

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: AMELIA DOMBY

Hearing Date: December 8, 2025

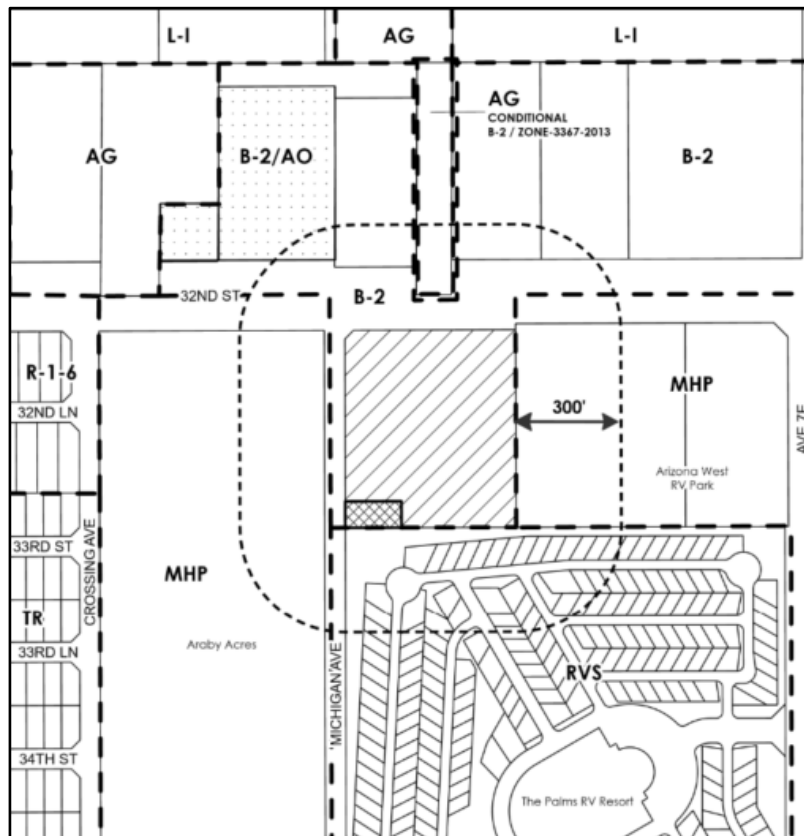
Case Number: ZONE-44631-2025

Project Description/
Location:

This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Undeveloped	Medium Density Residential
North	General Commercial (B-2)	Retail/Vehicle Repair	Commercial
South	Recreational Vehicle Subdivision (RVS)	Palms RV Resort	Mixed Use/ Medium Density Residential
East	Manufactured Home Park (MHP)	Arizona West RV Park	Medium Density Residential
West	Manufactured Home Park (MHP)	Araby Acres RV Resort	Mixed Use

Location Map



Prior site actions: Annexation: Ordinance No. O96-26 (March 21, 1996); Rezone: ZONE-35433-2021 (Withdrawn); Pre-Development Meeting: October 2, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44631-2025 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 City Council for the request to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, 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 subject property is located near the southeast corner of Michigan Avenue and 32nd Street. The property is currently zoned General Commercial (B-2) District. The property owner is requesting to rezone approximately 12,000 square feet (160'x75') of the 6.27-acre parcel to the Recreation Vehicle Subdivision (RVS) District.

The Palms RV Resort currently utilizes this property to store materials associated with the maintenance of the RV Park. Once rezoned, the applicant intends to split this portion of the property and tie the 12,000 square foot parcel to the Palms RV Resort, located directly south of the subject property. The remaining portion of the property is intended to be sold.

The applicant will continue to utilize this portion of the property to store materials as an accessory use to the RV Park. In addition, the applicant will screen the materials with a solid Concrete Masonry Unit (CMU) wall, similar to the subdivision boundary wall along the perimeter of the Palms RV Resort. The conceptual site plan is attached (Attachment B).

The request to rezone the property from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District is in conformance with the Land Use Element of 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?

Yes.

FACILITY PLANS

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Michigan Avenue – Local Street	29 FT H/W ROW	29 FT H/W ROW				
32 nd Street – 4-Lane Principal Arterial	80 FT H/W ROW	100 FT H/W ROW				X
Bicycle Facilities Master Plan	32 nd Street – Proposed bike path					
YCAT Transit System	None					
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: Saguaro Park	Future: Saguaro Park
Community Park:	Existing: None	Future: East Mesa Community Park
Linear Park:	Existing: None	Future: Gila Gravity Main Canal
Issues:	None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	None						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

Public Services Element:

Population Impacts Population projection per 2023 5-year 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 <i>RV/Mobile</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation
		Maximum	Per Unit		Officers	GPD	AF	GPD
		5	1.7	9	0.02	1,760	2.0	595
		Minimum						
		5	1.7	9	0.02	1,760	2.0	595
Fire Facilities Plan:		Existing: Fire Station No. 7				Future: Fire Station No. 7		
Water Facility Plan:		Source:	City	X	Private		Connection:	10" PVC on Avenue 7E
Sewer Facility Plan:		Treatment:	City	X	Septic		Private	Connection: 18" PVC and Avenue 7E
Issues:		None						

Safety Element:

Flood Plain Designation:	Zone X	Liquefaction Hazard Area:	Yes		No	X	
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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: See Attachment D

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: November 12, 2025

Final staff report delivered to applicant on: December 3, 2025, 2025

☒ Applicant agreed with all of the conditions of approval on: November 13, 2025

Attachments

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

Prepared By: *Amelia Domby*

Date: November 12, 2025

Amelia Domby
Principal Planner

(928) 373-5000, x1234

Amelia.Domby@yumaaz.gov

Reviewed By: *Jennifer L. Albers*

Date: 11/13/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 11/26/25

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:

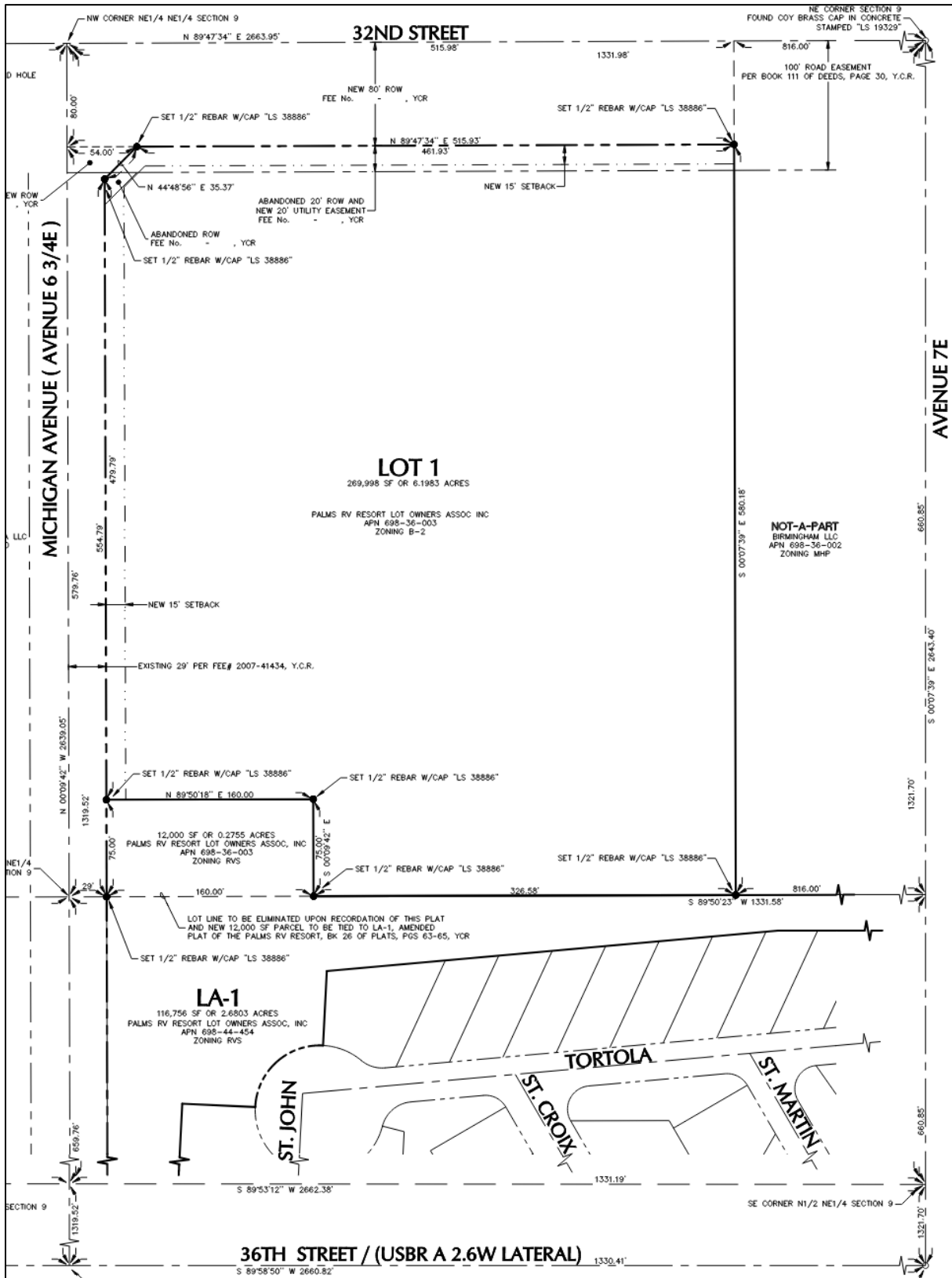
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Amelia Domby, Principal Planner, (928) 373-5000 x3034

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 CONCEPTUAL SITE PLAN



ATTACHMENT C

AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 11/10/25
- **300' Vicinity Mailing:** 10/20/25
- **34 Commenting/Reviewing Agencies noticed:** 10/23/25
- **Site Posted on:** 10/27/25
- **Neighborhood Meeting:** 11/3/25
- **Hearing Date:** 11/12/25
- **Comments due:** 11/3/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	10/28/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	10/24/25	X		
Yuma County Planning & Zoning	YES	10/24/25			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	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				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	10/23/25	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	10/27/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

☒ COMMENT ☐ NO COMMENT

Enter comments below:

Appreciate the opportunity. First a personal request; please if you could add the Assessor's parcel number somewhere on the map or request for comments for future comments request. The parcel number is undoubtedly the best piece of information for us to locate property in a prompt manner. In the request it is not specified what is the proposed use of that portion of the parcel. Our research indicates that the property is owned by the same people on the south. If this is an expansion of that residential development, it makes sense. It will be within reason to require a lot tie/lot split. Aerial imagery shows that the portion is currently utilized for storage of miscellaneous items.

DATE: 10/24/25 NAME: Javier Barraza TITLE: S. P.
AGENCY: Yuma County/Department of Development Services/ Planning & Zoning Division.
PHONE: (928) 817-5000
RETURN TO: Amelia Domby
 Amelia.Domby@YumaAZ.gov

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: November 3, 2025

Location: On-site; 5pm

Attendees:

Applicant: Christopher Robins and Bill Evans;

City Staff: Amelia Dombay;

Neighbor: Tom Scales

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- The neighbor in attendance stated he does not have any concerns with this rezone request.

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ACOSTA DAVID M	6740 E 32ND ST	YUMA, AZ 85365
ANDERSON RONALD R	3400 S AVE 7E 169	YUMA, AZ 85365
ARCHIE TRUST 2-22-2023	3400 S AVE 7E #222	YUMA, AZ 85365
BALLARD BRODERICK B & VICTORIA R	3400 S AVE 7 E UNIT 185	YUMA, AZ 85365
BIRMINGHAM LLC	77 W CHICAGO ST STE 4	CHANDLER, AZ 85225
BROWNLEE HOWARD AND BARBARA JT	PO BOX 335	CRYSTAL CITY, MB R0K 0N0
BUCHANAN BRAD & PAM	3400 S AVENUE 7E #84	YUMA, AZ 85365
BUSCHAUER CHARLES LOUIS & PATRICIA ELLEN CPWROS	3400 S AVENUE 7E #221	YUMA, AZ 85365
CLAAR KENNETH & JUDY	8956 VILLAGE PINES CIR	FRANKTOWN, CO 80116
D&B TANNER TRUST 9-3-2025	80 E 700 N	SPANISH FORK, MN 84660
DOMIER ELIZABETH J & STEVEN C	1944 HEATH AVE N	OAKDALE, MN 55128
ENSMINGER LISBETH K TRUST 12-19-2004	525 GRACELAND DR	CARBONDALE, CO 81623
FIERY GRETCHEN L	3108 N BOUNDARY BLVD	TAMPA, FL 33621
FLEMING JOHN D & LISA A CPWROS	3717 E LAS CRUCES LN	YUMA, AZ 85365
FLEMING JOHN D & LISA A CPWROS	3717 E LAS CRUCES LN	YUMA, AZ 85365
FLEMING JOHN D & LISA A JT	3717 LAS CRUCES LN	YUMA, AZ 85365
FULTON ROBERT MARTY & DEBRA JANE	3400 S AVENUE 7E # 184	YUMA, AZ 85365
GAUT STACY A & LINDA J	3400 S AVENUE 7E #223	YUMA, AZ 85365
GRANDEUR POODLES LLC	412 DAVIS ST	VACAVILLE, CA 95688
HAUGRUD LESTER BRIAN & RENEE GAIL	114 CRANLEIGH WY	CALGARY, AB T3M 0A1
HESS FAMILY TRUST 2-5-2018	PO BOX 976	CAPITOLA, CA 95010
JAMES JOHN A & KATHY J TRUST 7-16-2015	3400 S. AVENUE 7E SPC 224	YUMA, AZ 85365
JONES ALAN L	3400 S AVENUE 7 E SPC 162	YUMA, AZ 85365
KAISER DAVID P & LAURIE C	2821 SHAN DR	MISSOULA, MT 59804
LEDOUX ENTERPRISES LLC	11875 W MCDOWELL RD APT 2121	AVONDALE, AZ 85392
LEDOUX ENTERPRISES LLC	11875 W MCDOWELL RD APT 2121	AVONDALE, AZ 85392
MHC ARABY ACRES DA LLC	PO BOX 2629	ADDISON, TX 85007
ORTH WILLIAM A	3400 S AVE 7E #142	YUMA, AZ 85365
ORTH WILLIAM ALAN	3400 S AVE 7 E UNIT 142	YUMA, AZ 85365
PALMS RV RESORT DEV INC AZ CORP	3400 S AVENUE 7E	YUMA, AZ 85365
PALMS RV RESORT LOT OWNERS ASSOC INC	3400 S AVENUE 7E	ROCKLIN, CA 95765
RINEBARGER CARL H & DEBORAH E	3400 S AVENUE 7E #161	GEORGETOWN, TX 78627
RINGOR RICHARD J & KATHY L	3402 SAND ST	YUMA, AZ 85365
RITA O'HARE TRUST 12-8-2020	PO BOX 1073	YUMA, AZ 85365
SOLAR STORAGE LLC	PO BOX 25056	YUMA, AZ 85367

VON MOOS FAMILY REVOCABLE TRUST 7-28-2025	681 VESPER WAY	YUMA, AZ 85365
WATSON JAMES & JACQUE TRUST 1-18-2023	3400 S AVE 7E SP 81	SHERWOOD PARK
WIDEMAN CONSTANCE	3400 S AVE 7E SP 81	SHERWOOD PARK
WIDEMAN GILBERT D & CONSTANCE F JT	277-52152 RGE RD 225	YUMA, AZ 85365

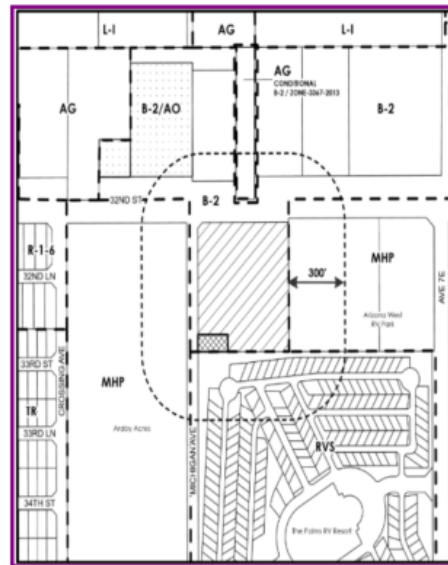
ATTACHMENT G NEIGHBOR MAILING

This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44631-2025**

NEIGHBORHOOD MEETING
11/03/2025 @ 5:00pm
On-site

PUBLIC HEARING
12/08/2025 @ 4:30pm
Yuma Police Department Room A
1500 S. 1st Avenue, Yuma, AZ.



Because you are a neighbor within 300' of the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ. You are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Domby by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Domby@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO

