


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.

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

- A. CALL TO ORDER **4:30 PM present were Chairman Chris Hamel, Vice Chairman John Mahon and Commissioners Lorraine Arney, Chelsea Malouff-Craig and Jorge Gonzalez. Commissioner Ashlie Pendleton was absent. One Vacancy.**

- 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

Motion by Commissioner Lorraine Arney second by Commissioner Jorge Gonzalez to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

- 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)*

Motion by Commissioner Lorraine Arney, second by Commissioner Jorge Gonzalez to APPROVE CUP-44381-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

- 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.*

Motion by Vice Chairman John Mahon, second by Commissioner Chelsea Mallouff-Craig to DENY GP-44277-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.
 - 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)*

Motion by Commissioner Lorraine Arney, second by Commissioner Chelsea Malouff-Craig to APPROVE ZONE-44333-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.
 - 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)*

Motion by Commissioner Lorraine Arney, second by Commissioner Jorge Gonzalez to APPROVE ZONE-44371-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

D.4 **ZONE-44389-2025:** *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.*

Motion by Vice Chairman John Mahon, second by Commissioner Lorraine Arney to APPROVE ZONE-44389-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

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 5:40 PM

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).