

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

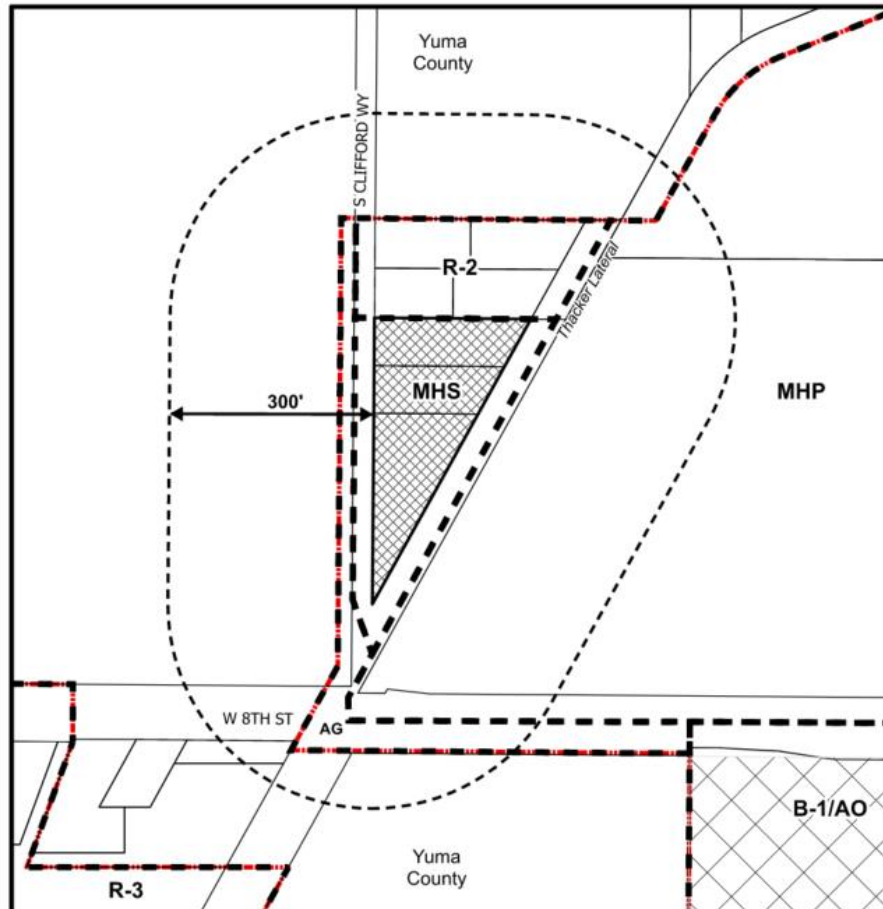
Hearing Date: August 26, 2024

Case Number: ZONE-42944-2024

Project Description/Location: This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Manufactured Home Subdivision (MHS)	Residences	Medium Density Residential
North	Medium Density Residential (R-2)	Residences	Medium Density Residential
South	Agriculture (AG)	Thacker Lateral Canal	Medium Density Residential
East	Manufactured Home Park (MHP)	Winter Gardens Co-op	Medium Density Residential
West	County Medium Density Residential (R-2)	Field in Agriculture	Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. 2008-032 (10/03/2008); Lot Split: Gonzalez Lot Split (Fee # 2011-21828).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42944-2024 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 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, 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 was annexed in 2008 as one parcel. The Manufactured Home Subdivision (MHS) Zoning District was assigned upon annexation. The three parcels were created in 2011.

Parcel A is 14,725 sq. ft. and is vacant;
Parcel B is 12,049 sq. ft. and is vacant;
Parcel C is 21,433 sq. ft. and contains residences, and storage buildings.

The property owner wishes to rezone in anticipation of the construction of new site-built residences.

Zoning & General Plan:

Further specified in §154-07.01, the following are some of the development standards required of a development with the Medium Density Residential (R-2) District:

1. The minimum lot size is 4,500 sq. ft.;
2. The maximum lot coverage shall not exceed 55% of the lot area;
3. A minimum front yard setback is 20 feet;
4. A minimum side yard setback is 5 feet;
5. A minimum rear yard setback is 10 feet; and
6. A maximum building height of 40 feet (20 ft. when adjacent to AG).

The request to rezone the property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District is in conformance with the Medium Density Residential Land Use Category in the General Plan.

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

Yes.

Land Use Element:	
Land Use Designation:	Medium 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
Clifford Way: Local Street- Residential	29 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	Thacker Lateral Canal- Proposed Bike Path					
YCAT Transit System	Avenue B- 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: Kiwanis Park			Future: Kiwanis Park				
Community Park:	Existing: Joe Henry Memorial Park Complex			Future: Joe Henry Memorial Park Complex				
Linear Park:	Existing: East Main Canal Linear Park			Future: Thacker Lateral Canal Linear Park				
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				
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	Police	Water		Wastewater	
	<i>Single Family</i>		Population	Impact	Consumption		Generation	
	Maximum	Per Unit		Officers	GPD	AF	GPD	
	10	2.7	27	0.05	5,589	6.3	1,890	
Minimum								
5	2.7	14	0.03	2,795	3.1	945		
Fire Facilities Plan:	Existing: Fire Station No. 4			Future: Fire Station No. 4				
Water Facility Plan:	Source:	City	X	Private	Connection:	6" line on Clifford Way		
Sewer Facility Plan:	Treatment:	City	X	Septic	Connection:	8" line on Clifford Way		
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		Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia	None	X
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 C.

Proposed conditions delivered to applicant on: July 25, 2024

Final staff report delivered to applicant on: August 12, 2024

- Applicant agreed with all of the conditions of approval on: July 25, 2024
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

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

Prepared By: *Robert M. Blevins* **Date:** 07/25/24
 Robert M. Blevins
 Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Reviewed By: *Jennifer L. Albers* **Date:** 7/25/24
 Jennifer L. Albers
 Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 08/15/2024
 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** 08/02/24
- **300' Vicinity Mailing:** 7/08/24
- **34 Commenting/Reviewing Agencies noticed:** 07/11/24
- **Neighborhood Meeting:** 07/22/24
- **Hearing Date:** 08/26/24
- **Comments due:** 07/22/24
- **Site Posted on:** 07/10/24

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Yuma County Airport Authority	YES	07/15/24	X		
Yuma County Engineering	YES	07/12/24	X		
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	07/12/24	X		
Yuma County Planning & Zoning	NR				
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	07/11/24	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	07/15/24	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	07/11/24	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 07/22/24

Location: 733 S. Clifford Way

Attendees: Maria Gonzalez, property owner; City Staff: Bob Blevins, Community Planning.
No other persons in attendance.

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT: NONE

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
CORONADO ADRIAN	2550 W COUNTY 14TH ST	YUMA	AZ	85365
DWR INVESTMENTS LLC	3266 S PINTO WAY	YUMA	AZ	85365
FRIENDLY ACRES MOBILE HOME & RV PARK AZ LLC	77 W CHICAGO ST #4	CHANDLER	AZ	85225
GARDEN OASIS ESTATES LLC	9454 WILSHIRE BLVD STE 920	BEVERLY HILLS	CA	90212
GONZALES MARIA DEL ROSARIO	733 S CLIFFORD WAY	YUMA	AZ	85364
GONZALES MARIA DEL ROSARIO	733 S CLIFFORD WAY	YUMA	AZ	85364
GONZALES MARIA DEL ROSARIO	733 S CLIFFORD WAY	YUMA	AZ	85364
KOSNAC RYANE MARIE	709 S CLIFFORD WAY	YUMA	AZ	85364
ORCHARD GARDENS CO-OPERATIVE AN AZ CORP	650 S AVENUE B LOT SP 58	YUMA	AZ	85364
SOTO PEDRO URIAS	695 S CLIFFORD WAY	YUMA	AZ	85364
VALENZUELA ROSA &	7221 ALLOT AVE APT 4	VAN NUYS	CA	91405
WINTERGARDENS CO-OPERATIVE	2700 W 8TH ST	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZARAGOZA ROBERTO R & CAROLINA JT	412 S 22ND AVE	YUMA	AZ	85364
ZARAGOZA ROBERTO R & CAROLINA JT	412 S 22ND AVE	YUMA	AZ	85364

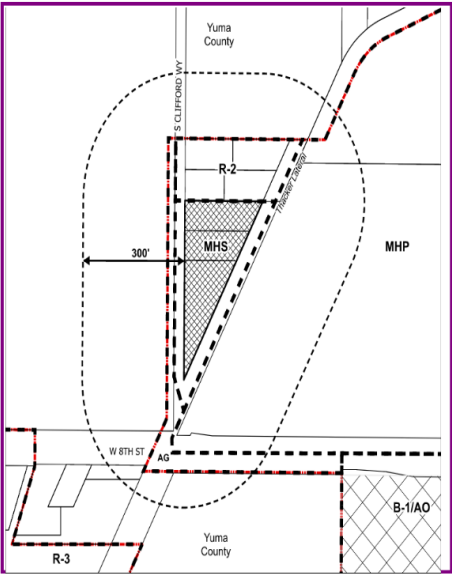
**ATTACHMENT E
NEIGHBOR POSTCARD**

This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42944-2024**

**NEIGHBORHOOD MEETING
07/22/2024 @ 5PM ON-SITE**

**PUBLIC HEARING
8/26/ 2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of 733 S. Clifford Way, Yuma, AZ., you are invited to attend the 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**

