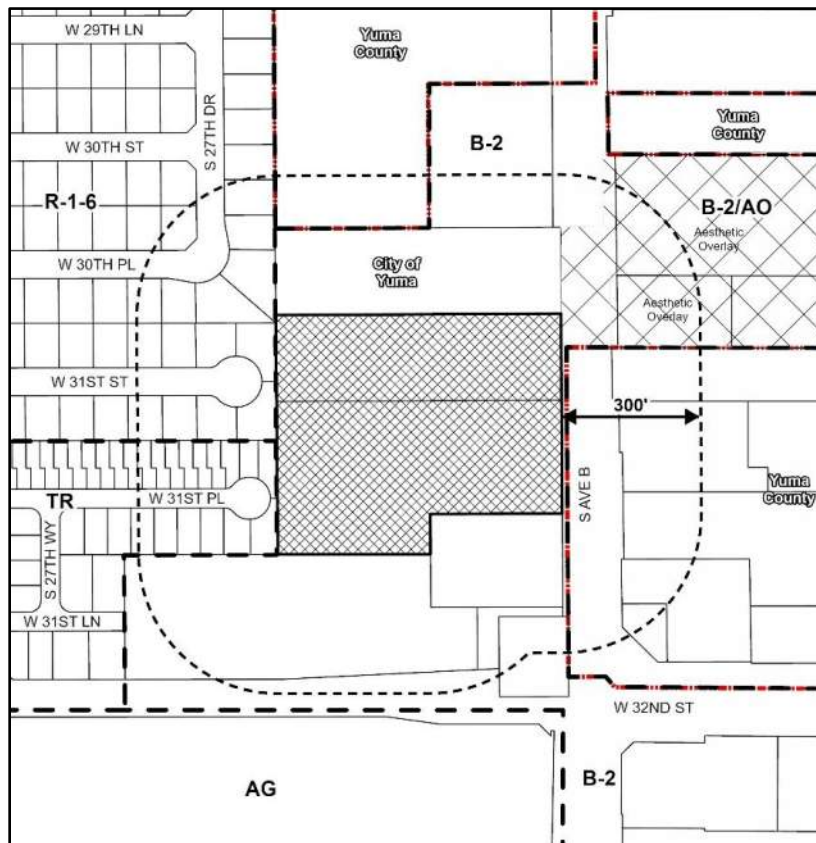
Hearing Date: October 13, 2025

Case Number: ZONE-44333-2025

Project Description/ Location: This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Office and Yuma Lumber Company	High Density Residential
North	General Commercial (B-2)	Houston's Yuma Furniture	Commercial
South	General Commercial (B-2)	Frank's Tire Shop, Vacant	Commercial
East	General Commercial/Aesthetic Overlay (B-2/AO), County Rural Acre-40 acre minimum (RA-40), County Light Industrial (LI)	Sonic, Gym, Office, Tire Shop	Commercial
West	Low Density Residential (R-1-6), Transitional (TR)	Single-family homes, Town homes	Mixed Use

Location Map



Prior site actions: Annexation, Ordinance O95-070, effective November 18, 1995; Rezoning (AG to B-2), Ordinance O96-47, adopted May 1, 1996; Variance, BA96-025, approved October 17, 1996; Yuma Lumber Lot Split (Fee # 1998-13533), recorded May 21, 1998; Yuma Lumber Lot Split No. 2 (Fee # 1999-02715), recorded January 29, 1999

Staff Recommendation: Staff recommends APPROVAL of the rezoning from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** rezone ZONE-44333-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District for the property located at 3064 and 3116 S. Avenue B, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject properties are located at 3064 and 3116 S. Avenue B and are currently the site of an office building and the Yuma Lumber Company. The properties were annexed into the City in 1995, and the following year were rezoned from the Agriculture (AG) District to the General Commercial (B-2) District. In 2025, the properties were the subject of a General Plan Amendment that changed the land use designation from Commercial to High Density Residential.

With this request, the applicant is seeking to rezone the property from the General Commercial (B-2) District to the High Density Residential (R-3) District for multi-family development. The applicant has not provided a conceptual site plan or an estimated number of units at the time of this rezone request. The R-3 District permits single-family, two-family, and multi-family dwellings. All new development will be required to meet City of Yuma development standards.

Staff supports the applicant's request to rezone the properties to the R-3 District. Additionally, staff recommends including the properties within the Aesthetic Overlay (AO) District because they are located on a Gateway Route identified in the City of Yuma 2022 General Plan (Map 3-6). The purpose of the AO District is to enhance the community's image and attractiveness by creating inviting entryways to the city and providing community focal points that enhance the community's appearance. Proposed developments within the AO District are reviewed using the City's Aesthetic Overlay District Design Guidelines, which provide guidance on site layout, building materials, signage, utility screening, exterior lighting, landscaping, and other elements of high-quality design. The AO District is an overlay district that does not modify permitted uses or remove the minimum development standards of the underlying zoning district.

Rezoning the property from the General Commercial (B-2) District to the High Density Residential/Aesthetic Overlay (R-3/AO) District conforms with the General Plan.

This case was continued from the Planning and Zoning Commission meeting of September 8, 2025. City staff met with the applicant on September 18, 2025, and the applicant is in agreement with the revised conditions listed in Attachment A.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:				High Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?
No.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Ave B – Minor Arterial 4 Lanes	50 FT HW	45 FT HW	X			X
32 nd St – Principal Arterial 6 Lanes	62 FT HW	Varies	X			X
28 th St – Collector 2 lanes	40 FT HW	Varies				
Bicycle Facilities Master Plan	Avenue B – Proposed bike lane, 32 nd Street – Proposed bike path					
YCAT Transit System	32 nd Street at Avenue B – Yellow Route 95 and Purple Route 6A					
Issues:	See Attachment A, Condition 3 for right-of-way request					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Las Casitas Park				Future: Las Casitas Park				
Community Park:	Existing: Smucker Memorial Park				Future: Smucker Memorial Park				
Linear Park:	Existing: East Main Canal Linear Park				Future: East Main Canal Linear Park				
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes		No		N/A				
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
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>Multi-Family</i>							
	Maximum	Per Unit		Officers	GPD	AF	GPD	
	200	1.8	360	0.68	74,520	83.5	25,200	
Minimum								
86		1.8	155	0.29	32,044	35.9	10,836	
Fire Facilities Plan:	Existing: Fire Station No. 6			Future: Fire Station No. 6				
Water Facility Plan:	Source:	City	X	Private	Connection:	8" PVC line on Avenue B		
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: Gravity line in Las Casitas subdivision		
Issues:	No sewer line on Avenue B							
Safety Element:								
Flood Plain Designation:	500 Year Flood			Liquefaction Hazard Area:		Yes	X	No
Issues:	None							
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St		Avenue B & 32 nd St.		X
	North End		Pacific Ave & 8 th St		Estancia	None		
Issues:	None							

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes. A General Plan Amendment was approved on June 4, 2025, changing the land use designation from Commercial to High Density Residential.

Public Comments Received: See Attachment E

External Agency Comments: See Attachment C

Neighborhood Meeting Comments: See Attachment D

Proposed conditions delivered to applicant on: 09/18/25

Final staff report delivered to applicant on: 09/25/25

- Applicant agreed with all of the conditions of approval on: 9/18/25
- Applicant did not agree with the following conditions of approval:
- Planner emailed applicant conditions and is awaiting response.

Attachments

A	B	C	D	E	F	G	H
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Meredith Rojas*

Date: 09/22/2025

Meredith Rojas
Associate Planner

(928) 373-5000 x 3047

Meredith.Rojas@YumaAZ.gov

Reviewed By: *Jennifer L. Albers*

Date: 9/22/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 09/25/25

Alyssa Linville
Director, Community Development

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Community Development Comments: Alyssa Linville, Director (928) 373-5000 x 3037

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Department of Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x 3044

3. The Owner/Developer shall dedicate to City of Yuma by warranty deed, the right-of-way shown along the Avenue B frontage in the Yuma Lumber Lot Split, Fee # 1998-13533, and the Yuma Lumber Lot Split No. 2, Fee # 1999-02715. The County of Yuma Assessors Map, and County of Yuma's GIS system does not appear to show the true half width of the listed dedications.
4. The Owner/Developer shall dedicate a 1' foot non access easement along the west edge of the Avenue B right-of-way, except for approved driveway locations.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x 3047

5. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/15/25
- **300' Vicinity Mailing:** 07/21/25
- **34 Commenting/Reviewing Agencies noticed:** 07/23/25
- **Site Posted on:** 07/24/25
- **Neighborhood Meeting:** 07/30/25
- **Hearing Date:** 09/08/25
- **Comments due:** 08/04/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/23/25	X		
Yuma County Engineering	YES	07/28/25		X	X
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/23/25	X		
Yuma County Planning & Zoning	YES	07/29/25	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	07/28/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	07/23/25	X		
Building Safety	NR				
City Engineer	YES	08/06/25		X	
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/28/25		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT C
AGENCY COMMENTS**

DATE:	07/23/2025	NAME:	Frank Sanchez	TITLE:	County Engineer
AGENCY:	Yuma County Department of Engineering			PHONE:	928-817-5120
<i>Enter comments below:</i>					
<p>We request that the City of Yuma annex the roadway in front of this development. The properties surrounding Avenue B between 24th Street and 32nd Street have pretty much been annexed by the City while leaving the roadway within County jurisdiction. This piecemealing of the roadway makes is difficult for the county to maintain its portions of the roadway.</p> <p>Also, the owner will have to submit plans for review and apply for an encroachment permit from Yuma County.</p>					

DATE:	07/28/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS Yuma			PHONE:	928-269-2103
<i>Enter comments below:</i>					
<p>Subject parcel is located adjacent (outside) to Runway 8 - Accident Potential Zone 2 (APZ-2), which is currently not recognized by the City of Yuma, but it is an active operational runway. It is requested an Avigation Disclosure statement be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p>					

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 07/30/2025

Location: Room 190, One City Plaza, Yuma

Attendees: Staff: Meredith Rojas, Jennifer Albers; Applicant: Brett Hall

One (1) neighbor in attendance: Teresa Sanchez

SUMMARY OF ATTENDEE(S) COMMENTS RELATED TO THE PROJECT:

- Staff explained the applicant's request to rezone the property from Commercial (B-2) to High Density Residential (R-3) to develop apartments.
- The neighbor said she would like the wall between her property and the subject property repaired. She said the wall provides security, which will become more important once apartments are built. The applicant said the wall will be repaired.
- The neighbor asked what the apartments will look like and when they are planning to build. The applicant said they are planning to build market-rate apartments, but they haven't started specific plans for the site. Staff said future building plans will need to comply with the City's development standards for setbacks, parking, and landscaping. The R-3 zoning district limits the height of apartments to one-story within 40 feet of residential properties.

**ATTACHMENT E
PUBLIC COMMENTS**

Name:	Francisco Navarro			Contact Information:	928-336-0550			
Method of Contact:	Phone	X	FAX	Email		Letter		Other
Staff spoke with Mr. Navarro by phone on 7/28/2025. Mr. Navarro asked how his property's zoning would be affected. Staff explained the request and confirmed his property at 3174 S. Avenue B was not included in the rezone request or the recent General Plan amendment. His property will remain in the General Commercial (B-2) District with a Commercial land use designation.								

Name:	Teresa Sanchez			Contact Information:	tere0908@yahoo.com			
Method of Contact:	Phone		FAX	Email	X	Letter		Other
<p><i>Received 8/12/2025</i></p> <p>Dear Community Development Director and City Officials,</p> <p>I am writing to formally express my objection to the proposed new residential development project currently under consideration within the City of Yuma. This is the project by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.</p> <p>While I understand the need for responsible growth and housing expansion, I have serious concerns regarding the potential impacts this development may have on our community.</p> <p>These concerns include.</p> <ul style="list-style-type: none"> • Infrastructure Strain: The proposed development may place undue stress on existing infrastructure, including roads, water supply, sewage systems, and public services such as police, fire, and emergency response. • Traffic and Safety: Increased residential density will likely result in higher traffic volumes, leading to congestion and potential safety hazards in nearby neighborhoods, school zones, and an already busy Avenue B. • Community Character: The scale and design of the proposed development does not align with the existing character of the surrounding community and could alter the aesthetic and cultural identity of the area. It would look off putting to have a two-story apartment complex at the end of the road of a one-story cul-de-sac. <p>I also have my personal reasons for not wanting this new residential development to happen. My neighborhood would be directly behind this new development. I am at the end of the cul-de-sac so my house would share the fence with this new development. I have a an issue with the current business in this lot for the past several years. In this email I have attached images of the wall the separates my house from where this new development would be. There is a hole in this wall that has been forming for years. Once I first noticed the wall caving in on my side, I alerted the owners of the lot, and they did nothing about it. I contacted the city, and they told me there was nothing they could do because it was private property. The wall only continued to cave in and instead of fixing the wall the owners of the lot got rid of the tree that seemed to be forcing the wall in the first place.</p> <p>It seems there is nothing more I could do for the wall, but my concern with this new development is that they won't fix the wall when building. It is a very large hole and there are already cats that I find coming in and out, there no doubt that a person could also use the hole. I have a family and young</p>								

children who are here often and that hole has been a hazard. I don't want to imagine what could happen if someone from this new development were to come onto my property through that hole. I respectfully request that the City of Yuma conduct a thorough public review process, including additional opportunities for community input, environmental assessments, and a transparent analysis of long-term impacts. Growth must be managed responsibly, and with careful consideration of how it affects current residents and the sustainability of our city.

Thank you for your attention to this matter. I trust that you will take these concerns seriously and act in the best interest of the community.

Sincerely,
 Teresa Sanchez RNC-OB, MSN
 Email : tere0908@yahoo.com
 Phone : 928-210-2583



Name:	Marco and Claudia Nieves		Contact Information: claudia7mendez@yahoo.com				
Method of Contact:	Phone	FAX	Email	X	Letter	Other	

Received 9/3/2025
 Dear Community Development and City of Yuma Representatives,
 Subject: Objection to Development Project with the City of Yuma. Project by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ

We are the Nieves Family, residing at 2717 W. 31st Street, Yuma, Arizona 85364. Our family has lived at this property since 2006. The main reason we bought this property was due to the peaceful area and to the privacy we would obtain by being at the end of a street on a cul-de-sac and away from many neighbors. Today I am writing to formally express my objection to the above-mentioned planning application. I have many concerns in regards to this project planning.

While our family understands that Yuma is growing and many developments are taking place around town, and that more housing is needed I do have many concerns about this development.

Our number one concern is losing our privacy and our peace. We would be sharing the brick wall with this new development. If the properties the company builds next door are two story building, not only our privacy will be compromised but our safety will also be a big concern. If the construction is for two story apartments, and the apartments will be for rent, there will always be new tenants coming and going and that brings an issue of safety to my family and our neighborhood. I want to feel safe at home, I want my children to feel safe at home. I do not want to be worried about having new neighbors all the time. This type of development will negatively impact property values in our neighborhood as well due to noise pollution and decreased privacy. Excessive noise can be a great concern, you are welcome to come and visit our neighborhood at different times of the day to see how quiet it is around the properties that are directly involved with this issue. The commercial buildings that are now in place are not a big concern with noise level and they are only open certain hours of the day. The concerns we have experienced with the commercial building right next to our house is the trees that are by our brick wall. They have caved in and our brick wall looks dented and the branches hang on our side. Even after we have spoken to the business we have had to pay someone to cut off the branches of the trees that hang to our side to avoid the wall from caving in even more.

We also think the visual amenity to the area will negatively impact the neighborhood's character and the aesthetic vision at the end of our street will not be the same, it will not match at all. Also a building's height and proximity to my house and neighborhood properties will significantly reduce the privacy and sunlight if it is a two story property. This will have a detrimental impact to our family and our neighbors. I feel that our property will feel like if it is boxed in.

We urge the planning authority to deny this application in its current form or to require significant modifications to mitigate the negative impacts outlined above. Hopefully a solution that is more compatible with our neighborhood is found. We hope your office finds the best alternative for our neighborhood.

Sincerely,
 Marco and Claudia Nieves
 2717 W. 31st Street
 Yuma, Arizona 85364
 928-246-8048
 claudia7mendez@yahoo.com

Name:	Teresa Sanchez			Contact Information:	tere0908@yahoo.com				
Method of Contact:	Phone	FAX		Email	X	Letter		Other	

Received 9/8/2025
 Good afternoon Meredith

I am sending you new pictures. I will be at the meeting this afternoon, as you can see, they have not fix the wall is getting worse.

Thank you
 Teresa Sanchez



Name:	Cynthia Renteria			Contact Information: cirenteria@onvidahealth.org						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	

Received 9/8/2025
Cynthia Renteria
2747 W. 30th Place
Yuma, AZ 85364
CRenteria913@msn.com
8/31/2025

Subject: Opposition to Proposed Rental Apartment Development
Dear Community Development Director and City Officials,
I am writing as a resident of Las Casitas neighborhood to respectfully express my opposition to the proposed construction of rental apartment units by Dahl, Robins, and Associates, from behalf of Territorial Real Estate AZ LLC, to rezone the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ. While I understand the need for thoughtful development in our community, I believe this project raises significant concerns that would negatively impact both current residents and the long-term character of our neighborhood.

- 1. Increased Traffic and Safety Risks**
The addition of apartment units will inevitably bring a substantial rise in traffic volume along Avenue B, which is already heavily congested. This could pose safety risks for pedestrians, cyclists, and schoolchildren who regularly use these routes.
- 2. Strain on Infrastructure and Services**
Our existing infrastructure—including roads, water supply, and public services—was not designed to accommodate such an increase in density. Local schools and emergency services are already stretched thin, and this development would further burden them.
- 3. Impact on Community Character**
Las Casitas neighborhood is primarily single-family residential/low-density, and the introduction of large rental complexes would alter its established character. Many residents chose to live here for its quiet, family-oriented environment, which this development could undermine.
- 4. Property Value Concerns**
Studies have shown that large multi-unit rental developments may reduce surrounding property values. This is a serious concern for homeowners who have invested their savings into maintaining their homes and community.

I respectfully urge the board to consider these issues and deny approval for the proposed rental apartment project. While growth is important, it should be managed in a way that preserves the safety, infrastructure capacity, and unique character of our community.

Thank you for your time and consideration.

Sincerely,
Cynthia Renteria

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ALANIS GLORIA E	603 9TH AVE	KIRKLAND, WA, 98033
AVENUE B BUILDING LLC	4573 W LA QUINTA LOOP	YUMA, AZ, 85364
AVENUE B LLC	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BARNETT BARBARA MARIE	2767 W 31ST PL	YUMA, AZ, 85364
BASERA HOLDINGS LLC	2591 S AVENUE 2 1/2E STE 1	YUMA, AZ, 85365
BES RENTALS LLC	2022 E MALIBU DR	TEMPE, AZ, 85282
BEST SOUTHWEST SVCS INC	2147 S COPPER VIEW WAY	YUMA, AZ, 85365
BINGHAM INVESTMENT COMPANY	1655 S COUNTRY CLUB DR	MESA, AZ, 85210
BRACK JASON A & JOANNA JT	2787 W 30TH PL	YUMA, AZ, 85364
CARRERAS MIGUEL	2482 S 34TH AVE	YUMA, AZ, 85364
CORRALES RAMON E & CINDY C JT	2764 W 31ST ST	YUMA, AZ, 85364
COVARRUBIAS MARTIN A	3746 W 18TH ST	YUMA, AZ, 85364
EHC INVESTMENTS LLC	3093 S AVENUE B	YUMA, AZ, 85364
FIRST ASSEMBLY OF GOD AN ARIZONA CORP	3000 S AVENUE B	YUMA, AZ, 85364
GARATE EDGAR E & LILIANA	3057 S 27TH DR	YUMA, AZ, 85364
JACKSON LAWRENCE P & ELIZABETH S JT	2715 W 31ST PL	YUMA, AZ, 85364
JASSO RICARDO PRIETO	2753 W 31ST PL	YUMA, AZ, 85364
KLEPPE STEPHEN D & SHIRLEY R TRUST 5-11-07 &	420 W ROOSEVELT ST	PHOENIX, AZ, 85003
LOPEZ DANIELA A & RICARDO ROCHIN JT	2749 W 31ST ST	YUMA, AZ, 85364
MARTINEZ SAMUEL	8364 S COCONINO LN	YUMA, AZ, 85364
MILLAN RAFAEL J	7036 BALCOM AVE	RESEDA, CA, 91335
NAVARRO FRANCISCO	3174 S AVENUE B	YUMA, AZ, 85364
NIEVES MARCO A & CLAUDIA A JT	2717 W 31ST ST	YUMA, AZ, 85364
OLAIZ ANTONIO M	3029 S 27TH DR	YUMA, AZ, 85364
RENTERIA CYNTHIA & MOISES C	2747 W 30TH PL	YUMA, AZ, 85364
ROBLES CONSUELO	2763 W 30TH PL	YUMA, AZ, 85364
RODRIGUEZ RODOLFO D	2788 W 31ST ST	YUMA, AZ, 85364
RUBIO PEDRO & YOLANDA JT	3071 S 27TH DR	YUMA, AZ, 85364
RUIZ VERONICA & MARIO A JR JT	2701 W 31ST PL	YUMA, AZ, 85364
SANCHEZ TERESA TRUST 11-29-12	2716 W 31ST ST	YUMA, AZ, 85364
SCHEFTIC MARTHA & WILLIAM D	2741 W 31ST PL	YUMA, AZ, 85364
SEIS PROPERTIES LLC	720 E 22ND ST STE A	YUMA, AZ, 85364
TERRITORIAL REAL ESTATE AZ LLC	3064 S AVENUE B	YUMA, AZ, 85364
THE VILLAGE ON 19TH LLC	3155 S AVE B	YUMA, AZ, 85364
TOMAS CORNELIO S JR & RAQUEL JOY V JT	2761 W 30TH ST	YUMA, AZ, 85364
TUTELL TRUST 7-29-2022	2211 W BROOK ST	YUMA, AZ, 85364
WARD MARIBEL	11768 SCRIPPS CAPE VISTA POINTE	SAN DIEGO, CA, 92131
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ, 85364

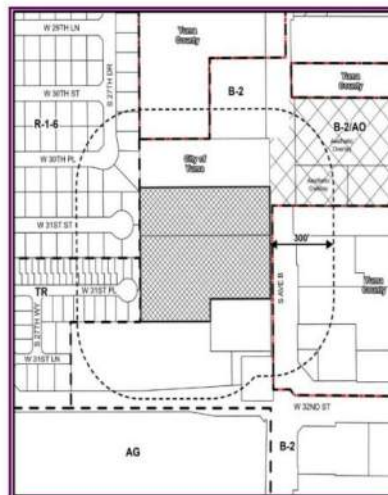
ATTACHMENT G NEIGHBOR MAILING

This is a request by Dahl, Robins & Associates, on behalf of Territorial Real Estate AZ LLC, to rezone approximately 6.65 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District for the property located at 3064 and 3116 S. Avenue B, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44333-2025**

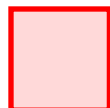
NEIGHBORHOOD MEETING
07/30/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
09/08/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.

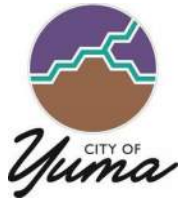


Because you are a neighbor within 300' of northwest corner of 3064 and 3116 S. Avenue B, Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Meredith Rojas by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Rojas@YumaAz.gov. All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO



Subject Properties



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: AMELIA DOMBY

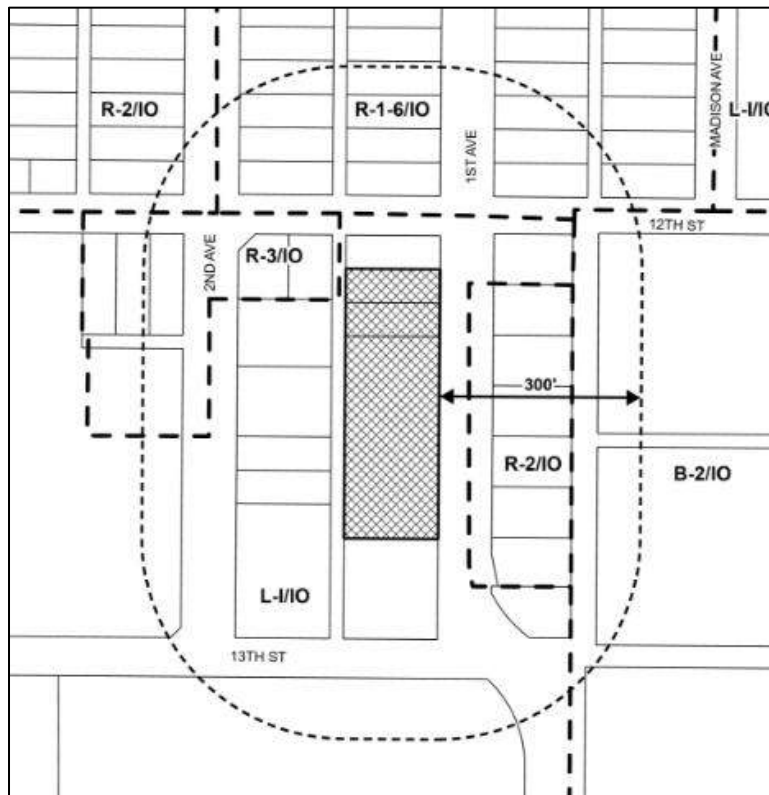
Hearing Date: October 13, 2025

Case Number: ZONE-44371-2025

Project Description/ Location: This is a request by Bailey Arviso, on behalf of Next Level Home Buyers LLC, to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for three properties located along 1st Avenue, between 12th Street and 13th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Infill Overlay (L-I/IO) District	Undeveloped	Medium Density Residential
North	Light Industrial/Infill Overlay (L-I/IO) District	Single-Family Residence	Medium Density Residential
South	Light Industrial/Infill Overlay (L-I/IO) District	Spectrum Cable	Medium Density Residential
East	Medium Density Residential/Infill Overlay (R-2/IO) District	Single-Family Residences	Medium Density Residential
West	Light Industrial/Infill Overlay (L-I/IO) District	Vacant Buildings/ Residential	Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. 449 (May 29, 1946); Rezone: Res A to Ind B (C-8-70, Approved December 30, 1970); Lot Tie/Split: Lebrecht Lot Split (March 31, 2017); Pre-Development Meeting: July 3, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Light Industrial /Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44371-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for the property located along 1st Avenue, between 12th Street and 13th Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject request consists of three properties along 1st Avenue between 12th Street and 13th Street. The properties are currently zoned Light Industrial/Infill Overlay (L-I/IO) District and total approximately 1.29 acres in size.

While currently undeveloped, the applicant intends to split the properties into eight residential lots. After splitting the properties, the applicant will construct one duplex on each residential lot, resulting in a total of 16 new residential units.

Further specified in § 154-07.01, the following are some of the development standards required of a development within the Medium Density Residential (R-2) District:

1. A minimum front yard setback of 20 feet;
2. A minimum side yard setback of 5 feet;
3. A minimum rear yard setback of 10 feet;
4. A maximum building height of 40 feet; and
5. A maximum lot coverage of 55%

Paved access, parking, and landscaping will need to be provided. The Engineering Department has reviewed this request and will require the subject properties to incorporate shared driveways within this development. In addition, the Infill Overlay (IO) District allows some flexible development standards.

The request to rezone the property from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District is in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:			Medium Density Residential						
Issues:			None						
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element? Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
1 st Avenue – 2 lane Collector	40 FT H/W	40 FT H/W		X		
Bicycle Facilities Master Plan	1 st Avenue – Bike Lane					
YCAT Transit System	Yellow Route along 4 th Avenue					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:		
Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Joe Henry Optimist Center	Future: Joe Henry Optimist Center
Community Park:	Existing: Carver Park	Future: Carver Park
Linear Park:	Existing: East Main Canal	Future: East Main Canal
Issues:	None	

Housing Element:	
Special Need Household:	N/A
Issues:	None

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:	None					

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>2-4 Units</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	16	2.2	35	0.07	7,286	8.2	2,464
	Minimum						
	6	2.2	13	0.02	2,732	3.1	924
Fire Facilities Plan:	Existing: Yuma Fire Station No. 1			Future: Yuma Fire Station No. 1			

Water Facility Plan:	Source:	City	X	Private		Connection:	1 st Avenue - 16" PVC		
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: Alley - 8" VCP	
Issues:	None								
Safety Element:									
Flood Plain Designation:	Zone X			Liquefaction Hazard Area:	Yes		No	X	
Issues:	None								
Growth Area Element:									
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia		None	X	
Issues:	None								

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes.

Public Comments Received:

Name:	Francisco Silva			Contact Information:	(928) 376-0091				
Method of Contact:	Phone	X	FAX		Email		Letter		Other
Questions about the proposed rezone request. Not opposed to this development.									

External Agency Comments:

None Received.

Neighborhood Meeting Comments:

See Attachment.

Proposed conditions delivered to applicant on: 08/25/2025

Final staff report delivered to applicant on: 09/08/2025

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. E-mailed conditions of approval August 25, 2025, awaiting response.

Attachments

A	B	C	D	E	F	G
Conditions of Approval	Site Photos	Agency Notifications	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Domby*
Amelia Domby
Principal Planner
Amelia.Domby@yumaaz.gov

Date: August 28, 2025
(928) 373-5000, x1234

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 8/8/25

Approved By: *Alyssa Linville*
Alyssa Linville
Director, Planning and Neighborhood Services

Date: 08/28/2025

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x3044

3. Owner/Developer shall grant and provided recorded shared driveway access agreements for all of the lots accessing 1st Avenue. The shared driveway agreements should be shown on the Lot Split plat, or can be done via separate recorded agreements.

Community Planning, Amelia Domby, Principal Planner, (928) 373-5000 x 3034

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
SITE PHOTOS



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/29/25
- **300' Vicinity Mailing:** 08/04/25
- **34 Commenting/Reviewing Agencies noticed:** 08/06/25
- **Site Posted on:** 08/11/25
- **Neighborhood Meeting:** 08/18/25
- **Hearing Date:** 09/22/2025
- **Comments due:** 08/18/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	08/06/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	08/06/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	08/06/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	08/11/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 08/18/25

Location: City Hall, Room 190; 5pm

Attendees: Applicants: Bailey Arviso and Brayan Leon; City Staff: Amelia Domby

No neighbors in attendance.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ATONDO WILLIAM A	1182 S MADISON AVE	YUMA
BAIRES BARTOLO & VANESSA CPWROS	1125 S SECOND AVE	YUMA
BUTRON RAMON PONCE & YOLANDA CPWROS	1130 S 1ST AVE	YUMA
CANIZALES ALEXANDER AND MARTHA A JT	3606 W 20TH PL	YUMA
CERVANTES MARIA ISABEL	1196 S 2ND AVE	YUMA
CLOGSTON WARREN E TRUST 10-22-01	PO BOX 5676	YUMA
F & E PROPERTIES LLC	PO BOX 6311	YUMA
F & E RENTALS LLC	PO BOX 6311	YUMA
FLORES CONSTANTINO	337 S 7TH AVE	YUMA
GALVEZ MANUEL J ET AL	1261 S 1ST AVE	YUMA
GALVEZ RIGOBERTO ORTEGA	1127 S 2ND AVE	YUMA
GAMEZ MELYNIA	1107 S 5TH AVE PMB 108	YUMA
GARCIA OSCAR G	1142 S BRAHMA LN	YUMA
LAUREL RAY ANTHONY II	3773 S 39TH DR	YUMA
LEBRECHT FAMILY TRUST 6-17-1997	3171 HORSESHOE BEND	YUMA
LORONA GREGORIA O	1209 S 1ST AVE	YUMA
MADRIGAL MARCIAL MORENO	1134 S 1ST AVE	YUMA
MARTINEZ ROSA L	1211 S 1ST AVE	YUMA
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA
ORONA OVID A & MICHELLE	1128 S 1ST AVE	YUMA
PEREZ FRANK R & DENISE D JT	1120 S 2ND AVE	YUMA
PINA JAIME R JR	3468 W 39TH LN	YUMA
ROMAN CATHOLIC CHURCH TUCSON DIOCESE	PO BOX 31	TUCSON
ROSAS FERNANDO & PATRICIA JT	1251 S 2ND AVE	YUMA
SILVA HERNANDEZ FRANCISCO & ROSA A	217 W 12TH ST	YUMA
TIME WARNER CABLE PACIFIC WEST DE LLC	PO BOX 7467	CHARLOTTE
VILLA JACK	1840 S 10TH AVE	YUMA
WARNER CABLE PACIFIC WEST	PO BOX 7467	CHARLOTTE
YUMA CITY OF	ONE CITY PLAZA	YUMA
YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA
ZAPATA GILBERTO C	1185 S 1ST AVE	YUMA
ZAPATA JULIE ANN	1166 S MADISON AVE	YUMA

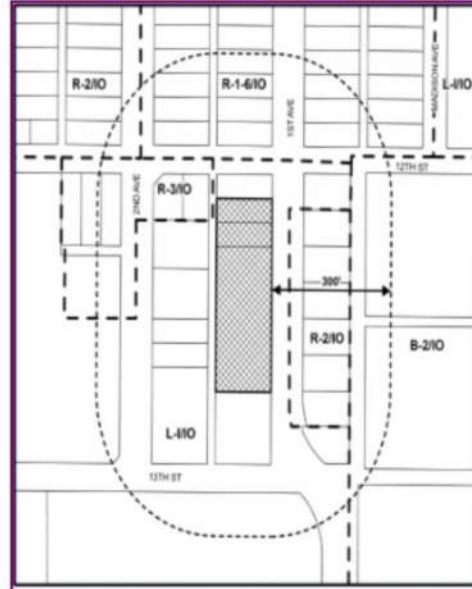
**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Bailey Arviso, on behalf of Next Level Home Buyers LLC, to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for three properties located along 1st Avenue, between 12th Street and 13th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44371-2025**

NEIGHBORHOOD MEETING
08/18/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

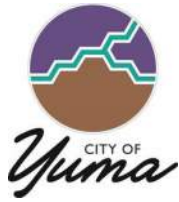
PUBLIC HEARING
09/22/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1st Avenue, between 12th Street and 13th Street, Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Domby by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Domby@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT G
AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO-NUNEZ

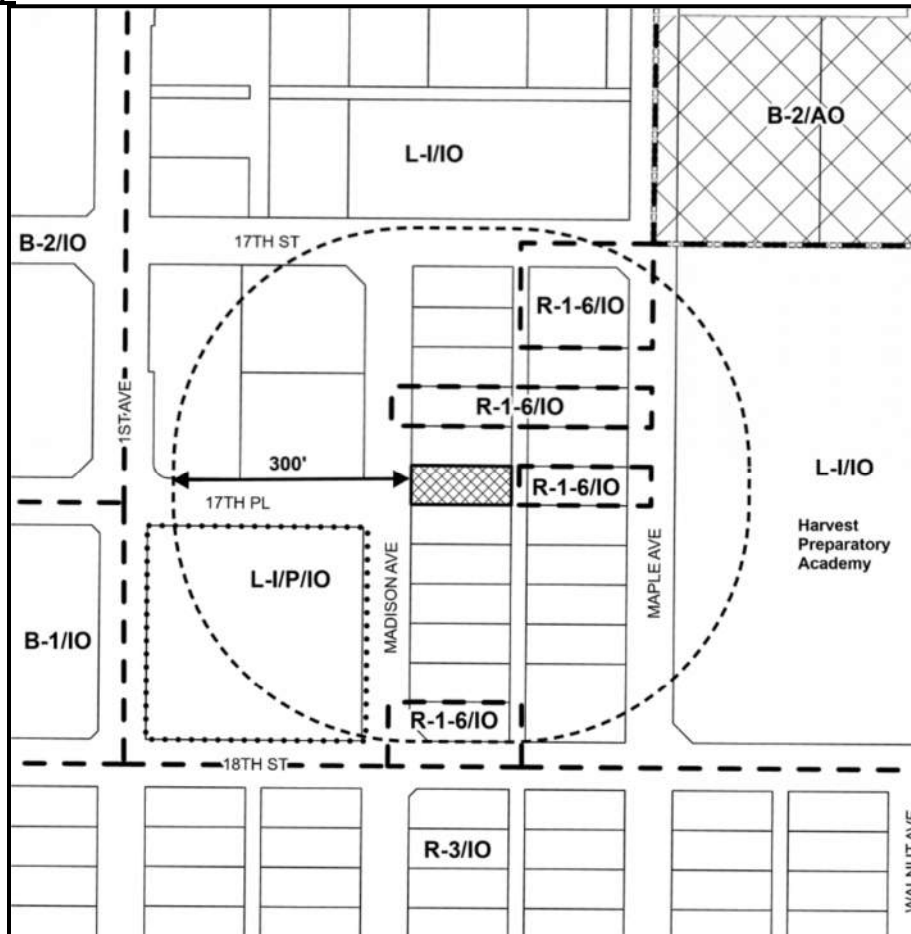
Hearing Date: October 13, 2025

Case Number: ZONE-44389-2025

Project Description/ Location: This is a request by Bailey Arvizo on behalf of Next Level Home Buyers, LLC, to rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District for property located at 1731 S. Madison Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
North	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
South	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
East	Low Density Residential/Infill Overlay (R-1-6/IO)	Single Family Home	Low Density Residential
West	Light Industrial/Infill Overlay (L-I/IO)	Crematory & Memorial Chapel	Mixed Use

Location Map



Prior site actions: Annexation: Ord. 672 (July 21, 1956), Subdivision: Clarence Trigg Subdivision Unit No. 2 (May 18, 1951), Rezone: C-14-60-8(d) Initial zoning to Industrial "A" Ord. 840 (January 2, 1962), Rezone: Z80-23 rezone from Industrial "A" to Light Industrial (L-I) District Ord. 1979 (February 7, 1981).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44389-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone to the Low Density Residential/Infill Overlay (R-1-6/IO) District for the property located at 1731 S. Madison Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is located at 1731 S. Madison Avenue, in the Clarence Trigg Subdivision Unit 2 which was recorded on May 15, 1951. The property is approximately 6,341 square feet in size and is currently developed with a 1,191 square foot single family home built in 1942.

The area was annexed to the City in 1956 and following annexation, the area was zoned Industrial "A" with a subsequent rezoning in 1981 to the Light Industrial (L-I) District.

The applicant is requesting to rezone the property from Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District to bring the zoning of the property into conformance with the actual use. The applicant is considering constructing an Accessory Dwelling Unit and a detached garage in the near future which would not be allowed in the current Light Industrial zoning district.

Several properties in the area are developed with residential homes and the rezone of this property would match the surrounding character and nature of the current uses. This request would also be in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes	No	X					

2. Are there any dedications or property easements identified by the Transportation Element?
No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Madison Avenue- Local	29 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	17 TH Street – proposed bike route					
YCAT Transit System	Green route 4A – Arizona Avenue @ 18 th Street					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Joe Henry Optimistic Park	Future: Joe Henry Optimistic Park
Community Park:	Existing: Kennedy Memorial Complex	Future: Kennedy Memorial Complex
Linear Park:	Existing: East Main Canal	Future: East Main Canal
Issues:	None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	Mesa Heights Development					
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X
Conforms:	Yes	X	No			

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X
Renewable Energy Source	Yes		No	X
Issues:	None			

Public Services Element:

<u>Population Impacts</u> 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
	1	2.8	3	0.01	580	0.6	196
	Minimum						
	1	2.8	3	0.01	580	0.6	196
Fire Facilities Plan:	Existing: Fire Station No. 3			Future: Fire Station No. 3			
Water Facility Plan:	Source:	City	X	Private	Connection:	4" line on Madison Avenue	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" line on alley	
Issues:	None						

Safety Element:

Flood Plain Designation:	X	Liquefaction Hazard Area:	Yes		No	X
Issues:	None					

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8	Arizona Ave & 16 th St	X	Avenue B & 32 nd St.
	North End	Pacific Ave & 8 th St	Estancia	None
Issues:	None			

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes

Public Comments Received: None Received

External Agency Comments: See Attachment C.

Neighborhood Meeting Comments: See Attachment D.

Proposed conditions delivered to applicant on: September 11, 2025

Final staff report delivered to applicant on: September 29, 2025

Applicant agreed with all of the conditions of approval on: September 26, 2025

Attachments

A	B	C	D	E	F	G
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Mailing	Aerial Map

Prepared By: *Guillermo Moreno-nunez*
Guillermo Moreno-nunez
Associate Planner
Guillermo.moreno-nunez@yumaaz.gov

Date: September 16, 2025

(928) 373-5000, x3038

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 9/16/25

Approved By: *Alyssa Linville*
Alyssa Linville
Director, Community Development

Date: 09/25/25

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Community Planning, Guillermo Moreno-nunez, Associate Planner, (928) 373-5000 x3038

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 09/19/25
- **300' Vicinity Mailing:** 08/25/25
- **34 Commenting/Reviewing Agencies noticed:** 08/28/25
- **Site Posted on:** 08/26/25
- **Neighborhood Meeting:** 09/03/25
- **Hearing Date:** 10/13/25
- **Comments due:** 09/08/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	9/8/2025	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	9/1/2025	X		
Yuma County Planning & Zoning	YES	9/2/2025			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	9/2/2025	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	8/28/2025	X		
Building Safety	NR				
City Engineer	YES	8/28/2025	X		
Traffic Engineer	NR				
MCAS / C P & L Office	YES	8/28/2025	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS

COMMENT NO COMMENT

Enter comments below:

The request appears that will be within the residential character of the area; additionally, it will bring the property into compliance with the R-1-6/IO zoning district.

DATE: 8/2/25 NAME: Javier Barraza TITLE: Senior Planner
AGENCY: Yuma County DDS
PHONE: (928) 817-5000
RETURN TO: Guillermo Moreno-nunez
 Guillermo.Moreno-nunez@YumaAZ.gov

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 09/03/2025

Location: City Hall Room #190

Attendees:

Jose Salazar, Neighbor

Amelia Dombay, Staff

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- **Jose:** Expressed his support of the request.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
BEJARANO JUAN ANTONIO JR	1719 S MADISON AVE	YUMA	AZ	85364
BONILLA PABLO	1743 S MADISON AVE	YUMA	AZ	85364
CONTRERAS RICARDO	1725 S MADISON AVE	YUMA	AZ	85364
DOBOSZ DANIEL P & TARA M	3049 W 12TH LN	YUMA	AZ	85364
FUENTES VERONICA & CARLOS JR	2953 S ROYAL ABERDEEN LOOP	GREEN VALLEY	AZ	85614
GAMBOA DAVID JR	1821 S 3RD AVE	YUMA	AZ	85364
GARCIA MIKE	4016 KALAMATA WAY	RANCHO CORDOVA	CA	95742
HARVEST POWER COMMUNITY DEVELOPMENT	350 E 18TH ST	YUMA	AZ	85364
HAYNES PROPERTIES AZ LLC	11483 E VIA SALIDA	YUMA	AZ	85367
HERRERA EDUARDO & GONZALEZ MAYRA LIZETH MEDRANO CPWROS	1749 S MADISON AVE	YUMA	AZ	85364
KING GERALD JR & CATHY JT	1712 S MAPLE AVE	YUMA	AZ	85364
MARTINEZ ORALIA	1761 S MADISON AVE	YUMA	AZ	85364
MAY VIOLA	5435 E 38TH PLACE	YUMA	AZ	85365
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA	AZ	85364
NEXTGEN PROPERTIES LLC	3378 W 17TH PL	YUMA	AZ	85364
PANHO LLC	350 W 16TH ST STE 332	YUMA	AZ	85364
QUINTERO MARIA TRUST 4-10-2024	PO BOX 1903	WINTERHAVEN	CA	92283
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	AZ	85364
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	AZ	85364
RAMIREZ TERESA	1789 S MADISON AVE	YUMA	AZ	85364
RANGEL SERGIO R &	1737 S MADISON AVE	YUMA	AZ	85364
SANCHEZ NOHEMI	1704 S MAPLE AVE	YUMA	AZ	85364
SMITH WM MICHAEL & DELLA E	1321 W 19TH ST	YUMA	AZ	85364
SPONGROSS KATHY M	1715 S MADISON AVE LOT A	YUMA	AZ	85364
STUHR ROSARIO RAMOS	15385 S AVENUE 4E	YUMA	AZ	85365
TRES ESTRELLAS HOLDINGS LLC	13484 S AVENUE 5 E	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Bailey Arvizo on behalf of Next Level Home Buyers, LLC, to rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District for property located at 1731 S. Madison Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44389-2025**

NEIGHBORHOOD MEETING
09/03/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
10/13/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1731 S. Madison Avenue, Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Guillermo Moreno-nunez by phone at (928) 373-5000 ext. 3038 or by email at Guillermo.Moremo-nunez@YumaAz.gov. All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

ATTACHMENT G
AERIAL PHOTO

