

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

Hearing Date: January 12, 2026

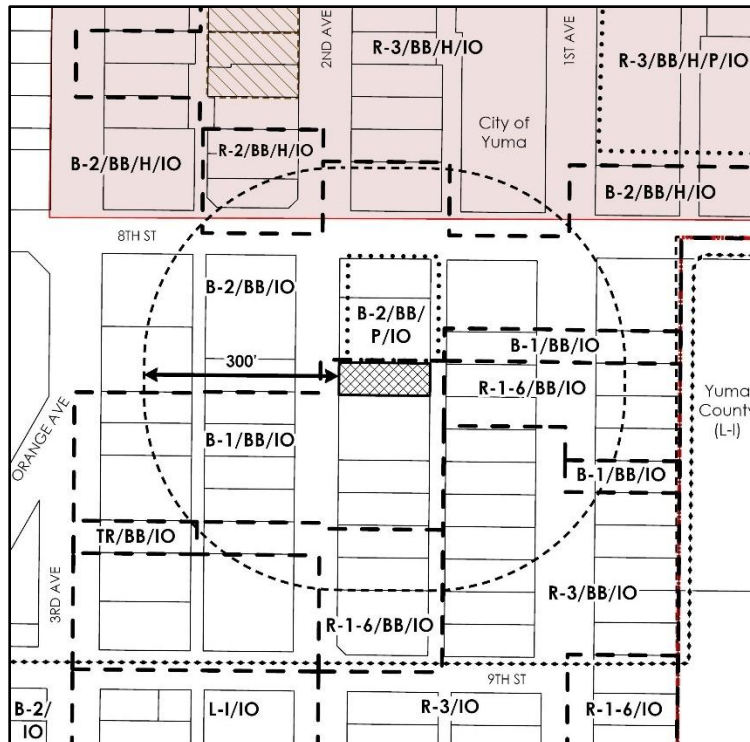
Case Number: ZONE-44734-2025

Project Description/
Location:

This is a request by Javier Marquez to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District	Single-Family Residence	Mixed Use
North	General Commercial/Public Overlay/Bed & Breakfast Overlay/Infill Overlay (B-2/P/BB/IO) District	Roxaboxen Park	Mixed Use
South	Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District	Single-Family Residence and Day Care	Mixed Use
East	Low Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-1-6/BB/IO) District	Single-Family Residence	Mixed Use
West	General Commercial/Bed & Breakfast Overlay/Infill Overlay (B-2/BB/IO) District	Single-Family Residence	Mixed Use

Location Map



Prior site actions: Subdivision Speese Addition, Recorded January 20, 1925; Annexation, Ordinance 449, effective May 29, 1946; PDM-44647-2025 held November 18, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44734-2025 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 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd 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 831 S. 2nd Avenue and is approximately 7,000 square feet. There is currently a single-family dwelling on the property that was built in 1972 and is approximately 845 square feet.

With this request, the applicant is seeking to rezone the property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District with the intent to add a second dwelling unit on the property. Permitted uses in the R-2 District include single-family dwellings, accessory dwellings units, and two-family dwellings. The R-2 District also permits multi-family dwellings, but the property’s Mixed Use land use designation limits the number of dwelling units to 10 per acre. Therefore, a maximum of two dwelling units are permitted on the subject property.

The request to rezone the property from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District conforms with the General Plan.

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

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				

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

2 nd Avenue – Local	29 FT HW	40 FT HW				
8 th Street – 2-Lane Collector	40 FT HW	33 FT HW		X		X
Bicycle Facilities Master Plan	Orange Avenue – Existing bike lane; 8 th Street – Proposed bike lane					
YCAT Transit System	4 th Avenue at 8 th Street – Yellow Route 95					
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: Marcus Park					Future: Marcus Park				
Community Park:	Existing: Carver Park Complex					Future: Carver Park Complex				
Linear Park:	Existing: Colorado River Levee Linear Park					Future: Colorado River Levee Linear Park				
Issues:	None									
Housing Element:										
Special Need Household:	N/A									
Issues:	None									
Redevelopment Element:										
Planned Redevelopment Area:	1 st Avenue Study Area									
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:										
<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	
			2	2.8	6	0.01	1,159	1.3	392	
			Minimum							
			1	2.8	3	0.01	580	0.6	196	
Fire Facilities Plan:	Existing: Fire Station 1					Future: Fire Station 1				
Water Facility Plan:	Source:	City	X	Private		Connection:	12" AC on 2 nd Avenue			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: 8" VCP in alley			
Issues:	None									
Safety Element:										
Flood Plain Designation:	500-Year Flood				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	X	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

External Agency Comments: Attachment D

Neighborhood Meeting Comments: Attachment E

Proposed conditions delivered to applicant on: 12/15/25

Final staff report delivered to applicant on: 01/05/26

- ☒ Applicant agreed with all of the conditions of approval on: 12/18/25
☐ Applicant did not agree with the following conditions of approval:
☐ Planner contacted applicant and is awaiting response.

Attachments

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

Prepared By: *Meredith Rojas*

Date: 12/17/25

Meredith Rojas
Associate Planner

(928) 373-5000x3047

Meredith.Rojas@YumaAZ.gov

Reviewed By: *Jennifer L. Albers*

Date: 12/17/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 12/31/25

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

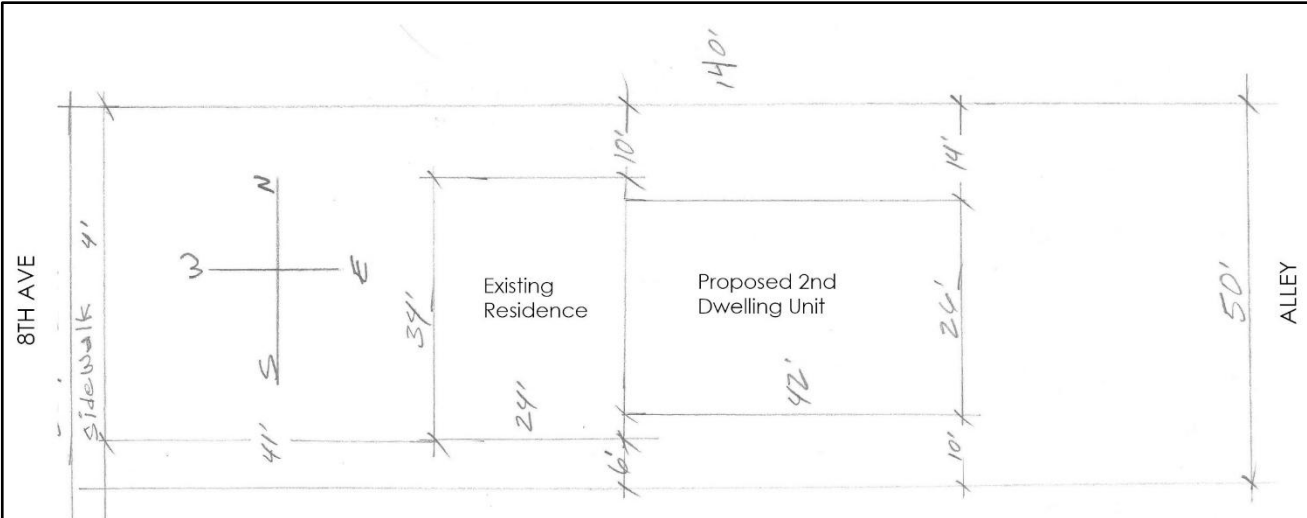
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x3047

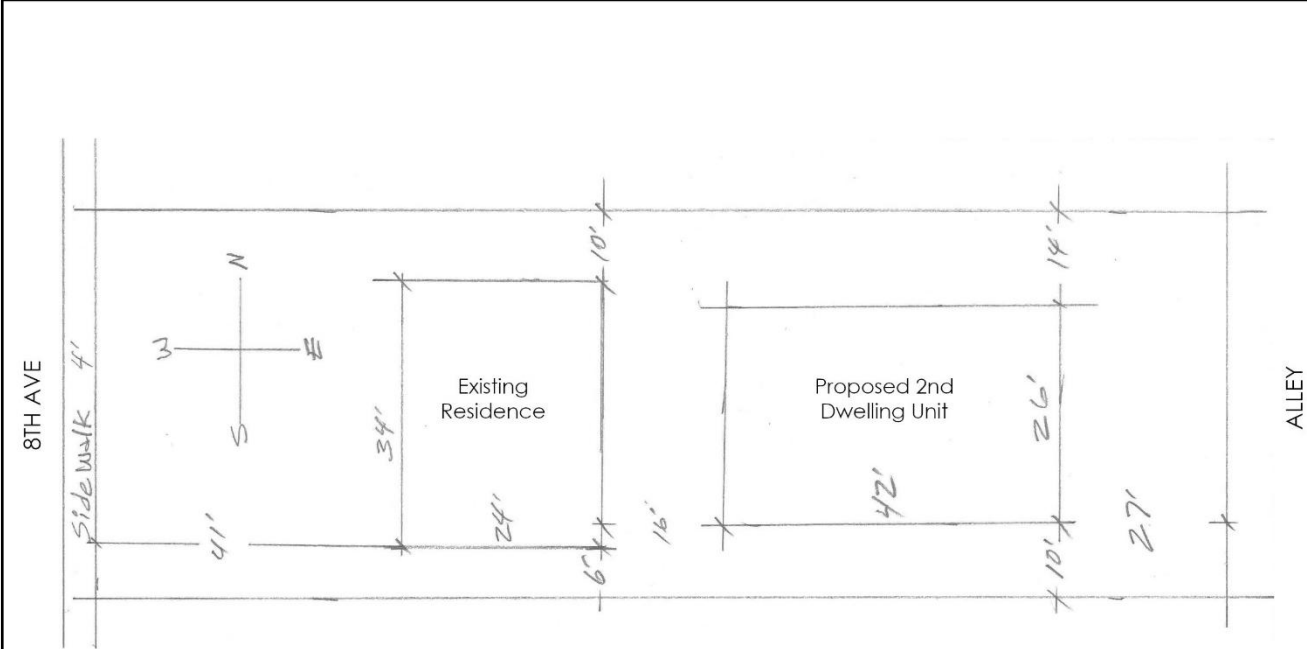
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval 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
CONCEPTUAL SITE PLAN



Option 1: Attached



Option 2: Detached

ATTACHMENT C AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun 12/19/25
- 300' Vicinity Mailing: 11/24/25
- 34 Commenting/Reviewing Agencies noticed: 11/20/25
- Site Posted on: 12/26/25
- Neighborhood Meeting: 12/03/25
- Hearing Date: 01/12/25
- Comments due: 12/08/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	11/21/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	11/21/25	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	11/21/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	12/11/25			X
Fire	YES	11/24/25	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
AGENCY COMMENTS

DATE:	12/11/25	NAME:	Andrew McGarvie	TITLE:	Development Engineering Manager
AGENCY:	City of Yuma			PHONE:	928-373-5000 ext. 3044
<i>Enter comments below:</i>					
If parking is provided in the rear from the alley, then owner/Developer shall design and pave the alley across the property frontage, then to the closest street per City of Yuma standard 3-030, due to particulate matter 10 microns or less (PM-10) concerns. Since this is an infill area, road millings can be used in lieu of pavement. There are elevation changes within the alley, which could make the paving harder, thus the City of Yuma Engineering will work with the applicant to the best of our ability to make the design and construction affordable.					

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 12/03/25

Location: On Site

Attendees: Staff: Meredith Rojas; Applicants: Javier Marquez, Lourdes Marquez, Javier Marquez Jr.

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

- No neighbors in attendance.

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ABITONG ALFONSO &	PO BOX 5236	SAN LUIS, AZ 85349
ADULT LITERACY PLUS OF SW AZ INC	825 S ORANGE AVE	YUMA, AZ 85364
AMADOR OMAR GAMEZ	825 S 1ST AVE	YUMA, AZ 85364
ANGELES OLGA	10109 SAN ANTONIO AVE APT B	SOUTH GATE, CA 90280
AVILA MARIA D	PO BOX 2396	SAN LUIS, AZ 85349
BIG BOY ICE CREAM AZ LLC	1620 W GRANT ST	PHOENIX, AZ 85007
BOCIO BRIAN	4184 S AVE 5 1/2 E	YUMA, AZ 85365
BOCIO BRIAN RICHARD	820 S 2ND AVE	YUMA, AZ 85364
BOCIO JOEL	2914 W 24TH PL	YUMA, AZ 85364
CARRILLO FERMIN & ELVIA JT	812 S 1ST AVE	YUMA, AZ 85364
EL PAISA AUTO MECHANIC LLC	229 W 8TH STREET	YUMA, AZ 85364
EVERETT FAMILY TRUST 11-25-2019	837 S 3RD AVE	YUMA, AZ 85364
FIERRO JUAN F & GABRIELA JT	814 S 1ST AVE	YUMA, AZ 85364
GAONA ANTONIO D & MARIA JT	871 S 2ND AVE	YUMA, AZ 85364
GOOD BIRD ON 2ND LLC	3225 MCLEOD DR STE 777	LAS VEGAS, NV 89121
HERRERA VICENTE & GLORIA Y JT	839 S 1ST AVE	YUMA, AZ 85364
HORN JOHN PATRICK & MARGARET		VISTA, CA 92085
ALICE AB LIVING TRUST 7-16-2004	PO BOX 214	
LAREDO MARINA VAZQUEZ	786 S 2ND AVE	YUMA, AZ 85364
MARQUEZ JAVIER M & LOURDES JT	831 S 2ND AVE	YUMA, AZ 85364
MIER ROSA LINDA RUIZ	1860 SHERWOOD DR	PRESCOTT, AZ 86303
MOLINA EVELIA GONZALEZ	835 S 2ND AVE	YUMA, AZ 85364
MOZQUEDA JOSE H	853 S 2ND AVE	YUMA, AZ 85364
OLEA JT TRUST	2465 S 29TH DR	YUMA, AZ 85364
PALMA GUSTAVO & CELINDA JT	850 S 1ST AVE	YUMA, AZ 85364
PATINO ABRAHAM &	842 S 2ND AVE	YUMA, AZ 85364
RENDON RUTH	813 S 1ST AVE	YUMA, AZ 85364
RUSH TIMOTHY	792 S 2ND AVENUE	YUMA, AZ 85364
SANCHEZ GUILLERMO	843 S 3RD AVE	YUMA, AZ 85364
SANTINI AMADOR & PETRA	1075 E 4050 S	OGDEN, UT 84403
SMITH DONALD & TERESA JT	21817 OCOTILLO WAY	APPLE VALLEY, CA 92308
SW LTN AM DIST CHURCH OF NAZARENE	1780 W MTN OAK LN	TUCSON, AZ 85746
VALENZUELA MARIA & LEANDRO	833 S 2ND AVE	YUMA, AZ 85364
WILLIAMS DALE	844 S 1ST AVE	YUMA, AZ 85364
YANCEY CAMERON	2929 W 14TH ST	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
YUMA SCIENCE OF MIND CENTER INC	781 S 2ND AVE	YUMA, AZ 85364

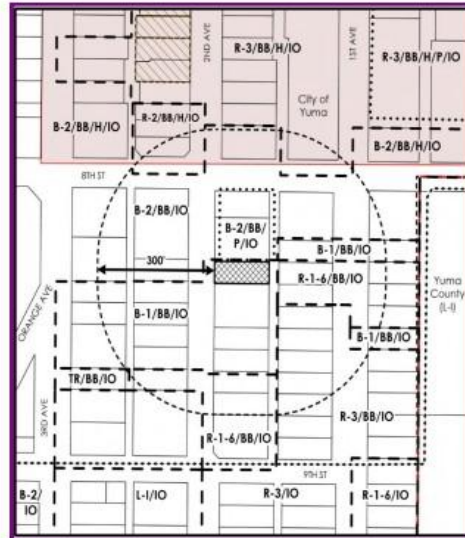
**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Javier Marquez to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44734-2025**

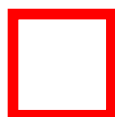
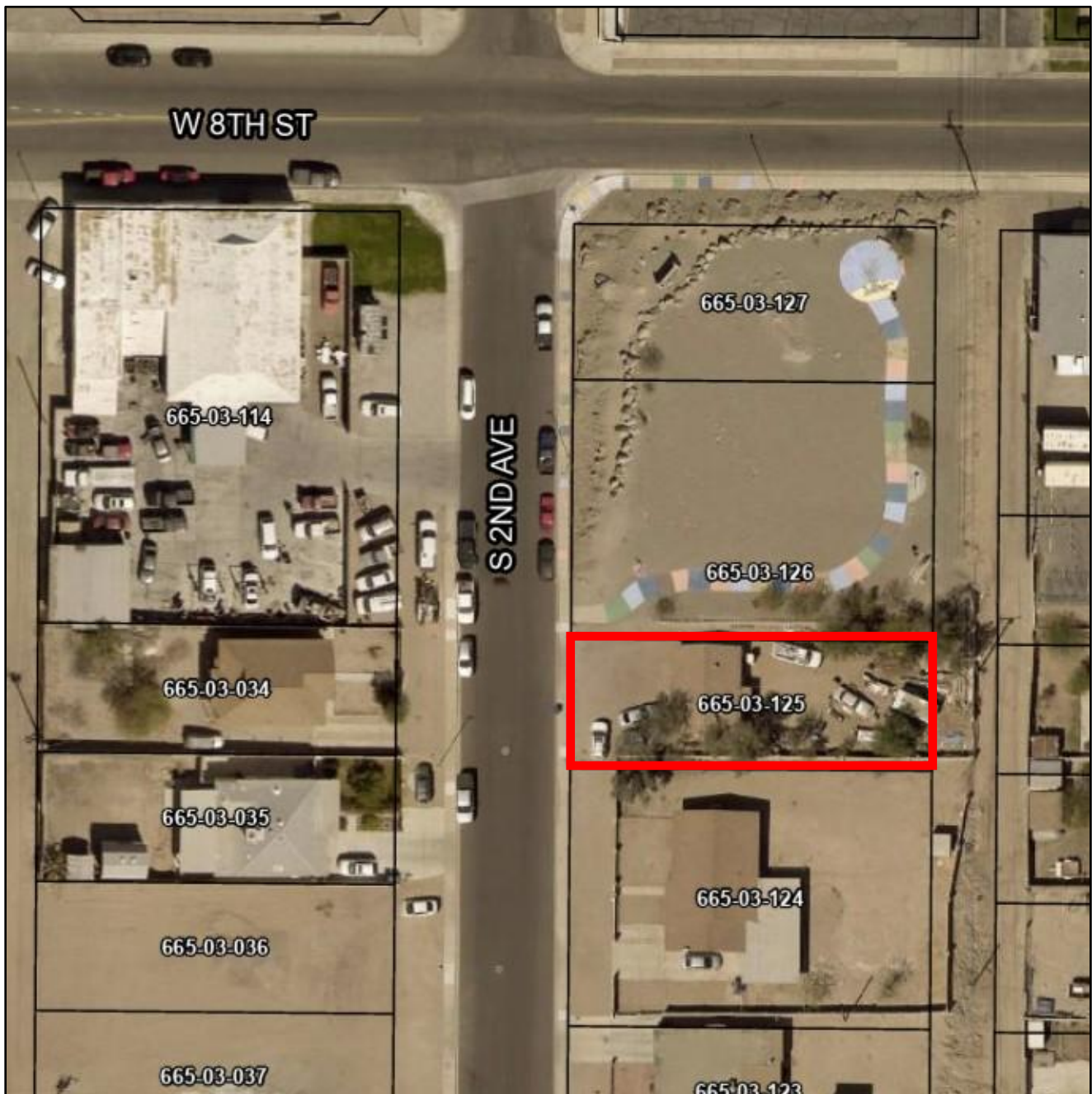
NEIGHBORHOOD MEETING
12/03/2025 @ 5:00pm
On-site

PUBLIC HEARING
01/12/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 831 S. 2nd 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 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 Property