RESOLUTION NO. R2025-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2022-011, THE CITY OF YUMA 2022 GENERAL PLAN, TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 2.78 ACRES AT 1980 W. COLORADO STREET FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

WHEREAS, the General Plan of the City of Yuma was adopted in 2022 by Resolution R2022-011 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, the General Plan provides a vision of development into the future based on existing development, the needs of the community, and the desires of property owners; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on August 11, 2025 for General Plan Amendment Case No. GP-44063-2025, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on July 19, 2025 and August 9, 2025; and,

WHEREAS, as the community grows and prospers, it may be necessary to amend the General Plan to reflect development trends and opportunities; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan and retains an adequate mixture and balance of land uses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: Resolution R2022-011, the City of Yuma 2022 General Plan, is amended to change the land use designation of the real property depicted with crosshatching in Exhibit A, attached and by this reference made a part of this Resolution, from Low Density Residential to High Density Residential.

Adopted this _____ day of _____, 2025.

APPROVED:

_____
Douglas J. Nicholls
Mayor

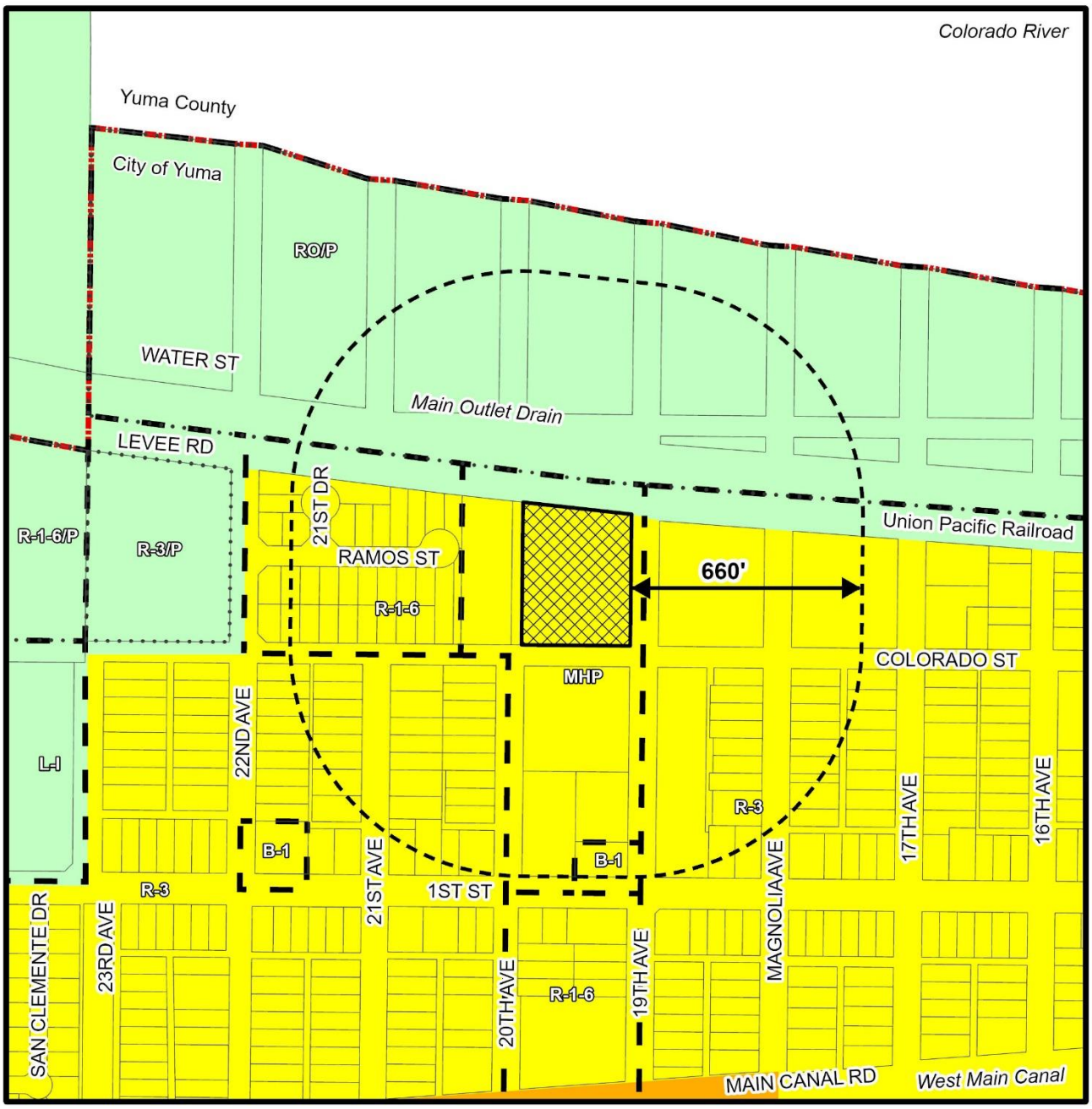
ATTESTED:

_____
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Exhibit A



GENERAL PLAN - LAND USE

- Resort, Recreation & Open Space
- Low Density Residential
- Medium Density Residential

LOCATION MAP

- LOCATION OF SUBJECT PROPERTY
- NOTIFICATION AREA

ZONING DISTRICTS

- B-1 - Limited Commercial
- L-I - Light Industrial
- MHP - Manufactured Housing Park
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-3 - High Density Residential
- RO - Recreational & Open Space
- Public (P) Overlay

N

Prepared by: DG	Community Planning and Neighborhood Services GIS	Date: 5/8/2025	Case #: GP-44063-2025
Checked by: MR		Revised:	
		Revised:	