

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

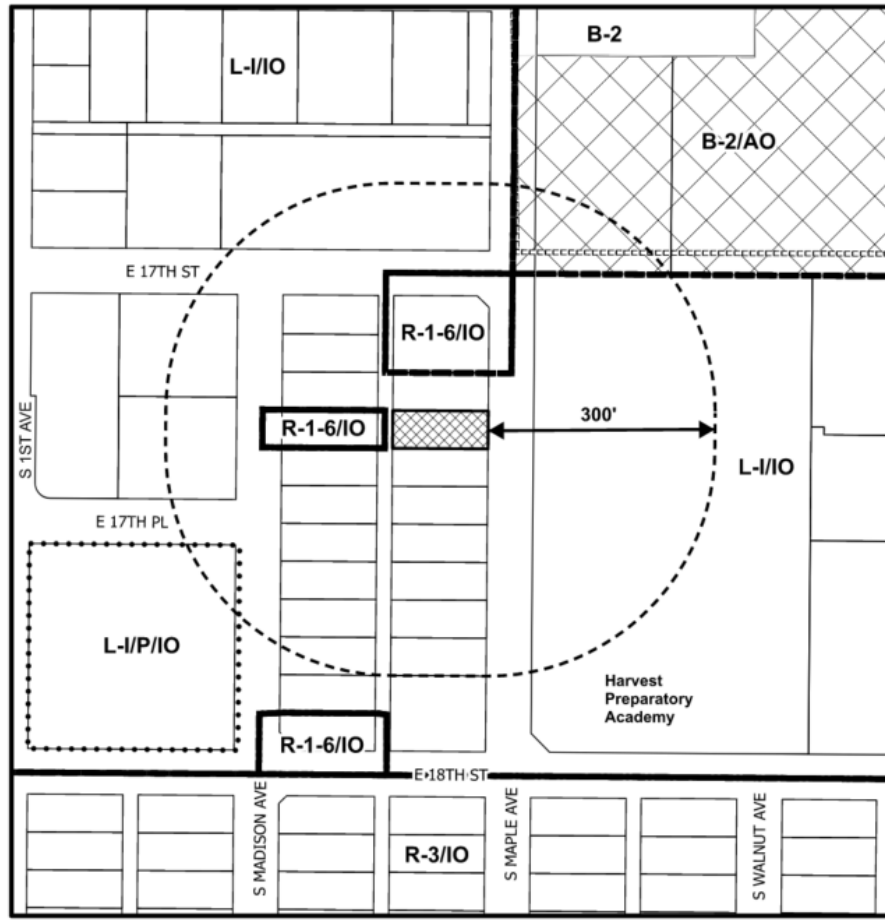
Hearing Date: May 13, 2024

Case Number: ZONE-42472-2024

Project Description/Location: This is a request by Cathy King and Gerald King, Jr., to rezone an approximately 6,690 square foot lot from the Light Industrial/Infill Overlay (L-I/O) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1712 S. Maple Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Infill Overlay (L-I/O)	Residence	Low Density Residential
North	Light Industrial/Infill Overlay (L-I/O)	Residence	Low Density Residential
South	Light Industrial/Infill Overlay (L-I/O)	Outdoor Storage	Low Density Residential
East	Light Industrial/Infill Overlay (L-I/O)	Harvest Prep School	Commercial
West	Low Density Residential/Infill Overlay (R-1-6/IO)	Residence	Low Density Residential

Location Map



Prior site actions: Subdivision: Clarence Trigg Subdivision Unit 2 (05/15/51); Annexation: Ordinance #672 (07/21/56).

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-42472-2024 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 the City Council for the request to rezone an approximately 6,690 square foot lot from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1712 S. Maple Avenue, Yuma, AZ, 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 property presently has a single-family home built in 1955, with an older accessory building in the back yard. This property has no driveway on Maple Avenue with vehicular access via the alley to the west. The property owner is requesting this rezoning “for the purpose of possibly resale.”

Zoning & General Plan:

Further specified in §154-05.04, the following are some of the development standards required of a development in the Low Density Residential (R-1-6) District:

1. The minimum lot size is 6,000 sq. ft.;
 2. The maximum lot coverage shall not exceed 50% of the lot area;
 3. A minimum front yard setback of 20 feet for all buildings, including accessory structures;
 4. A minimum side yard setback of 5 feet*;
 5. A minimum rear yard setback of 10 feet; and
 6. A maximum building height of 40 feet.
- *Infill Overlay Incentive.

The request to rezone the property from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District is in conformance with the Low Density Residential Land Use Category in the General Plan.

Three similar rezoning requests were approved in 2007 & 2023: Z2007-005, ZONE-41390-2023 & ZONE-41869-2023. These properties all have single-family homes.

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
Maple Avenue- Local Commercial/Industrial Street	29 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	Maple Avenue – Proposed Bike Route					
YCAT Transit System	Arizona Avenue- Green Route					
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 Park					Future: Joe Henry Optimist 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:	N/A									
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:										
Population Impacts Population projection per 2018-2022 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>				Officers	GPD		AF	GPD	
	Maximum	Per Unit	13	0.02	2,739	3.1	926			
	Minimum									
	1	2.7	3	0.01	559	0.6	189			
Fire Facilities Plan:	Existing: Fire Station No. 4					Future: Fire Station No. 4				
Water Facility Plan:	Source:	City	X	Private	Connection:	4" line on Maple Avenue				
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" line in 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: None Received.

Neighborhood Meeting Comments: See Attachment D.

Proposed conditions delivered to applicant on: April 10, 2024

Final staff report delivered to applicant on: April 29, 2024

- Applicant agreed with all of the conditions of approval on: April 11, 2024
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments

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

Prepared By: *Robert M. Blevins* **Date:** 04/11/24
 Robert M. Blevins
 Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Reviewed By: *Jennifer L. Albers* **Date:** 4/15/24
 Jennifer L. Albers
 Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 04/19/2024
 Alyssa Linville
 Director, Planning and Neighborhood Services

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, Bob Blevins, Principal Planner (928) 373-5189:

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
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 04/19/24
- **300' Vicinity Mailing:** 03/25/24
- **34 Commenting/Reviewing Agencies noticed:** 03/28/24
- **Site Posted on:** 03/27/24
- **Neighborhood Meeting:** 04/04/24
- **Hearing Date:** 05/13/24
- **Comments due:** 04/08/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	03/28/24	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	04/01/24	X		
Yuma County Planning & Zoning	YES	03/28/24	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	03/28/24	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	03/28/24	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	04/02/24	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 04/04/24

Location: 1712 S. Maple Avenue

Attendees: Property Owners: Cathy and Jerry King; City Staff: Bob Blevins, Community Planning.

No neighbors were in attendance.

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

- **OLDER HOME NEEDS REPAIRS.**
- **MIGHT REBUILD STRUCTURE IN BACK YARD FOR BETTER ALLEY ACCESS.**

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
AEA FEDERAL CREDIT UNION	1780 S 1ST AVE	YUMA	AZ	85364
BONILLA PABLO	1743 S MADISON AVE	YUMA	AZ	85364
CENICEROS VICENTE A & BEATRIZ JT	4835 W 27TH ST	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
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
KING GERALD JR & CATHY JT	1712 S MAPLE AVE	YUMA	AZ	85364
MAY VIOLA	2525 E BROADWAY BLVD STE 200	TUCSON	AZ	85716
MEDRANO ANDRES &	920 E 24TH PL	YUMA	AZ	85365
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA	AZ	85364
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	AZ	85364
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	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
YUMA SAFE STORAGE LLC	4062 S NAVEL AVE	YUMA	AZ	85365

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Cathy King and Gerald King, Jr., to rezone an approximately 6,690 square foot lot from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1712 S. Maple Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42472-2024**

NEIGHBORHOOD MEETING
04/04/2024 @ 5PM
ON-SITE

PUBLIC HEARING
05/13/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 1712 S. Maple Avenue, Yuma, AZ., you are invited to attend these meetings to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO

