

RESOLUTION NO. R2025-100

**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 .48 ACRES AT
THE SOUTHWEST CORNER OF 17TH STREET AND MADISON AVENUE FROM
MIXED USE TO HIGH DENSITY RESIDENTIAL**

WHEREAS, the General Plan of the City of Yuma was adopted 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 October 13, 2025, for General Plan Amendment Case No. GP-44277-2025, 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 September 20, 2025, and October 11, 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 Mixed Use to High Density Residential.

Adopted this _____ day of _____, 2025.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

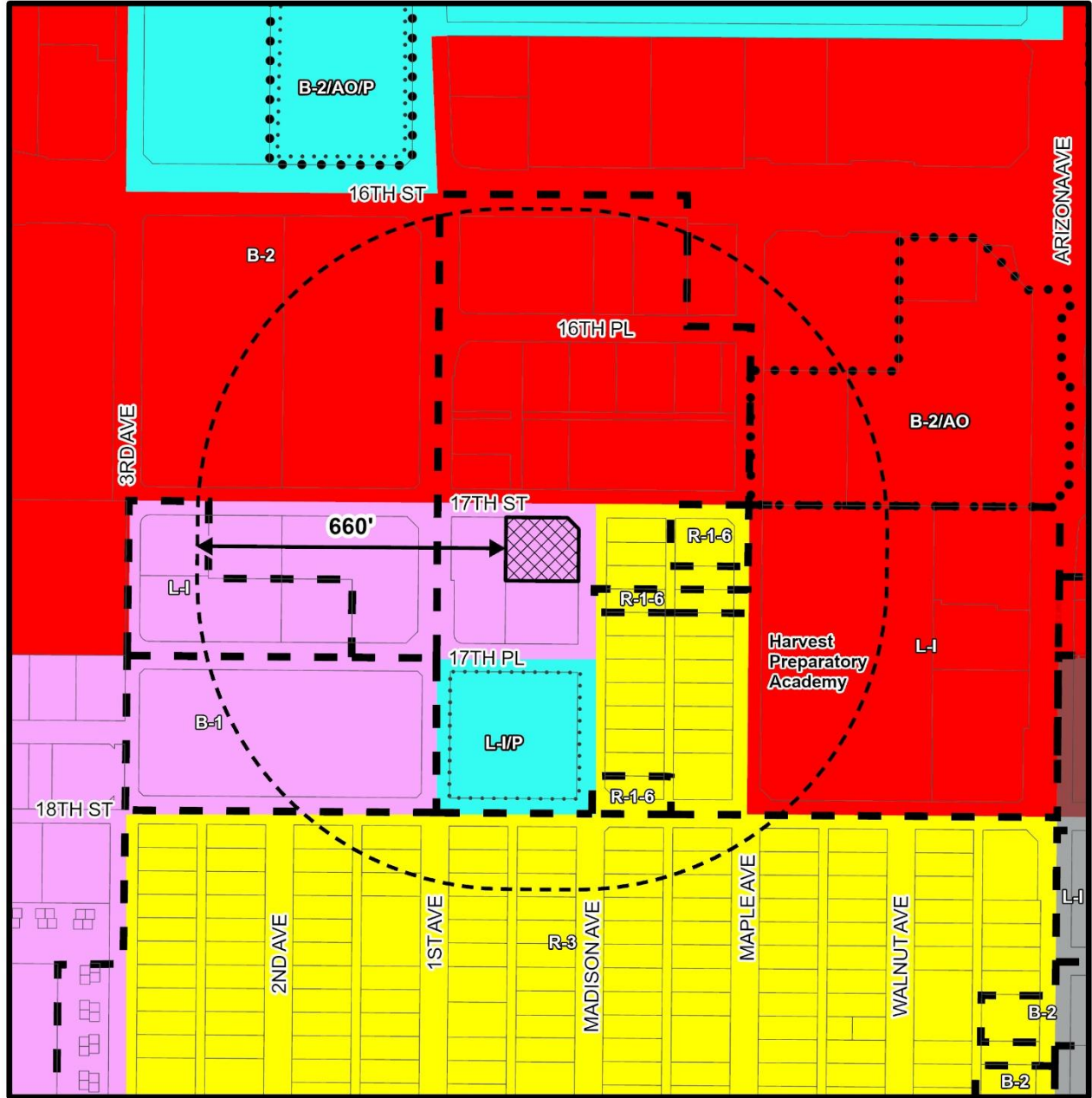
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

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

Exhibit A



GENERAL PLAN - LAND USE

- Low Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public/Quasi-Public

LOCATION MAP



LOCATION OF SUBJECT PROPERTY



NOTIFICATION AREA

ZONING DISTRICTS

- B-1 - Limited Commercial
- B-2 - General Commercial
- L-1 - Light Industrial
- R-1-6 - Low Density Residential (6,000 sq ft min)
- R-3 - High Density Residential

Public (P) Overlay

Aesthetic Overlay District (AO)



Prepared by: DG

Checked by: EP



Date: 7/1/2025

Revised:

Revised:

Case #:

GP-44277-2025