

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 13 day of October, 2025.



Chairman