RESOLUTION NO. R2025-066

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 6.65 ACRES AT 3064 AND 3116 S. AVENUE B FROM COMMERCIAL 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 May 12, 2025 for General Plan Amendment Case No. GP-43670-2025, 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 May 10, 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 Commercial to High Density Residential.

Adopted this _____ day of June, 2025.

APPROVED:

_____
Douglas J. Nicholls
Mayor

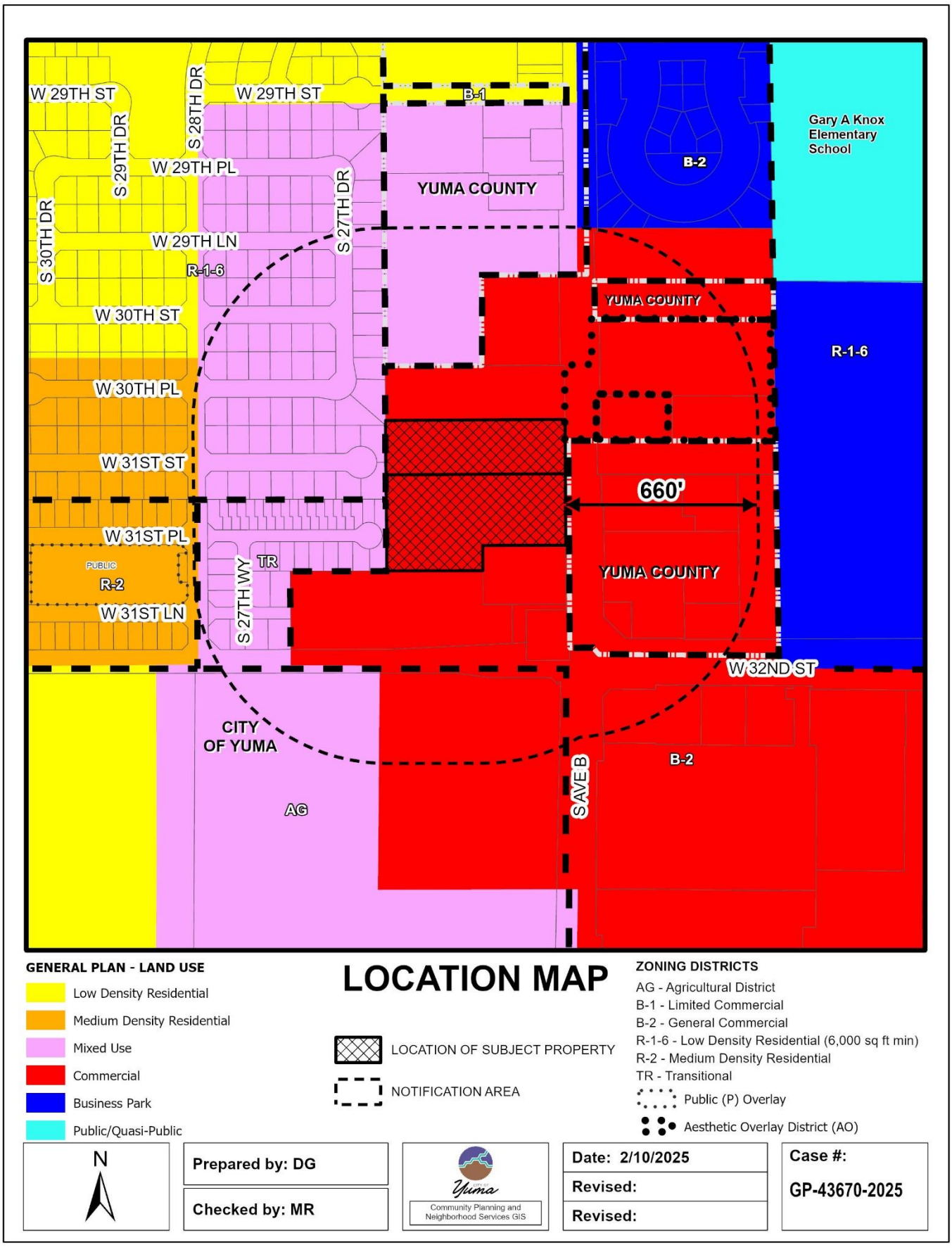
ATTESTED:

_____
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Exhibit A


W 29TH ST
S 28TH DR
W 29TH ST
B-1
S 29TH DR
W 29TH PL
YUMA COUNTY
B-2
Gary A Knox Elementary School
S 30TH DR
S 27TH DR
W 29TH LN
R-1-6
YUMA COUNTY
W 30TH ST
R-1-6
W 30TH PL
W 31ST ST
660'
W 31ST PL
PUBLIC
R-2
TR
S 27TH WY
YUMA COUNTY
W 31ST LN
W 32ND ST
CITY OF YUMA
B-2
SAVE B
AG
GENERAL PLAN - LAND USE
Low Density Residential
Medium Density Residential
Mixed Use
Commercial
Business Park
Public/Quasi-Public
LOCATION MAP
LOCATION OF SUBJECT PROPERTY
NOTIFICATION AREA
ZONING DISTRICTS
AG - Agricultural District
B-1 - Limited Commercial
B-2 - General Commercial
R-1-6 - Low Density Residential (6,000 sq ft min)
R-2 - Medium Density Residential
TR - Transitional
Public (P) Overlay
Aesthetic Overlay District (AO)
N
Prepared by: DG
Checked by: MR
Community Planning and Neighborhood Services GIS
Date: 2/10/2025
Revised:
Revised:
Case #:
GP-43670-2025