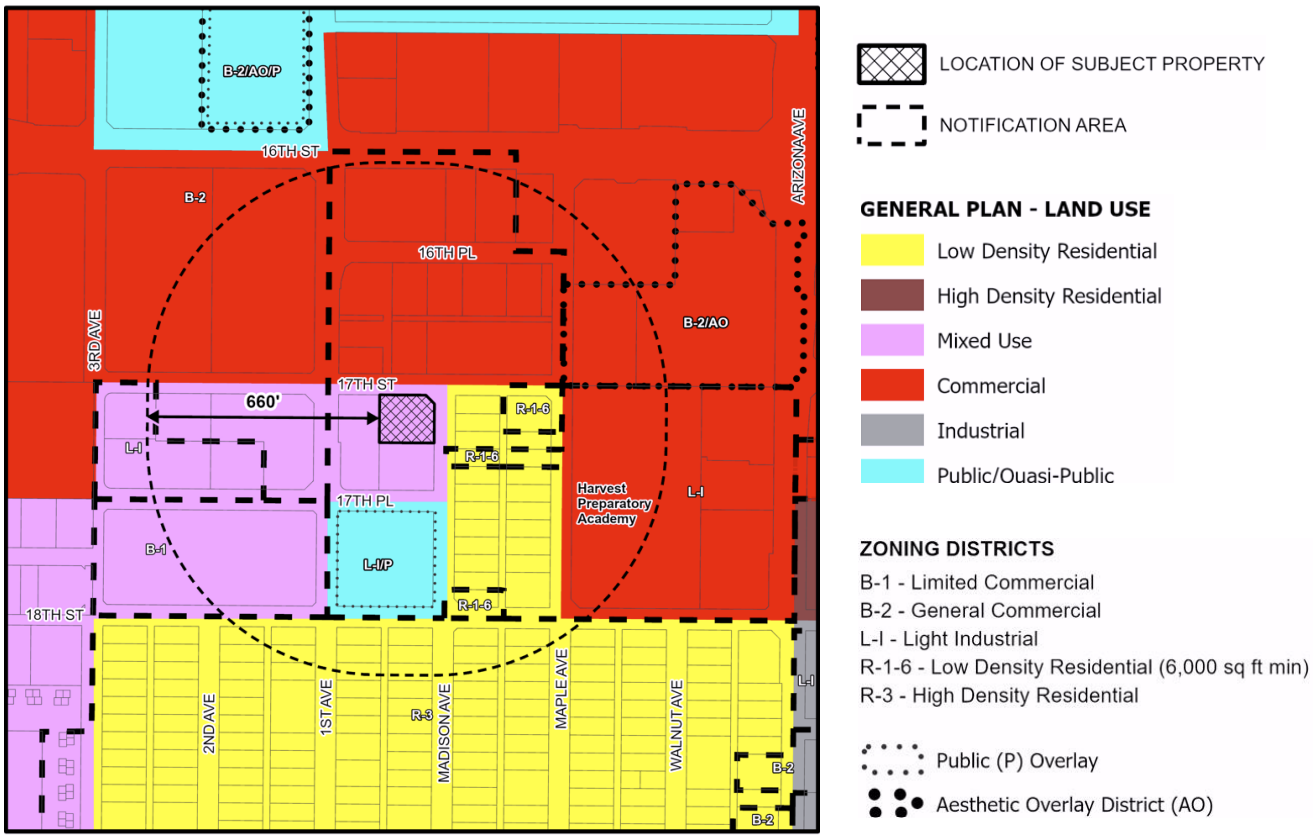
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson

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 Prepatory 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**
17th 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:

- [X] 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:
- [X] 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 (928) 373-5000, x3071
Erika.Peterson@YumaAZ.Gov

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		

Good afternoon Mrs. Peterson,

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.

Thank you,
Cesar Dominguez
Funeral Director
Proprietor

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 : d728f9e1-0d66-4f0f-845e-3eb732d836c0]

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

Electronically Signed using eSignOnline™ [Session ID : dc009490-c556-4d73-bb38-a980ddeb51fd]

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

[signature] — 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,

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- 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,

_____ Jeanetta Sanchez 9/24/2025
Property Owner/Resident Signature Date

Property Address: 716 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 ESTOY 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
Enter comments below:					
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.					

ATTACHMENT C
STAFF WORKSHEET

STAFF RESEARCH – GENERAL PLAN AMENDMENT

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

I. PROJECT DATA

Project Location:	SWC of 17th 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**
17th 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		X		
Bicycle Facilities Master Plan	1st Avenue- existing bike route to north and proposed bike route to south					
YCAT Transit System	Green Route 4A at 16th Street and 4th 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 *Multi-Family*		**Projected Population**	**Police Impact**	**Water Consumption**		**Wastewater Generation**
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 17th 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 & 16th St		X	Avenue B & 32nd St.				
	North End		Pacific Ave & 8th 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 (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	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 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	8/26/2025		X
Bureau of Land Management (ARS)	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

Public comments received after completion of the Final Report

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: Safety Concerns

Thank you for your consideration,

Maribel Acosta — Property Owner/Resident

Maribel Acosta — Signature

10-13-25 — Date

Property Address: 11995. 1st Ave. Yuma, AZ. 85364

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

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- Potential decline in property values in surrounding areas due to overcrowding and limited parking availability.
- Additional comments/concerns: See attached.

Thank you for your consideration,

Catherine King
Gerald King
Property Owner/Resident

Gerald King
Catherine L. King
Signature

10-8-25
Date

Property Address: 1712 S. Maple Ave

We are opposed to the proposed rezoning on Madison Ave and 17th Street based on increasing higher vehicle volume on busy streets and/or increasing risks of accidents from residents - visitors seeking parking.

On May 29, 2025, We had to file a police report due to damages from a "Hit and Run" on our F-150 Ford truck that was parked in front of our home on Maple Avenue, (Report # 25-33174 Officer: Landeros).

Parking has been, and still is, a huge concern and issue.

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

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- 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: For This To happen, would be a travesty. We, People in this neighborhood are already dealing with a great amount of ~~traffic~~ traffic. I implore you, Please, not to do this.

Thank you for your consideration,

KATHY SPONGROSS — Property Owner/Resident
Kathy Spongross — Signature
10/1/25 — Date

Property Address: 1715 S. Madison Ave. Apt. A&B Yuma 85364

September 26, 2025

Haynes Properties, LLC
Mark Haynes
1726 S. Maple Avenue
Yuma, Arizona 85364

Planning & Zoning Commission and City Council
Attn: Erika Peterson
One City Plaza
Yuma, Arizona 85364

Re: Case No. GP-44277-2025

Dear Ms. Peterson

The purpose of this letter is to object to the Minor General Plan Amendment referenced above, in its current form.

I have owned and occupied an office and shop at 1726 S. Maple Avenue, one block East of the referenced property, since 2011.

Prior to the development of Harvest Preperatory School, there were minimal traffic and parking issues in the vicinity. Since Harvest Preperatory has come to the area, traffic has become extremely dense, particularly at times when parents and busses are dropping students off or picking them up, or when special events are scheduled. Additionally, parking during the school day is congested with employees or students who drive to school. It is common to have the driveway into my business blocked or partially blocked by parked vehicles, or drivers awaiting a turn to drop students off. The development proposed in the Amendment cannot help but contribute to these problems.

Moreover, as the owner/manager of several apartment complexes, I find the standard of 1.5 allocated parking slots per unit to be totally unrealistic. Almost all of my units have at least two vehicles operated by unit occupants, and many have more than that number, not to mention temporary parking by delivery drivers and tenant guests.

In closing, I find the Amendment in its present form would contribute to problems that already exist in the general area, and cannot help but add an element of danger and difficulty to an already taxing situation. If you have any questions on the information provided or need additional information, do not hesitate to contact me at (928) 210-3223.

Mark Haynes

Haynes Properties LLC

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

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- 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,

Owner — Property Owner/Resident

— Signature

10-11-25 — Date

Property Address: 1719 S. Madison Ave Yuma AZ 85364