

ORDINANCE NO. O2026-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE RESIDENCE MANUFACTURED HOUSING (R-MH-20) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on February 23, 2026 in Zoning Case No: ZONE- 44797-2025 in the manner prescribed by law for the purpose of rezoning approximately 2.42 acres of real property hereafter described to the Medium Density Residential (R-2) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on January 10, 2026; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE- 44797-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

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

SECTION 1: That the following described real property, depicted in Exhibit A, attached:

The West half of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 5, Township 9 South, Range 23 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

EXCEPT the South 20 feet thereof for road right-of-way as conveyed in instrument recorded in Docket 877, Page 121 in the records of Yuma County, Arizona.

Containing a total of 105,415.2 square feet or 2.42 acres more or less.

SECTION 2: That the following conditions (s) must be met and/or completed in order for the zoning amendment to be final:

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.

3. Owner/Developer shall dedicate a 25-foot by 25-foot corner sight visibility triangle at the intersection of 27th Street and 20th Avenue, in accordance with City of Yuma Roadways Plan.
4. 20th Avenue is classified as a Local Road per the City of Yuma Roadways Plan. Owner/developer shall dedicate right-of-way, such that the City of Yuma obtains 29 feet to meet the required right-of-way half width.
5. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width.

SECTION 3: With the exception of Condition 2, 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 or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above time frame, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

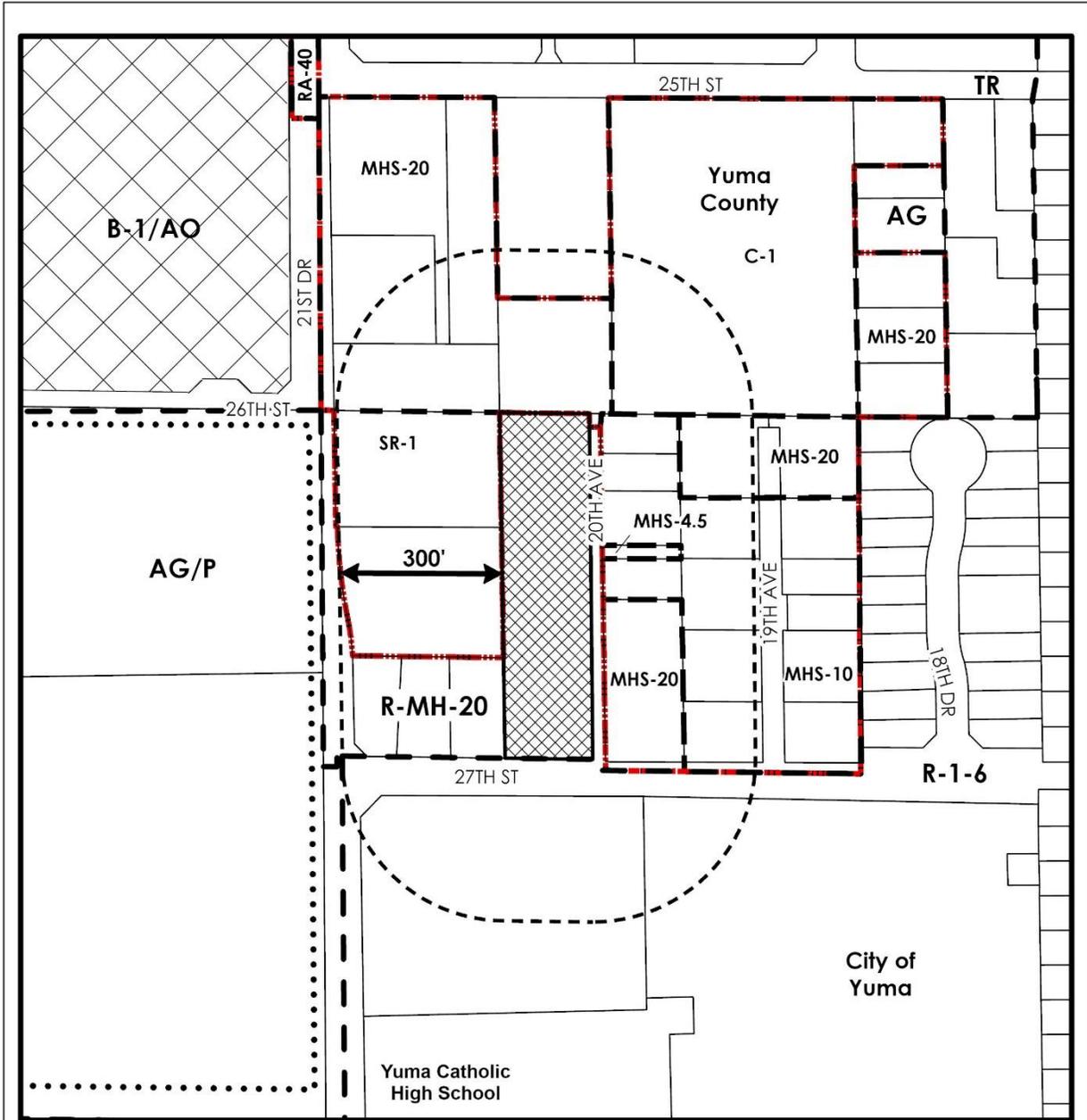
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A



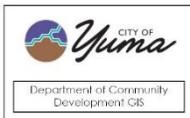
LOCATION MAP



LOCATION OF SUBJECT PROPERTY
2080 W 27TH ST (APN: 694-14-006)



Prepared by: DG
Checked by: EP



Date: 12/17/2025
Revised:

Case #:
ZONE-44797-2025