



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

Hearing Date: June 11, 2018

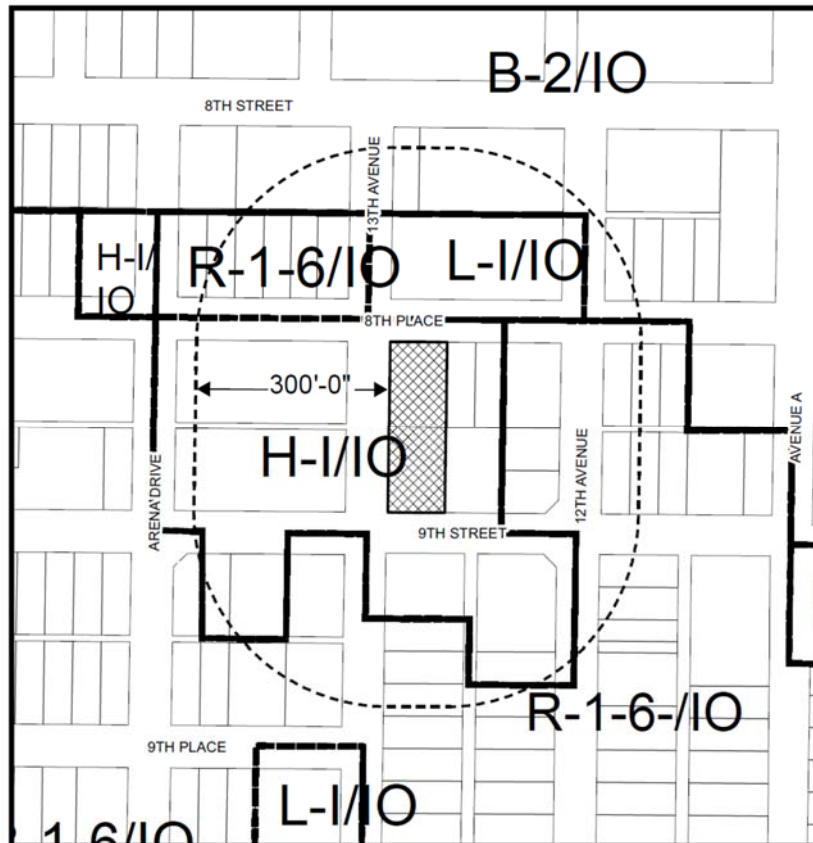
Case Number: ZONE-21751-2018

Project Description/Location:

This is a request by Laura Lopez to rezone two parcels with a total area of approximately 23,315 square feet, from the Heavy Industrial (H-I) District to the Low Density Single Family (R-1-5) District, while maintaining the existing Infill Overlay (IO) District, for the properties located at the southeast corner of W. 8th Place and 13th Avenue; and at 887 S. 13th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Heavy Industrial/Infill Overlay (H-I/IO)	Vacant	Low Density Residential
North	Light Industrial/Infill Overlay (L-I/IO)	Offices	Commercial
South	Heavy Industrial/Infill Overlay (H-I/IO)	Offices	Low Density Residential
East	Heavy Industrial/Infill Overlay (H-I/IO)	Contractor's Office	Low Density Residential
West	Heavy Industrial/Infill Overlay (H-I/IO)	Southwestern Steel	Low Density Residential

Location Map



Prior site actions: Subdivision: Timmons Addition (1903); Annexation #787 (1959); Rezone: Z80-13 (Res-1 to Ind-“B” in 1980); Overlay District: Infill Overlay District (2017).

Staff recommendation: Staff recommends **APPROVAL** of the request to rezone two parcels with a total area of approximately 23,315 square feet, from the Heavy Industrial (H-I) District to the Low Density Single Family (R-1-5) District, while maintaining the existing Infill Overlay (IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Motion to **APPROVE** the request to rezone two parcels with a total area of approximately 23,315 square feet, from the Heavy Industrial (H-I) District to the Low Density Single Family (R-1-5) District, while maintaining the existing Infill Overlay (IO) District, subject to the conditions shown in Attachment A, because the request is in compliance with the General Plan.

Staff Analysis: A recommendation of approval of this rezoning application is supported by:

- The General Plan Land Use Map, which encourages rezonings in this neighborhood for low density residential development.
- The Redevelopment Element- promoting investment in residential growth to remove blight and to improve the appearance of neighborhoods.
- The Infill Incentive Plan. These particular properties are shown in this plan, and they meet the purpose and criteria of the plan.

The two properties were originally lots 1, 2, 11, and 12 within Block 6 of the Timmon’s Addition Subdivision- platted in 1903. The applicant wants to construct four new single-family homes, each on its own lot of approximately 5,800 square feet. R-1-5 zoning allows one single-family home on a 5,000 square foot minimum lot.

The neighborhood is a mix of commercial, industrial and residential. There are at least 25 parcels with residences within 300 feet of the subject properties. The remaining 13 surrounding properties include: offices, storage, vacant land, and manufacturing. The largest business is Southwestern Steel and Supply, which is directly west of the proposed rezoning, across 13th Avenue.

The General Plan

The Redevelopment Element of the General Plan shows the subject properties within the 8th Street Study Area and states: “Stable residential neighborhoods lie just north and south of the commercial lots fronting on 8th Street. This is an area that might receive a positive continuation from the implementation of the Carver Park Neighborhood Redevelopment Plan. No redevelopment plan has been created for this area.”

Arizona Revised Statutes Section 9-461.05 requires a conservation, rehabilitation, and redevelopment element consisting of plans and programs for: the elimination of slums and blighted areas; community redevelopment for housing sites; and for business, industrial, and public building sites.

Also needed in the Redevelopment Element is a component that identifies city programs that promote home ownership, providing assistance for improving the appearance of neighborhoods, and promoting maintenance of both commercial and residential buildings in neighborhoods, and a component to identify city programs providing for the safety and security of neighborhoods.

The Goals, Objectives, and Policies of the Redevelopment Element include:

- Create a system to monitor conditions in mature neighborhoods to identify trends or opportunities, and develop strategies accordingly.
- Revise land development rules and codes to encourage investment or reinvestment consistent with revitalization plans or neighborhood strategies.
- Draft and Adopt an Infill Overlay District and Infill Incentive Plan to encourage development in all areas identified in this element of the General Plan.

Infill Overlay District and Infill Incentive Plan

The City of Yuma created an Infill Overlay District and adopted an Infill Incentive Plan with Resolution No. R2017-014 on June 21, 2017. Arizona Revised Statutes Section 9-499.10 allows for areas to be designated as Infill Incentive Districts if they meet certain criteria, including:

- A large number of vacant older or dilapidated buildings or structures.
- A large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
- The absence of development and investment activity compared to other areas in the city.

In conjunction with the creation of the district and its boundary, Statutes require the adoption of the Infill Incentive Plan to encourage development in the district. The Plan may include: relief from development standards, waivers or reductions of fees, and expedited processing of procedures, plans, and proposals.

Some of the benefits listed in the City's Infill Incentive Plan include:

- Infill development strengthens existing neighborhoods by increasing density, which increases walkability, which in turn leads to more pedestrian traffic, and dollars spent in the downtown.
- Replacing vacant and blighted properties strengthens real estate markets and increases property values.
- By making better use of existing infrastructure, the overall cost of public services is reduced.

Prior City Council Actions and Proposed Utility Easements

For reference in this report-

Prior to 1981: Heavy Industrial (H-I) was named Industrial "B";

Prior to 1982: General Commercial (B-2) was named Business "B";

Prior to 1995: Low Density Residential (R-1-6 to R-1-40) was named Residence "A".

The subject properties and much of the surrounding area was zoned residential in 1965 with Ordinance #984, with the exception of the properties along 8th Street, which were zoned Business "B".

Case #M80-1 was for the alley abandonment between 12th Avenue and 13th Avenue, approved in 1980. It was done in conjunction with case #Z80-13 (rezoning of the subject properties from Residence “A” to Industrial “B”). Describing the zoning in this neighborhood, the staff report for Z80-13 notes:

“Requests for commercial and industrial zoning were made in subsequent years [after 1965] for various projects on a spot basis, only some of which came to fruition and resulting now in the present ‘saw-tooth’ zoning pattern.”

As noted above, the alley running east to west was abandoned and in its place a ten foot wide utility easement was recorded in Docket 1157, Page 593 in 1980 (Ordinance #1914). As a condition of approval of the current rezoning case to R-1-5, Staff is requesting new conditions of approval, including a widening of the utility easement, for a total width of twenty feet.

The alley abandonment and rezoning to Industrial in 1980 by the owner (Southwestern Steel & Supply at that time) was for parking and storage. It was discussed that a retaining wall was needed along the east edge due to erosion and to protect the unusual “beehive” structure which accommodates a ten foot drop in elevation for a manhole and exposed sewer line. This sewer line area has been fenced off since then. No new substantial structures were built and no paved parking existed on the property, and recently it was cleared of all junk and vehicles.

1. Does the proposed zoning district conform to the Land Use Element?

Yes. The General Plan Designation is Low Density Residential, allowing for R-1-5 zoning.

2. Are there any dedications or property easements identified by the Transportation Element?

No. City Engineering is requesting non-access easements at the corners along with corner triangle dedications and the previously-mentioned wider utility easement (20 feet wide total) so as to avoid new construction too close to utilities.

Transportation Element	Planned	Existing	Difference	Requested
13 th Avenue – Local Street	29 FT H/W ROW	33 FT H/W ROW	-4 FT	0 FT
8 th Place – Local Street	29 FT H/W ROW	33 FT H/W ROW	-4 FT	0 FT
9 th Street – Local Street	29 FT H/W ROW	33 FT H/W ROW	-4 FT	0 FT

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?

Yes. The Redevelopment Element encourages infill and walkable neighborhoods close to shopping and public transportation.

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes. This rezoning will not have a negative effect on the facilities plan, and the property is near the East Main Canal Linear Park and Kiwanis Park.

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes. Residential zoning on this property was approved in 1965. The area was platted as a residential subdivision in 1903. However a rezoning to Industrial “B” in 1980 did occur. In 2017, the City Council adopted the Infill Overlay District and Infill Incentive Plan.

Public Comments Received:

Name:	Bryanne Olsen				Contact Information: 928-782-9878							
Method of Contact:	Phone		FAX		Email	X	Letter		Other	X	In person	
"I have to object to R-1-5. Our tenants receive and ship from the loading dock at 1290 W. 8 th Place at all times of day and night. We cannot let a zone change infringe on our commerce."												

Name:	Tom Beltran				Contact Information: 928-783-4286							
Method of Contact:	Phone		FAX		Email	X	Letter		Other	X	In person*	
"As owner of Southwestern Steel & Supply, I have been in business for over 50 years in this area. I object to rezoning to residential. This is primarily an industrial area. There is regular commercial traffic. There is a lot of noise from heavy machinery in the early hours and throughout the day. I do not wish to get any complaints from residents in the future." *In person was Chris Beltran.												

External Agency Comments:

None Received.

Neighborhood Meeting Comments:

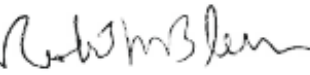
See Attachment C

Proposed conditions delivered to applicant on: 05/15/18**Final staff report delivered to applicant on:** 05/31/18

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 05/22/18
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F
Conditions of Approval	Neighborhood Meeting Comments	Location Map with Opposition	Residences within 300 Feet	Aerial Photo with Zoning-Expanded View	Staff Research


Prepared By: 
Robert M. Blevins, Principal Planner

373 -5189

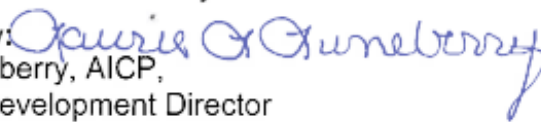
Date: 5/22/18
Robert.Blevins@yumaaz.gov

Reviewed By: 
Alyssa Linville, Principal Planner

Date: 05/22/18

Approved By: 
Dan Symer, AICP,
Assistant Director Community Development

Date: 5-29-18

Approved By: 
Laurie L. Lineberry, AICP,
Community Development Director

Date: 5-22-18

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 Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted prior to the issuance of any building permit, Certificate of Occupancy, or City of Yuma Business License for this property.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

City Engineering Department Conditions: Andrew McGarvie, Engineering Manager, (928) 373-5000, x3044:

4. The Owner will dedicate to the City of Yuma via Warranty Deed or plat, a corner site triangle with 21 foot long legs at the Northwest corner of the property located adjacent to 13th Avenue & 8th Place.
5. The Owner will dedicate to the City of Yuma via Warranty Deed or plat, a corner site triangle with 21 foot long legs at the Southwest corner of the property adjacent to 13th Avenue & 9th Street.
6. The Owner will dedicate to the City of Yuma via easement or plat, a 1 foot non-access easement over the corner triangle locations per City of Yuma Construction Standard 2-096.
7. The Owner will dedicate to the City of Yuma via easement or plat, a new sewer easement totaling 20 feet in width centered along the now common South property line of Lots 1 and 2, and the North property line of Lots 11 and 12, all in Block 6, Timmon's Addition, recorded in Book 1 of Plats, Page 12. A smaller 10 foot wide alley had been abandoned, and a 10 foot wide easement previously retained under City Ordinance 1914, recorded in Docket 1157, Page 593, Yuma County Records. (This 10 foot wide alley is explained on Page 4 of this report, paragraphs 1-4).
8. The Owner/Developer will notify the City of Yuma Utilities Department, in writing, a minimum of 90 days prior to the start of any housing construction on the two subject lots, allowing time to evaluate the development's impact to servicing the existing sanitary sewer manhole. This time frame will allow City crews to determine the extent of the sanitary sewer manhole repairs needed, and allow maintenance/replacement while the manhole is still accessible and not impacted by other construction activities on the property. Address notification to:

Utilities Director, City of Yuma Utilities Department
155 W. 14th Street
Yuma, AZ 85364

Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:

9. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Noise Disclosure Statement on the property acknowledging, accepting, and recognizing the potential for noise related to the adjacent industrial activities and uses.
10. 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
NEIGHBORHOOD MEETING COMMENTS

Date Held: 05/02/18

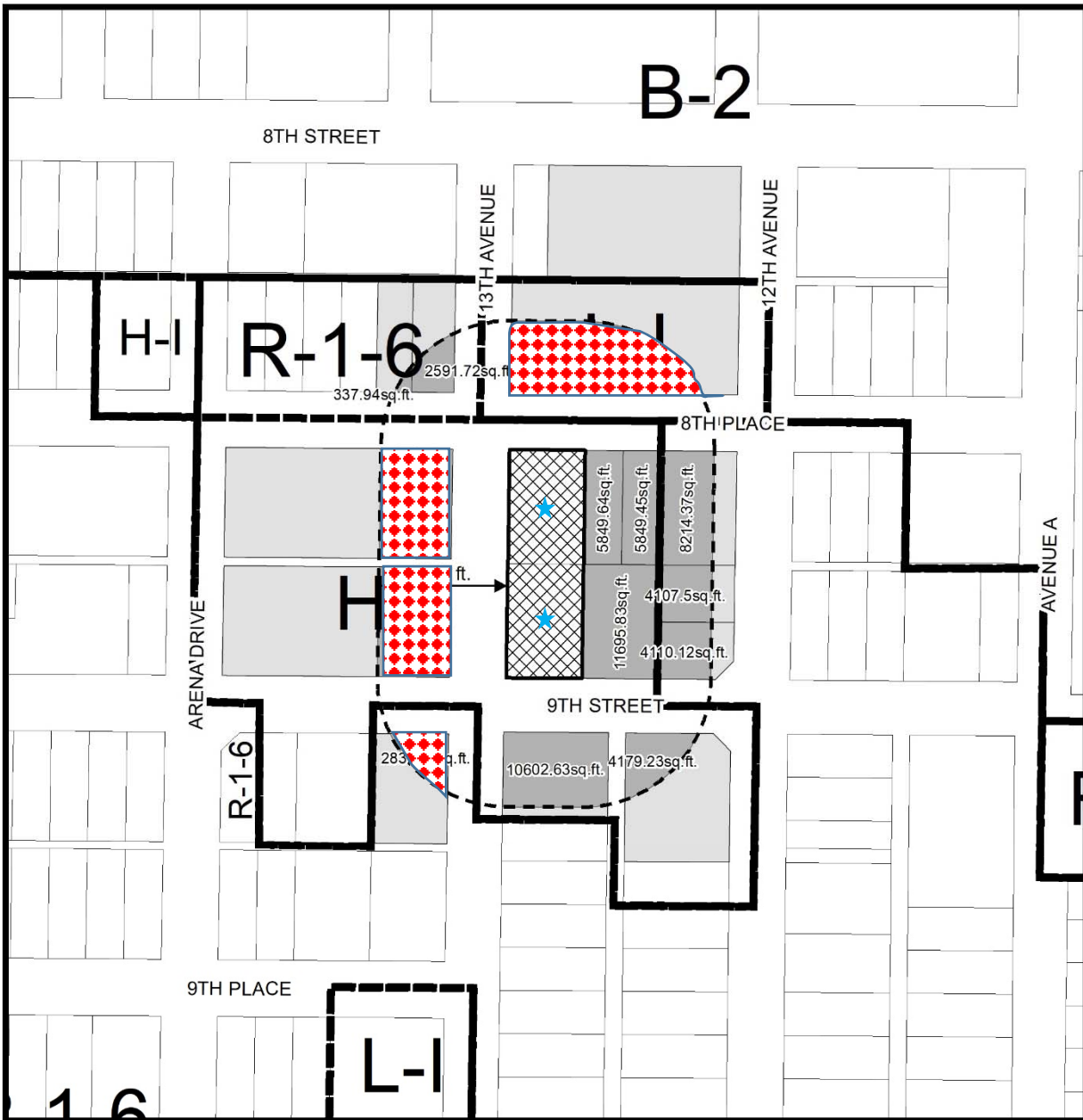
Location: At the subject property

Attendees: Applicant/Agent: Laura Lopez & Juan Luna;
City Staff: Bob Blevins; and
3 neighbors in attendance.

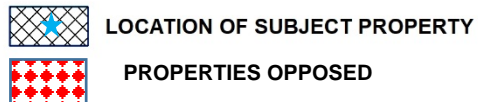
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- **APPLICANT: SHOWED FLOOR PLANS OF HOW HOMES WOULD FIT ON PROPERTY.**
- **NEIGHBOR: WE USE THE LOADING DOCK, THAT BUILDING HAS PNEUMATIC MANUFACTURING EQUIPMENT. I ADMIRE YOUR IDEA BUT IT WOULD NOT BE COMPATIBLE WITH OUR LIGHT INDUSTRIAL, COOLERS AND FREEZER COMPRESSORS FOR 99 CENT STORE. YOU HAVE TO DEAL WITH LIGHT INDUSTRIAL NOISE. C&C HAD COMPLAINTS.**
- **APPLICANT: COULD WE DO A DISCLAIMER?**
- **NEIGHBOR: DON'T SEE HOW THERE COULD BE A DISCLAIMER. WE HAVE 53 FOOT TRUCKS IN OUR LOADING DOCK.**
- **APPLICANT: SHOULD WE REARRANGE LOTS AND HAVE HOMES FACE 13TH AVENUE WITH HIGHER WALLS NEAR LOADING DOCK?**

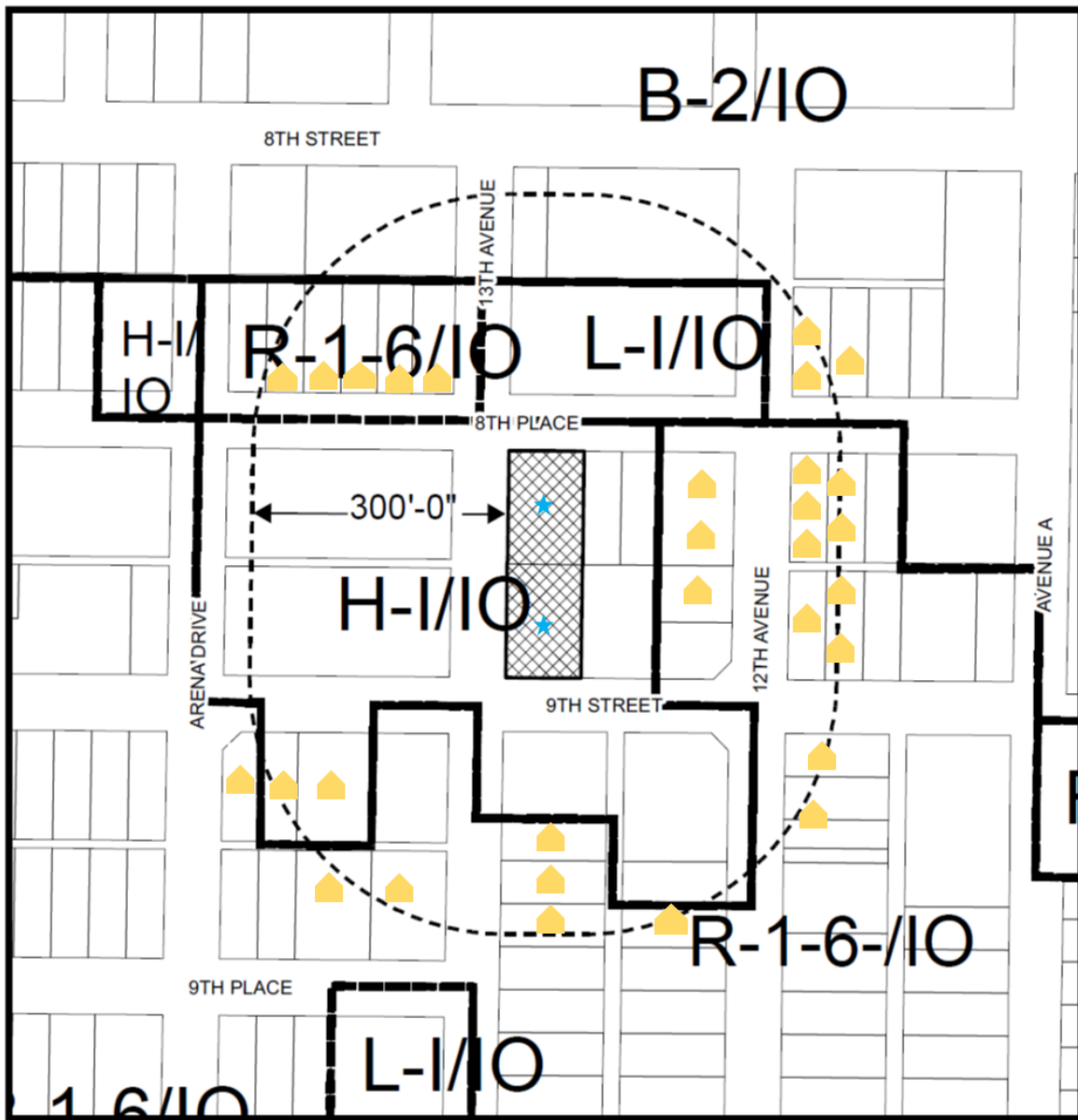
ATTACHMENT C LOCATION MAP WITH OPPOSITION



LOCATION MAP

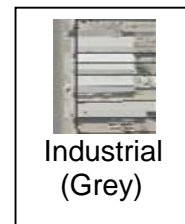
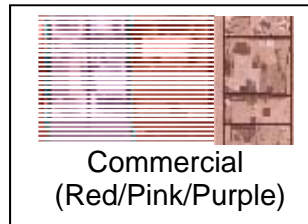
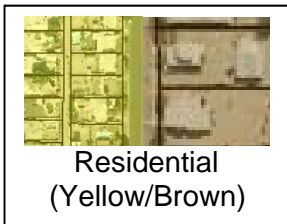
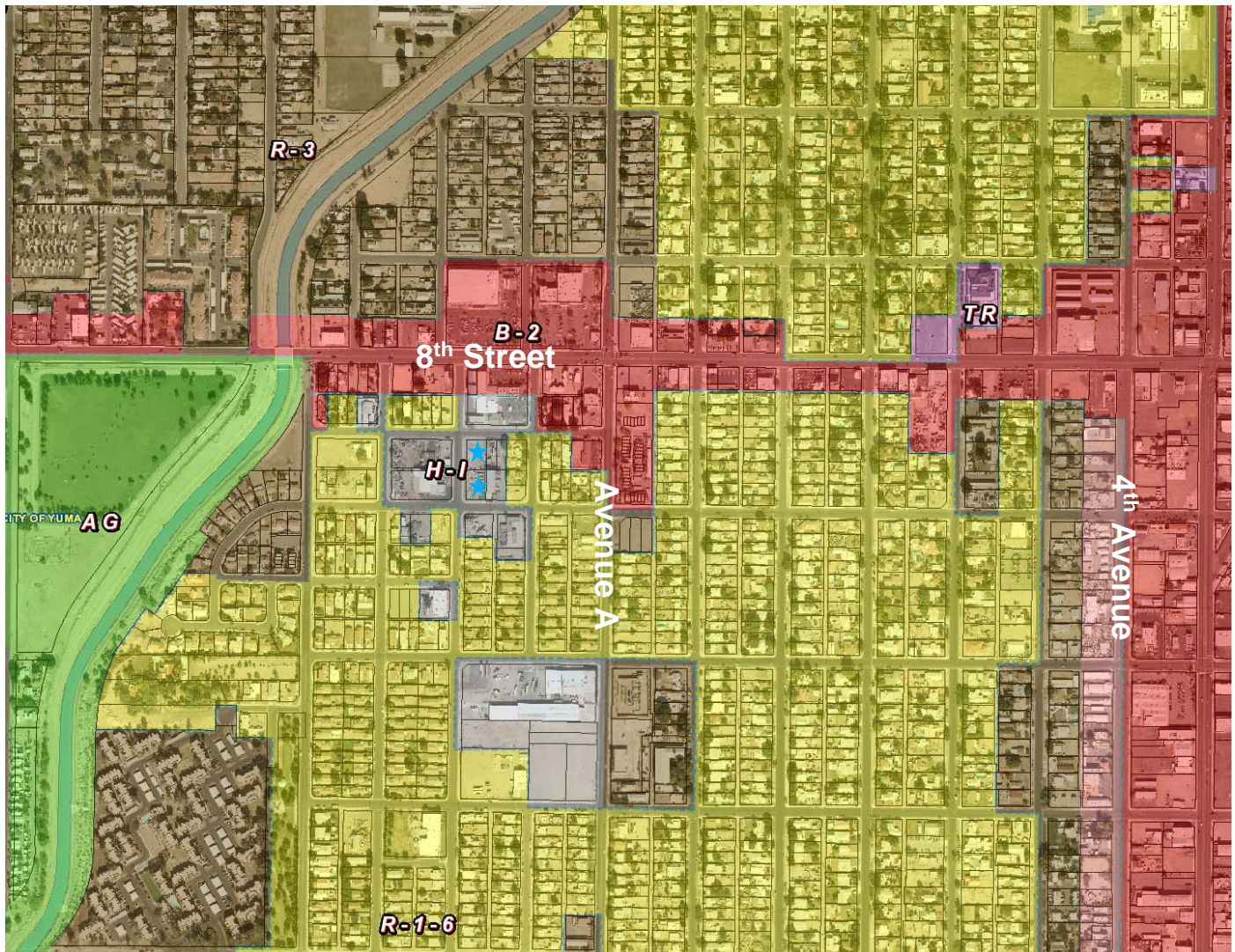


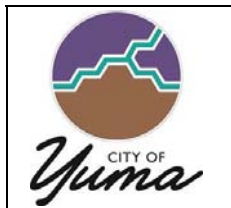
ATTACHMENT D
RESIDENCES WITHIN 300 FEET OF SUBJECT PROPERTIES



ATTACHMENT E

AERIAL WITH ZONING- EXPANDED VIEW





STAFF RESEARCH – REZONE

CASE #: ZONE-21751-2018

CASE PLANNER: BOB BLEVINS, PRINCIPAL PLANNER

I. PROJECT DATA

Project Location:	The southeast corner of W. 8 th Place and 13 th Avenue; and at 887 S. 13 th Avenue.									
Parcel Number(s):	664-08-042 and 664-08-127									
Parcel Size(s):	042: 11,616 square feet; & 127: 11,699 square feet.									
Total Acreage:	0.53									
Proposed Dwelling Units:	4									
Address:	887 S. 13 th Avenue									
Applicant:	Laura Lopez									
Applicant's Agent:	None									
Land Use Conformity Matrix:	Conforms:	Yes	X	No						
Zoning Overlay:	Public		AO		Auto		B&B		Historic	
	Noise Contours	65-70		70-75		75+		APZ1		APZ2
										Clear Zone

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Heavy Industrial/Infill Overlay (H-I/IO)	Vacant	Low Density Residential
North	Light Industrial/Infill Overlay (L-I/IO)	Offices	Commercial
South	Heavy Industrial/Infill Overlay (H-I/IO)	Offices	Low Density Residential
East	Heavy Industrial/Infill Overlay (H-I/IO)	Contractor's Office	Low Density Residential
West	Heavy Industrial/Infill Overlay (H-I/IO)	Southwestern Steel	Low Density Residential

Prior Cases or Related Actions:										
<u>Type</u>	<u>Conforms</u>				<u>Cases, Actions or Agreements</u>					
Pre-Annexation Agreement	Yes		No		N/A					
Annexation	Yes	X	No		#787 (1959)					
General Plan Amendment	Yes		No		N/A					
Development Agreement	Yes		No		N/A					
Rezone	Yes	X	No		Z80-13 (Res-1 to H-I)					
Subdivision	Yes	X	No		Timmons Addition (1903)					
Conditional Use Permit	Yes		No		N/A					
Pre-Development Meeting	Yes	X	No		PDM-21477-2018, held 03/22/18					
Design Review Commission	Yes		No		N/A					
Enforcement Actions	Yes		No		N/A					
Avigation Easement Recorded	Yes		No	X						
Land Division Status:	Parcels are legal lots of record.									
Irrigation District:	None									
Adjacent Irrigation Canals & Drains:	None									
Water Conversion: (5.83 ac ft/acre)	0.00 Acre Feet a Year									
Water Conversion Agreement Required	Yes		No	X						

II. CITY OF YUMA GENERAL PLAN

Land Use Element:										
Land Use Designation:	Low Density Residential									
Noise Contour:	None		Overlay/Specific Area:				Infill Overlay			

Issues:		None																																																	
Historic District:	Brinley Avenue		Century Heights				Main Street			None	X																																								
Historic Buildings on Site:		Yes		No	X																																														
Transportation Element:																																																			
FACILITY PLANS																																																			
Transportation Master Plan		Planned					Existing																																												
13 th Avenue – Local Street		29 FT H/W ROW					33 FT H/W ROW																																												
8 th Place – Local Street		29 FT H/W ROW					33 FT H/W ROW																																												
9 th Street – Local Street		29 FT H/W ROW					33 FT H/W ROW																																												
Median Covenant		No																																																	
Gateway Route		Scenic Route				Hazardous Cargo Route			Truck Route																																										
Bicycle Facilities Master Plan		8 th Street Bike Route																																																	
YCAT Transit System		8 th Street Purple Route																																																	
Issues:		None																																																	
Parks, Recreation and Open Space Element:																																																			
Parks and Recreation Facility Plan																																																			
Neighborhood Park:	Existing: Kiwanis Park					Future: None																																													
Community Park:	Existing: Carver Park Complex					Future: None																																													
Linear Park:	Existing: East Main Canal Linear Park					Future: None																																													
Issues:		None																																																	
Housing Element:																																																			
Special Need Household:	N/A																																																		
Issues:		None																																																	
Redevelopment Element:																																																			
Planned Redevelopment Area:		8 th Street Study Area																																																	
Adopted Redevelopment Plan:	North End:		Carver Park:			None:		X																																											
Conforms:		Yes		No																																															
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 2012-2016 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		<table border="1"> <thead> <tr> <th colspan="2">Dwellings & Type</th> <th rowspan="2">Projected Population</th> <th rowspan="2">Police Impact</th> <th colspan="2">Water Consumption</th> <th rowspan="2">Wastewater Generation</th> </tr> <tr> <th>Single Family</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Maximum</td> <td>Per Unit</td> <td></td> <td>Officers</td> <td>GPD</td> <td>AF</td> <td>GPD</td> </tr> <tr> <td>4</td> <td>3.1</td> <td>12</td> <td>0.02</td> <td>3,720</td> <td>4.2</td> <td>1,240</td> </tr> <tr> <td>Minimum</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>3.1</td> <td>6</td> <td>0.01</td> <td>1,860</td> <td>2.1</td> <td>620</td> </tr> </tbody> </table>										Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation	Single Family					Maximum	Per Unit		Officers	GPD	AF	GPD	4	3.1	12	0.02	3,720	4.2	1,240	Minimum							2	3.1	6	0.01	1,860	2.1	620
Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation																																													
Single Family																																																			
Maximum	Per Unit		Officers	GPD	AF	GPD																																													
4	3.1	12	0.02	3,720	4.2	1,240																																													
Minimum																																																			
2	3.1	6	0.01	1,860	2.1	620																																													
Fire Facilities Plan:		Existing: Fire Station #1					Future: None																																												
Water Facility Plan:		Source:	City	X	Private	Connection: 4 inch cement asbestos lines on W. 8 th Place & W. 9 th Street.																																													
Sewer Facility Plan:		Treatment:	City	X	Septic		Private	Connection: 8 inch vitrified clay pipe on W. 8 th Pl. & W. 9 th St.																																											
Issues:		Above-ground "Beehive" sewer structure at rear of proposed residential lots.																																																	
Safety Element:																																																			
Flood Plain Designation:		X	Liquefaction Hazard Area:			Yes		No	X																																										
Issues:		None																																																	

Growth Area Element:

Growth Area:	North End		Pacific Ave & 8 th St		Estancia		None	X	
	Araby Rd & Interstate 8		Arizona Ave & 16 th St.		Avenue B & 32 nd St.				
Issues:	None								

NOTIFICATION

- Legal Ad Published: The Sun 05/18/18
- 300' Vicinity Mailing: 04/23/18
- 34 Commenting/Reviewing Agencies noticed: 04/26/18

- Neighborhood Meeting: 05/02/18
- Hearing Date: 06/11/18
- Comments Due: 05/07/18

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	04/30/18	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	YES	04/27/18	X		
Yuma County Planning & Zoning	YES	05/01/18	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	05/09/18	X		
Yuma Mesa Irrigation District	YES				
Arizona Fish and Game	NR	04/30/18	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Company	NR				
Western Area Power Administration	NR				
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	YES	05/11/18		X	
Kayla Holiman, Fire	YES	05/01/18	X		
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	04/27/18	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

Neighborhood Meeting	Comments Available
05/02/18 at the property 5 p.m.	See Staff Report Attachment B.
Prop. 207 Waiver Given to Applicant on:	Delivery Method:
05/16/17	By U.S. Mail

PUBLIC COMMENTS RECEIVED: YES. TWO COMMENTS ATTACHED

PUBLIC COMMENTS

From: Bryanne Olsen <olsens974@gmail.com>
Sent: Thursday, April 26, 2018 1:27 PM
To: Blevins, Robert (Bob) - Principal Planner
Subject: Rezone case#21751 2018

Dear Mr Blevins,

Thank you for the zone notice. I have to object to the low density single family R-1-5.

Our tenants receive and ship from the loading dock at 1290 W. 8th Pl., at all times of day and night. We cannot let a zone change infringe on our commerce.

Bryanne Olsen
DB Olsen Investments LLC
928 782 9878 O
928 246 2517 C

From: Tom Beltran
<jtbeltran@southweststeelsupply.com>
Sent: Monday, April 30, 2018 12:50 PM
To: Blevins, Robert (Bob) - Principal Planner
Subject: Case # ZONE-21751-2018

To whom it may concern:

As owner of Southwestern Steel & Supply Co., Inc., I have been in business for over 50 years in this area. I object to rezoning to residential. This is primarily an industrial area. There is regular commercial traffic. There is alot of noise from heavy machinery in the early hours and throughout the day. I do not wish to get any complaints from residents in the future.

Thank You,

John Beltran

--
*SOUTHWESTERN STEEL & SUPPLY CO., INC.
1300 W. 9TH STREET
YUMA, AZ 85364
(928) 783-4286*