



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Meredith Rojas

Hearing Date: July 14, 2025

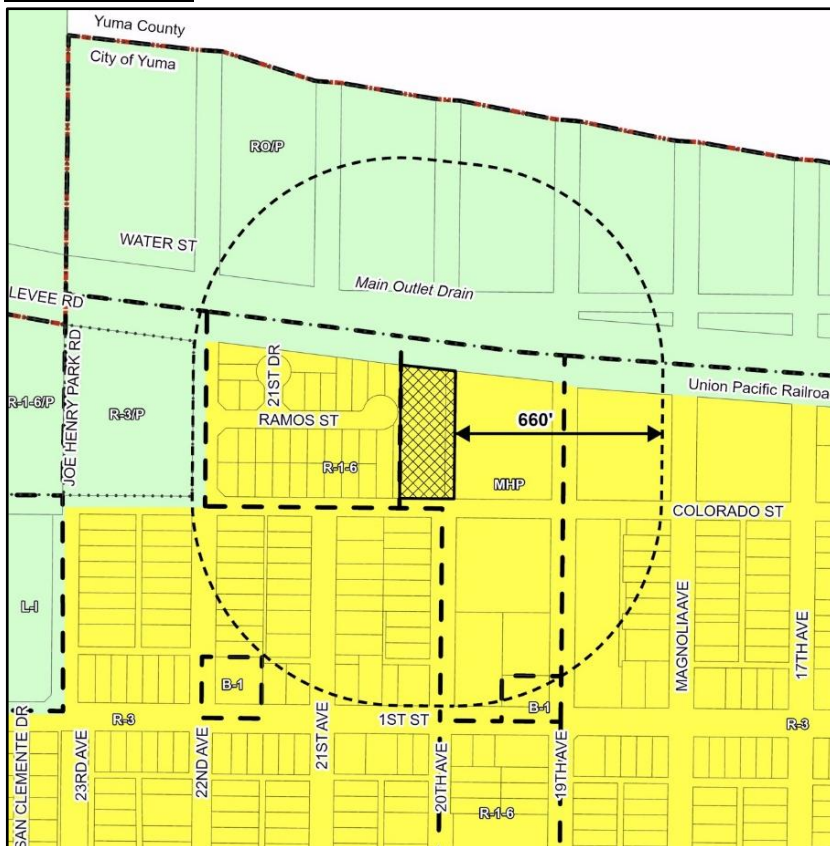
Case Number: GP-43807-2025

Project Description/Location:

This is a Minor General Plan Amendment request by Edais Engineering Inc, on behalf of Loneram LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.62 acres for the properties located northwest and north of the intersection of Colorado Street and 20th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Manufactured Housing Park (MHP)	Vacant	Low Density Residential
North	Recreation and Open Space (RO)	Colorado River Levee Linear Park, West Wetlands Park	Resort/Recreation/ Open Space
South	High Density Residential (R-3)	Single-family homes	Low Density Residential
East	Manufactured Housing Park (MHP)	Colorado Street Trailer Park	Low Density Residential
West	Low Density Residential (R-1-6)	Single-family homes	Low Density Residential

Location Map



LOCATION OF SUBJECT PROPERTY



NOTIFICATION AREA

GENERAL PLAN - LAND USE

Resort, Recreation & Open Space

Low Density Residential

ZONING DISTRICTS

B-1 - Limited Commercial

L-1 - Light Industrial

MHP - Manufactured Housing Park

R-1-6 - Low Density Residential (6,000 sq ft min)

R-3 - High Density Residential

RO - Recreational & Open Space

Public (P) Overlays

Prior site actions: Incorporation, City Charter, effective January 12, 1915; Rezoning, C-10-63 (Res A to Res C), 1963; Rezoning, Z83-32 (Res C to MH), Ordinance 2179, effective February 18, 1984; Conditional Use Permit, CU84-1 (expansion of RV park), approved January 24, 1984; Conditional Use Permit, CU85-16 (time extension), approved January 28, 1986; Loneram Lot Tie / Lot Split (Fee # 2025-14531)

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 1.62 acres from Low Density Residential to High Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 1.62 acres from Low Density Residential to High Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Edais Engineering Inc, on behalf of Loneram LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.62 acres for the properties located northwest and north of the intersection of Colorado Street and 20th Avenue, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS) and Manufactured Housing Park (MHP) districts.

The properties are currently in the Manufactured Housing Park (MHP) zoning district, which is not in conformance with the Low Density Residential land use designation. The MHP District permits manufactured home and recreational vehicle parks. The applicant's intent in changing the land use designation is to pursue a rezoning of the site to the High Density Residential (R-3) zoning district to allow the development of multi-family units.

Density

The current land use designation of Low Density Residential would allow 2 to 8 dwelling units to be constructed on the subject 1.62 acres.

The proposed land use designation of High Density Residential would allow 21 to 49 dwelling units.

Population

Information from the 2018-2022 American Community Survey provides data on population by housing unit type. The information results in an average household size of 1.9 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

Low Density Residential:

Minimum 2 homes – Expected population: 4

Maximum 8 homes – Expected population: 15

High Density Residential:

Minimum 21 homes – Expected population: 40

Maximum 49 homes – Expected population: 93

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age is estimated at:

Low Density Residential:

Minimum expected population: 4 – School age: 1

Maximum expected population: 15 – School age: 3

High Density Residential:

Minimum expected population: 40 – School age: 8

Maximum expected population: 93 – School age: 19

Transportation

The subject properties are located northwest and north of the intersection of Colorado Street and 20th Avenue. Vehicle access to the properties will be from Colorado Street.

There is an existing bike path along the Colorado River Levee and a proposed bike lane along 1st Street. There is an existing bus stop on 3rd Street at 20th Avenue that serves Green Route 4/4A.

The City of Yuma Transportation Master Plan identifies Colorado Street and 20th Avenue as Local streets and 1st Street as a Collector. According to the City of Yuma Transportation Master Plan, 1st Street operates at a Level of Service (LOS) of C or above, meaning there are stable conditions with movements somewhat restricted due to higher volumes but not objectional to motorists. The Yuma Metropolitan Planning Organization identified average annual daily traffic counts at 1st Street and Magnolia Avenue as 10,140 in 2023.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. Objective 1.3 encourages providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The subject properties' current zoning designation of Manufactured Housing Park (MHP) permits a high density of manufactured homes or recreational vehicles. However, the MHP zoning district is not in conformance with the current Low Density Residential land use designation and the types of dwelling units that may be constructed in this zoning district are limited. The requested land use designation change will bring the current MHP zoning district into conformance and allow the applicant to pursue a rezoning to the High Density Residential (R-3) zoning district, which permits construction of single-family, two-family, and multi-family dwellings.

Public Services - Education

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the three school districts in the General Plan area.

The subject properties are within the boundaries of the Yuma Elementary School District One and the Yuma Union High School District. According to the Yuma

Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of Pecan Grove Elementary School at 600 S. 21st Avenue. Junior high school students are within the boundary of Fourth Avenue Junior High School located at 450 4th Avenue. According to the Yuma Union High School District, the high school students are within the boundary of Yuma High School located at 400 S. 6th Avenue.

West Riverfront Study Area

The Redevelopment Element of the City of Yuma 2022 General Plan identifies study areas in need of additional efforts to encourage redevelopment.

The subject properties are located within the West Riverfront Study Area, which the General Plan identifies as having potential for redevelopment and infill housing.

“Examples of redevelopment opportunities include canal-oriented apartments, townhomes, retail shops, or offices. The pedestrian-oriented environment with access to public amenities such as the West Wetlands Park, Colorado River Levee Linear Park, and the West Main Canal Linear Park make this area particularly attractive for residential, both single family and multi-family.”

1. Does the proposed amendment impact any elements of the General Plan?

No. The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
Colorado St – Local	29 FT HW	30 FT HW
20 th Ave - Local	29 FT HW	40 FT HW
1 st St - Collector 2 Lanes	40 FT HW	45 FT HW
Median Disclosure	N/A	

2. Does the proposed amendment impact any of the facility plans?

No. The change in land use will not significantly impact any of the facility plans.

3. Is the proposed amendment in conflict with Council's prior actions?

No. The proposed amendment is not in conflict with the Council's prior actions.

Scheduled Public Hearings:

- ☒ City of Yuma Planning and Zoning Commission: July 14, 2025
☐ City of Yuma City Council: August 6, 2025

Public Comments Received: See Attachment C

Agency Comments: None Received

Neighborhood Meeting Comments: See Attachment B

Final staff report delivered to applicant on: 05/28/25

- ☒ Applicant agreed with staff's recommendation: 05/28/25
☐ Applicant did not agree with staff's recommendation:
☐ Final report was emailed to applicant and awaiting response.

Attachments

A	B	C	D	E	F
Staff Worksheet	Neighborhood Meeting Comments	Public Comments	Neighbor Notification List	Aerial Photo	Applicant Narrative

Prepared By: Meredith Rojas**Date:** 06/25/2025

Meredith Rojas
Associate Planner
Meredith.Rojas@yumaaz.gov

(928) 373-5000, x3047


Reviewed By: Jennifer L. Albers**Date:** 6/25/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: Alyssa Linville**Date:** 06/27/25

Alyssa Linville,
Director, Planning and Neighborhood Services

**Attachment A
Staff Worksheet**

	Staff Research – General Plan Amendment CASE #: GP-43807-2025 CASE PLANNER: MEREDITH ROJAS
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I. PROJECT DATA

Project Location:	Northwest and north of the intersection of Colorado Street and 20 th Avenue				
Parcel Number(s):	632-30-080, 632-30-089 (part)				
Parcel Size(s):	1.31 acres and 0.31 acres				
Total Acreage:	1.62				
Proposed Dwelling Units:	Maximum:	49	Minimum:	21	
Address:	Northwest corner of Colorado Street and 20 th Avenue and a portion of 1980 W Colorado Street				
Applicant:	Loneram LLC				
Applicant's Agent:	Najeh Edais – Edais Engineering, Inc.				
Land Use Conformity Matrix:	Current Zoning District Conforms:		Yes	No	X
Zoning Overlay:	Public	AO	Auto	B&B	Historic
	Airport	Noise Contours	65-70	70-75	75+
				APZ1	APZ2
					CLEAR ZONE

	Existing Zoning	Current Use	General Plan Designation
Site	Manufactured Housing Park (MHP)	Vacant	Low Density Residential
North	Recreation and Open Space (RO)	Colorado River Levee Linear Park, West Wetlands Park	Resort/Recreation/ Open Space
South	High Density Residential (R-3)	Single-family homes	Low Density Residential
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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	No		City Charter, effective 01/12/1915
General Plan Amendment	Yes	No		N/A
Development Agreement	Yes	No		N/A
Rezone	Yes	No	X	C-10-63, (Res A to Res C); Z83-32, (Res C to MH), Ord. No. 2179, effective 02/18/1984
Subdivision	Yes	X	No	Yuma Townsite, filed 04/04/1894; Loneram Lot Tie / Lot Split (in process)
Conditional Use Permit	Yes	No		CU84-1, expansion of RV park, approved 01/24/1984; CU85-16, time extension, approved 01/28/1986
Pre-Development Meeting	Yes	No		PDM-42471-2024
Enforcement Actions	Yes	No		CODE-BS006659-2021

Land Division Status:	Legal lot of record				
Irrigation District:	Yuma County Water Users'				
Adjacent Irrigation Canals & Drains:	Main Outlet Drain				
Water Conversion: (5.83 ac ft/acre)	9.44 Acre Feet a Year				
Water Conversion Agreement Required	Yes	X	No		

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Low Density Residential									
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	Gateway	Scenic	Hazard	Truck
Colorado St - Local	29 FT HW	30 FT HW				
20 th Ave - Local	29 FT HW	40 FT HW				
1 st St - Collector 2 Lanes	40 FT HW	45 FT HW				
Bicycle Facilities Master Plan	Colorado River Levee - Existing bike path; 1 st St - Proposed bike lane					
YCAT Transit System	3 rd Street at 20 th Avenue - Green Route 4/4A					
Issues:						

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
	Neighborhood Park:	Existing: Kiwanis Park	Future: Kiwanis Park
	Community Park:	Existing: Joe Henry Park Complex	Future: Joe Henry Park Complex
	Linear Park:	Existing: Colorado River Levee Linear Park	Future: Colorado River Levee Linear Park
Issues:			

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:	West Riverfront Study Area				
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:				

Public Services Element:

Population Impacts Population projection per 2018-2022 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		Projected	Police	Water		Wastewater
	<i>Multi-Family</i>		Population	Impact	Consumption		Generation
	Maximum	Per Unit		Officers	GPD	AF	GPD
	49	1.9	93	0.18	19,272	21.6	6,517
	Minimum						
	21	1.9	40	0.08	8,259	9.3	2,793

Fire Facilities Plan:	Existing: Fire Station No. 1					Future: Fire Station No. 1		
Water Facility Plan:	Source:	City	X	Private		Connection: 6" PVC line on Colorado Street and Bonita Estates		
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	8" line on Colorado Street and Bonita Estates	
Issues:								

Safety Element:

Flood Plain Designation:	X Protected by Levee	Liquefaction Hazard Area:	Yes	X	No		
Issues:							
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:							

NOTIFICATION

- **Legal Ad Published: The Sun** 05/17/2025
- **Display Ad Published:** 05/17/2025
- **660' Vicinity Mailing:** 03/18/2025
- **54 Commenting/Reviewing Agencies noticed:** 03/11/2025
- **Site Posted:** 03/31/2025
- **Neighborhood Meeting:** 04/07/2025
- **Hearing Dates:** 07/14/2025 & 08/06/2025
- **Comments Due:** 05/10/2025

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	YES	03/12/25	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	03/14/25	X	
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	04/30/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	03/12/25	X	
Yuma Irrigation District	NR			

Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	03/12/25	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec	NR			
David Wostenberg, City Engineer	NR			
Jerry Anaya, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	YES	03/13/25	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
5 p.m. April 7, 2025 on site	See Attachment B
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT B
NEIGHBORHOOD MEETING COMMENTS

Date Held: 04/07/25

Location: On-site

Attendees: Staff: Meredith Rojas; Applicants: Alaa El Anba, Jose Salazar

15 neighbors in attendance: Laine Adair, Mario de La Hoya, Jennie Montague, Martin Ramos, Leticia Ramos, Willie Wilson, Ray Gill, Lupe Gill, Jacqueline Ramos, Jewlia Ramos, Kimberly Lugo, Gloria Lugo, Tony Conde, Sara Guerra, Marilyn Ramos

Summary of Attendees' Comments Related to the Project:

- Staff explained the applicant's request to change the land use designation to pursue a future rezoning to the High Density Residential (R-3) district.
- Applicants said their intent is to develop 24 one-story apartments.
- Most neighbors in attendance said they want to see single family homes rather than apartments. They expressed concern that apartments and the transient nature of renters will lead to lower property values and will work against their efforts to beautify the neighborhood.
- Many neighbors said there are already issues with vehicular congestion and speeding on Colorado Street. They expressed concern that additional traffic and on-street parking associated with a new apartment complex will make the street more dangerous.
- One neighbor said he would rather see apartments on the lot than a manufactured home park allowed by the current zoning.
- One neighbor said he is concerned about higher property taxes once the site is developed.
- Other concerns and questions:
 - A neighbor said he does not want the subject property accessed from Ramos Street in Bonita Estates. The applicant said the apartments will not be accessed from Ramos Street and that the block wall separating the subject property and Bonita Estates subdivision will be painted.
 - A neighbor asked if a sidewalk will be provided and stated he would like to see the developer pave part of Colorado Street. The applicant said a sidewalk will be provided.
 - A neighbor asked if there will be a stormwater retention basin on the property and stated the basin in Bonita Estates is a breeding ground for mosquitos. The applicant said stormwater will be retained on-site.

**ATTACHMENT C
PUBLIC COMMENTS**

Name:	Jennie Montague	Contact Information: jennielaveen@yahoo.com									
Method of Contact:	Phone		FAX		Email	X	Letter		Other		
<p>Hello Meredith,</p> <p>I attended the meeting on March 7th regarding the property owner's request to change this property from low density residential to high density residential. It is my understanding that the owner of the property plans to develop apartments on this land. I am pleased that he does not want to have manufactured homes and/or trailers on this lot but am concerned with building an apartment complex. My concerns include the following:</p> <ul style="list-style-type: none"> * Impact on property values for the Bonita Estates homes (where I live). Current homes at Bonita Estates are "custom" homes and it is unclear how these apartments can add to the beauty of this community. * Increased street traffic on Colorado Street * Potential problems with residents at the apartment complex as these are not permanent residents and while there is a planned property manager for the site potential conflicts among residents or the residents themselves cannot be avoided. <p>Thank you for the opportunity to attend this meeting and to hear out my concerns, I do plan to attend the Planning and Zoning Commission meeting on June 9, 2025.</p> <p>Sincerely,</p> <p>Jennie Montague 280 N. 21st Drive, Yuma, AZ 85364</p>											

Name:	Janette Magallanes	Contact Information: 661-733-2893									
Method of Contact:	Phone	X	FAX		Email		Letter		Other		
<p>Staff spoke with Ms. Magallanes by phone on April 8, 2025. Ms. Magallanes asked about the request and attendance at the neighborhood meeting. Staff explained the request and summarized comments from the neighborhood meeting. Ms. Magallanes expressed concern about additional traffic volume and speeding on 20th Avenue. Ms. Magallanes said she would also prefer to see owner-occupied units, such as condos.</p>											

Name:	Martin & Leticia Ramos			Contact Information: marletdeyuma@yahoo.com						
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>

April 28, 2025

Hello Meredith

My husband and I were present at the meeting on April 7, 2025, pertaining to the property owners request to change the property in question from low density residential to high density residential. I understand that the owner of this property hopes to develop apartments on this this land in question. We are happy that he does not want to have manufactured homes and or trailers on this property but it still worries us that an apartment complex is wanting to be built. Our concerns are as such;

- Impact on property values for the Bonita Estates homes. The homes in the Bonita Estates are custom homes and it is unclear as to how these apartments can add to the beauty of this community.
- Increased street traffic on the Colorado Street
- Potential problems with residents at the apartment complex as these are not permanent residents and while there is a planned property manager for the site potential conflicts among residents or the residents themselves cannot be avoided.
- Bonita Estates was planned out for the benefit of the community on the North side of Yuma. Keeping in mind of the beautification of the North end with family housing. We hope that instead of apartments that the owner would consider building new homes in keeping the sequence of beautiful homes being built.
- If owner is granted the change he request if he could please build the apartments with covered parking and lighting that would be appealing to the neighborhood.

Thank you for the opportunity to attend this meeting and to hear out our concerns. We do plan to attend the planning and zoning commission meeting on June 9, 2025.

Sincerely
Martin & Leticia Ramos
2495 W. 4th Place
Yuma, AZ 85364

Name:	Alan Pitcairn			Contact Information: 858-204-5988						
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>

Staff spoke with Mr. Pitcairn by phone on May 6, 2025. Mr. Pitcairn asked how many units and parking spaces are planned for the property. Staff provided details from the applicant's narrative and noted the applicant would be required to follow the City's development standards. Mr. Pitcairn expressed concern about additional on-street parking on Colorado Street.

Name:		Jewlia Ramos			Contact Information: jewlsr9@gmail.com						
Method of Contact:		Phone		FAX		Email	X	Letter		Other	

Jewlia Ramos
2053 W Ramos St.
Yuma, AZ 85364
jewlsr9@gmail.com
928-655-3655

Yuma City Council
City of Yuma
One City Plaza
Yuma, AZ 85364

Dear Esteemed Members of the Yuma City Council,

I am writing to express my strong opposition to the proposed development of apartments, duplexes or condominiums adjacent to my home in the North End. I urge you to consider the long-term implications this high-density housing would have on our community and instead support the construction of single-family homes that would contribute to safety, aesthetic improvement, and overall community well-being.

Impact on Property Values and Crime
High-density housing developments like apartment complexes often correlate with increased crime and decreased property values. Multiple studies—including one from Los Angeles County—show that street segments with large apartment buildings generally experience higher crime rates than those with smaller complexes or single-family homes. (ojp.gov)

Additionally, crime data from other cities like Dallas and Boise show apartment complexes contributing disproportionately to criminal incidents such as theft, assaults, and drug activity. This is deeply concerning for those of us already dealing with elevated crime in the neighborhood.

Harming a Gateway to Yuma's Natural Beauty
Perhaps more importantly, this development would directly impact one of our community's most valuable public amenities: the city park and nearby nature walk. This area serves as a quiet, scenic escape for residents and is one of the first places tourists see when they arrive in Yuma—conveniently located just off the freeway. Turning the surrounding area into a dense cluster of apartments and trailers would detract from the natural beauty and peacefulness that draws people to this part of the city.

Instead of welcoming visitors with views of well-kept homes and green space, we risk giving the impression of overcrowding and urban decay. This could discourage tourism and reduce the appeal of one of the most unique and calming outdoor experiences our city has to offer.

A Better Path Forward for the North End
Our neighborhood deserves development that lifts it up, not one that places further strain on already stressed resources. Building single-family homes would enhance the appearance of the area, promote long-term community investment, and align with crime-prevention principles such as Crime Prevention Through Environmental Design (CPTED), which encourages features like natural surveillance and defined property boundaries—something apartments simply do not provide.

Additionally, research from Philadelphia shows that improving housing conditions through city-funded repairs in low-income areas led to substantial reductions in violent crime, reinforcing the

idea that the built environment plays a critical role in community safety and perception.
(penntoday.upenn.edu)

Conclusion

I respectfully ask that the Yuma City Council consider the broader and long-term impacts this proposed development would have on our neighborhood, our visitors, and our city's image. Let's prioritize thoughtful, sustainable development that enhances the character and safety of the North End by investing in single-family homes—not more stacked apartments, duplexes, condos, or trailers.

Thank you for your time and consideration.

Sincerely,
Jewlia Ramos

Name:	Jacqueline Ramos	Contact Information:	ramostrucking@gmail.com							
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
Jacqueline Ramos 2197 W. Ramos St. Yuma, AZ. 85364 ramostrucking@gmail.com (928) 550-1487										
Yuma City Council City of Yuma One City Plaza Yuma, AZ 85364										
Dear Members of the Yuma City Council,										
<p>This letter is to express my concerns and opposition with the letter I received from the Department of Planning and Neighborhood Services. I oppose the request by Edais Engineering Inc on behalf of Loneram LLC, to change the land use designation from Low Density Residential to High Density Residential. I oppose the applicant's intent in changing the land use designation to pursue a rezoning of the site High Density Residential to allow the development of multi-family units. The following reasons is why this would impact our neighborhood and my property value:</p> <ul style="list-style-type: none">• Impact property value- will increase crime rates and or vandalism than single- family homes.• Neighborhoods with apartment complexes have high crime incidents, theft, assault, vandalism, and drug activity.• Increase street traffic where children like to go bike riding and play outside with friends. The ongoing busy traffic flow will cause the liability of accidents to increase. <p>We want to increase the property value and beautify the scenery of Colorado Street and the parks surrounding Colorado Street not decrease the value and beauty that natural landfill has to offer. I attended the meeting on March 7, 2025 and would like to add that I do not agree with the city if they decide to make the change. I have to many concerns. I ask that the Yuma City Council take all my concerns into consideration. I value the City of Yuma and only want to see it get better by creating structures and buildings that enhance the beauty of the City of Yuma. Thank you for your time.</p> <p>Respectfully, Jacqueline Ramos</p>										

Name:		Kimberly Lugo		Contact Information: kimberlyg5846@gmail.com							
Method of Contact:		Phone		FAX		Email	X	Letter		Other	

May 8, 2025

Re: CASE NUMBER GP-43807-2025
NWC COLORADO STREET AND 20TH AVE
Minor General Plan Amendment- Low Density Residential To High Density Residential for The
Future Development of Multi -Family Residences

Members of Yuma City Council,

My name is Kimberly Lugo. I reside in Bonita Estates on Ramos Street. I was provided a flyer in my mailbox that looked like a coupon add/ junk mail which reading through stated a meeting would be held at 5:00pm and if no one showed by 5:15pm (15 minutes mind you after rush hour traffic on 1st) that at 5:15pm they would leave. The flyer already set our neighborhood up for failure. 5:00pm to discuss just to let us know what may be happening ; yet how can everyone within our neighborhood and community be informed when everyone is usually clocking out or leaving from work at 5 pm. The next meeting is even earlier, setting this discussion for the community at 4:30pm and on a Monday ; even more inconsiderate than the first meeting regarding the R-3 zoning hearing.

I oppose the request by Edais Engineering Inc to change the land use designation from Low Density Residential to High Density Residential Approximately 1.6 acres for the properties located northwest and north of intersection of Colorado Street and 20th Avenue Yuma Az for several reasons.

I strongly oppose the applicant's intent in changing the land use designation to rezone to R3 to allow the development of multi-family units.

There currently exists Hazy Plaza Apartments off of **Colorado Street between 13th and 14th** street for Low Income families near West Wetlands entrance Park. Colorado Street Apartments for Low Income Housing off of **Colorado and 15th** with many vehicles parking off the sides of the road and across along North Caballeros Park Jennifer Wilson Park. A couple of streets down another Duplex 1 story complex off **Colorado Street in between N. Magnolia and 17th s** housing for Low Income. Yuma AZ Mobile Home Park off of **Colorado Street between Magnolia and 19th Avenue** Low income. Colorado Street Mobile Home RV Park between **20th and 19th off of Colorado**. The block below **Colorado Street off of 1st and in between 20th and 19th avenue** Cottonwood Trailer Park that is extremely congested, looks unkempt, stray animals that are unhealthy and or abandoned.

There is in progress"coming soon" a large 28 unit apartment complex off of **1st avenue and Colorado Street** near the freeway. That makes 7 Low Income family areas that do not have not helped Yuma off of 1st off of Colorado look any better (from 4th street to 20th street). Seven low income residential complexes that are far too many just on Colorado street. These low income apartments, trailer parks are appalling , we do not need an additional apartment complex for low income families. We need to build with purpose, build with quality not quantity. Build with meaning not selfishness. Build with character not selflessness ,and instead build the community with beauty with pride, with reason for the community in mind.

Bonita Estates on Colorado Street , Ramos Street and the homes all around Colorado Street and near Joe Henry Park have pride and take value in upkeep for each of ourhomes. There is no trash in the alleys, no graffiti, no soliciting of drugs and most importantly no congestion. I cannot say the same for the apartments/ trailer parks though.

There are already a large number of homes selling and flipping to bring attraction to our area across from West Wetlands. Many homes are vastly getting upgraded with solar panels, garages, nice greenery of grass and trees and plants. This is what our community prefers especially being in a community so close to Joe Henry Park where many families gather and enjoy. The park has several ramadas but not enough to entertain 20 plus apartment families for the multi housing low income on 20th and Colorado.

We were told that the low income upcoming duplexes or apartment complexes will be provided "2 spaces on the side or maybe in front of their 2 bedroom home so long as its a one story" condo. What type of parking will occur if Edais Engineering Inc pursues (R-3 multi family units)? What will the congestion I mean parking look like if the one story increases to multi stories? Where will their additional family members or their visitors park? How will multi family units help our current community? What will these multi units help with greenery, air , community? What will this muli unit motivate or encourage within our neighborhood? What else will or could be constructed with this change and how far will zone R-3 be?

We the community, do not want more traffic. We do not want more congestion. This is a serious matter not only to myself but to my neighbors and the many children and seniors that reside in the area. More cars means more traffic, means more congestion, means more accidents, which means more crime. There are no stop lights , there are no No parking zone areas which means our neighbors will have vehicles blocking their residence.

Will these Low Income family units have applications, good credit? Will they be good citizens with no crime rate? How about sexual offenders; please state that they will be denied residency as the area is near several school bus stops and the park where many children play little league and soccer as well as other Yuma Events at wetlands park.

I would however approve of one story 2 bedroom homes for purchase not as rentals and that each home have a garage to place 2 vehicles. The low income family residents such as senior citizens, veterans, no crime but hard working residents should have the opportunity to add to our neighborhood. The area has many homes along 1st street. Colorado Street should increase beautifully in development with permanent resident homeowners. Homes for families that take pride in their home, to bring joy to the area because we do not want and do not need another apartment complex along this area. There are already 7 large apartment /trailer communities and 1 small I think 4 apartment on a corner on Colorado street.

I encourage you all to please take in mind how Yuma should attract permanent residents. We have the bike / walk path behind Colorado street that holds many attendees from runs, charities, community groups, families using it for exercise and to enjoy the scenery. There's a beautiful park, lake, the river that not only Yumans go to but many snowbirds and or visitors attend. We want Yuma to grow the right way with homes, forever homes.

Having a multilevel apartment complex will distract the beauty of west wetlands, current homeowners that have to look at another apartment complex and visitors will refrain from visiting this area that we want to beautify. With multi housing low income apartments in the area there will be more crime, there will be unkempt apartments and it will make the area that so many visitors visit and homeowners will have to look at look unpleasant and will regret. Our home value will decrease yet our taxes will increase , road construction will increase as more accidents will increase. Please work with our community , please work with in mind your neighbors to make Colorado Street a beautiful , welcoming, community to uplift this neighborhood and city.

Respectfully

Kimberly Lugo /S/

I have included images of concern (below)

Hacy Plaza

1350 Colorado St Apt 28, Yuma, AZ 85364, United States

[Write a review](#)

3.0 ★★☆☆☆ 8 reviews ⓘ



Maria Ragin

Local Guide · 62 reviews



★★★☆☆ 3 years ago

Went to visit my daughter, not the best place in the world, it could be a lot better if parents so care of their children and cleaned up after themselves



Terri Zermeno

Local Guide · 13 reviews



★★★★☆ 6 years ago

Thin walls, police always visiting neighbors, car vandalized... Don't like area at all

Coming Soon

1350 W Colorado St

[Fees and Policies](#) [About](#) [Amenities](#) [Location](#) [Education](#) [Transportation](#) [Points of Interest](#) [Reviews](#)

Details

Property Information

- Built in 1981
- 28 units/2 stories

About 1350 W Colorado St Yuma, AZ 85364

Find your home at 1350 W Colorado St in Yuma. This community can be found on W. Colorado St. in Yuma. The professional leasing staff is waiting to show you all that this community has in store. Be sure to come for a visit to see the current floorplan options. Start living the good life at 1350 W Colorado St. Contact or drop by the leasing office to talk about leasing your new apartment.

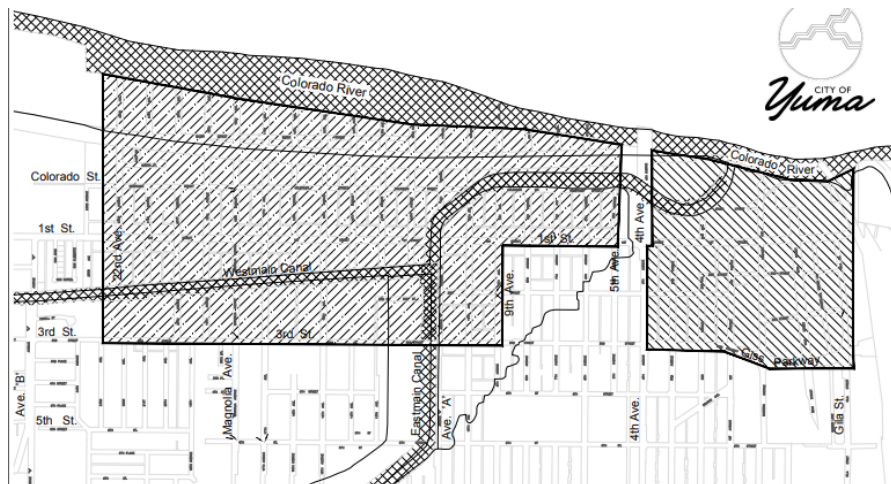
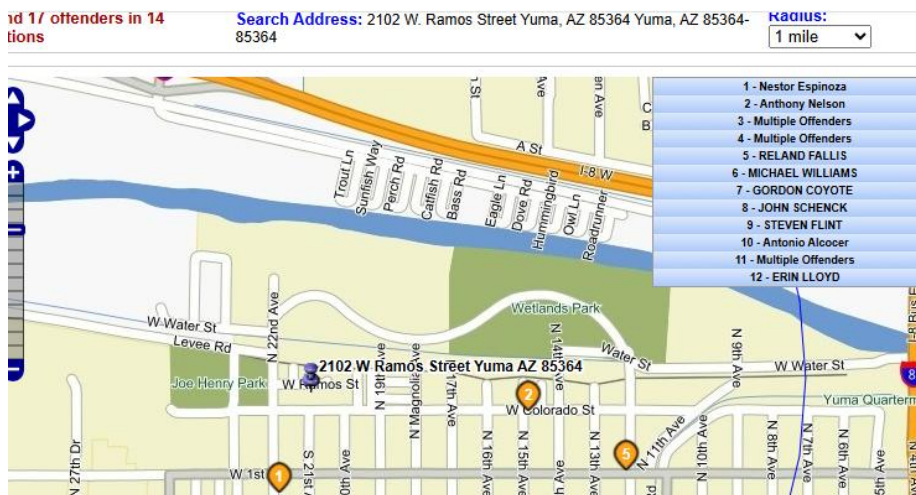
1350 W Colorado St is an apartment community located in [Yuma County](#) and the [85364](#) ZIP Code. This area is served by the [Yuma Elementary District](#) attendance zone.

Below are rent ranges for similar nearby apartments

Beds	Average Size	Lowest	Typical	Premium
Studio	357 Sq Ft	\$600	\$1,481	\$3,000
1 Bed	495 Sq Ft	\$800	\$1,047	\$1,372
2 Beds	880 Sq Ft	\$578	\$1,313	\$1,773
3 Beds	1117 Sq Ft	\$671	\$1,351	\$1,975

SEX OFFENDERS IN THE AREA

https://www.icrimewatch.net/results.php?AgencyID=55662&whichaddr=home_addr%7Ctemp_addr&SubmitAddrSearch=1&AddrStreet=2102+W.+Ramos+Street+Yuma%2C+AZ+85364&AddrCity=Yuma&AddrState=3&AddrZip=85364&AddrZipPlus=85364&excludeIncarcerated=&radius=1



LEGEND:

- PRIORITY AREA
- WATER OF UNITED STATES
- NORTH WEST AREA
- NORTH EAST AREA

CITY OF YUMA PRIORITY AREAS JULY 2018

THESE AREAS ARE SUBJECT TO ANNUAL REVISIONS WITH STORMWATER ATLAS UPDATING.



Prepared by: City of Yuma
City Engineering Department
7/1/2018

<https://crimegrade.org/safest-places-in-yuma-az/>



Respectfully
Kimberly Lugo

Name:	Leticia Rodriguez			Contact Information: lettysangel@yahoo.com						
Method of Contact:	Phone		FAX		Email	X	Letter		Other	

Leticia Rodriguez
 292 N. 21st Drive
 Yuma, AZ 85364
 (915)449-2451
 Email: lettysangel@yahoo.com

Yuma City Council
 City of Yuma
 One City Plaza
 Yuma, AZ. 85364

Dear members of the Yuma City Council,

I have concerns with the proposed development proposition for apartments in the North end area of my home and subdivision Bonita Estates. I urge you to consider the long-term implications, this is high-density housing would cause crime increase. Please consider the long-term implications that high-density housing would have for our community.

My concern is that the apartments built may increase rising crime rates and vandalism in the neighborhood. Please consider building single family homes that would contribute to beautifying, aesthetic improvement, safety and improvement for the Yuma community at the North End part of the West Wetlands area.

Impact on property value and crime can impact our neighborhood. High-density housing developments like apartment complexes often correlate with increased crime and decrease property values for homes established in the North End, Wetlands area. More importantly development would directly impact on the West Wetlands conservation lands, city parks and preservation of nature. Our neighborhood in the North End of Yuma between Colorado street and Joe Henry Park deserves to be preserved and kept beautiful. Building single-family homes would enhance the appearance of the area long-term.

I respectfully ask that the City of Yuma Council consider the broader and long-term impact for our area. The development in our neighborhood should be considerably thought out with beautifying the community, safety and preserving the Wetlands area North End development. Please consider many factors that would impact on our community.

Thank you for your time,

Respectfully,
Leticia Rodriguez

Name:	Marilyn Ramos			Contact Information: marilynngarcia14@icloud.com				
Method of Contact:	Phone		FAX		Email	X	Letter	Other

Marilyn Ramos
 2074 W Ramos St.
 Yuma AZ 85364
marilynngarcia14@icloud.com
 928-446-5644

Yuma City Council
 City of Yuma
 One City Plaza
 Yuma, AZ 85364

Dear Members of the Yuma City Council,

I am writing to express my concerns and opposition to the request made by Edais Engineering Inc. on behalf of Loneram LLC to change the land use designation from Low Density Residential to High Density Residential. I am concerned that this proposed change could have an adverse effect on the character of our neighborhood and may diminish the value of our property.

I have concerns regarding the proposed development of multi-family housing units in our neighborhood. While I understand the need for diverse housing options, I am particularly concerned about the potential increase in crime and vandalism that has been historically associated with high-density residential areas. Incidents such as theft, assault, property damage, and drug-related activity tend to be more prevalent in neighborhoods with poorly managed apartment complexes.

Additionally, the anticipated increase in street traffic may pose a safety risk—particularly in areas where children regularly play and ride their bikes. Higher vehicle volume without appropriate traffic-calming measures could lead to a greater likelihood of accidents and injuries.

I respectfully urge planners and developers to consider these factors carefully. Implementing thoughtful design strategies, enhancing community oversight, and ensuring proper infrastructure can help mitigate these risks and maintain the quality and safety of our neighborhood.

Our goal is to enhance the property value and beautify the scenery of Colorado Street and the surrounding parks, not to diminish the natural beauty of the area. I attended the meeting on March 7, 2025, and I have many concerns about the potential impact of this change. I urge the Yuma City Council to carefully consider all of my concerns before making a decision.

I value the City of Yuma and I want to see it continue to thrive by creating structures and buildings that enhance its beauty. Thank you for your time and consideration.

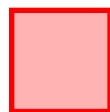
Respectfully,
 Marilyn Ramos

ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ADAIR LAINE W & RENA F	2030 W RAMOS ST	YUMA, AZ 85364
ALVARADO FAMILY TRUST 2-4-2021	8606 MENKAR RD	SAN DIEGO, CA 92126
AVILA ABELARDO M	150 N MAGNOLIA AVE	YUMA, AZ 85364
BEAN MICHAEL B	4784 E COUNTY 13 3/4 ST	YUMA, AZ 85365
CANIZALES ALEXANDER	2110 S 48TH WY	YUMA, AZ 85364
CARBALLO ERNESTO JR	2075 W RAMOS ST	YUMA, AZ 85364
CARVAJAL JORGE	2098 W COLORADO ST	YUMA, AZ 85364
CASTANEDA JUAN	179 N 21ST AVE SP C	YUMA, AZ 85364
CATHOLIC COMMUNITY SERV OF SOUTHERN AZ	111 N 22ND AVE	YUMA, AZ 85364
CONDE MANUEL	2111 W RAMOS ST	YUMA, AZ 85364
CONTRERAS CARMEN L	147 N 21ST AVE	YUMA, AZ 85364
DE LA HOYA MARIO & RAMONA	196 N 20TH AVE	YUMA, AZ 85364
ESCALERA ANDRES R & JUANA AYALA	2054 W COLORADO ST	YUMA, AZ 85364
FCR PROPERTIES LLC	1996 W 13TH LN	YUMA, AZ 85364
FEDERICO ERNESTINA E	2060 W 1ST ST	YUMA, AZ 85364
GAMEZ GARCIA MIGUEL ANGEL & NORMA ALICIA	2122 W RAMOS ST	YUMA, AZ 85364
GHT INVESTMENT LLC	8697-C LA MESA BLVD PMB 108	LA MESA, CA 91942
GILL RAYMOND S & LUPE ELOISE HURTADO JT	291 N 21ST DR	YUMA, AZ 85364
GOMEZ JOSE G GOMEZ & EDUWIGES	104 N 20TH AVE	YUMA, AZ 85364
GUERRA SARA T AND JOSE JR JT	2096 W RAMOS ST	YUMA, AZ 85364
GUERRERO TRUST 3-05-2019	27771 E COUNTY 12TH ST	WELLTON, AZ 85356
HERNANDEZ RAUL C & CRISTINA JT	193 N 22ND AVE	YUMA, AZ 85364
HERRERA GILBERTO JR	2146 W COLORADO ST	YUMA, AZ 85364
INFINITI PROPERTIES AZ LLC	PO BOX 4077	YUMA, AZ 85366
LEMUS CHRISTIAN ANTONIO	2168 W COLORADO ST	YUMA, AZ 85364
LONERAM LLC	PO BOX 1985	YUMA, AZ 85366
LUGO GLORIA A	2102 W RAMOS ST	YUMA, AZ 85364
LUNA HEREIDA	143 N 21ST AVE	YUMA, AZ 85364
LUNA JOSE E & CRISTINA JT	180 N 20TH AVE	YUMA, AZ 85364
MAGALLANES STEVEN G & JANETTE	134 N 20TH AVE	YUMA, AZ 85364
MC CLENDON WADELL & MATTIE JT	2100 W 1ST ST	YUMA, AZ 85364
MCGHEE FILOMENA	162 N MAGNOLIA AVE	YUMA, AZ 85364
MEDINA ROLANDO MEDRANO & AYALA GLORIA TELLEZ CPWROS	152 N MAGNOLIA AVE	YUMA, AZ 85364
MEJIA ALBERT L JR & ELISA G JT	154 N 21ST AVE	YUMA, AZ 85364
MEJIA JR ALBERT L & ELISA JT	154 N 21ST AVE	YUMA, AZ 85364
MENDOZA VICTOR GARCIA	2120 W 21ST ST	YUMA, AZ 85364
MONTAGUE JENNIE LOUISE	2495 W 4TH ST	YUMA, AZ 85364
MORALES OLIVIA ELIZARRARAZ	6834 HOLLENBECK ST	HUNTINGTON PARK, CA 90255

MORGAN RUTH	3538 ISLA VISTA DR	SAN DIEGO, CA 92105
MOSQUEDA VALERIA SANCHEZ	154 N MAGNOLIA AVE	YUMA, AZ 85364
MURO MANUEL A	3498 W 12TH PL	YUMA, AZ 85364
NAVARRO BROTHERS TRUST 11-8-2024	11643 E 34TH ST	YUMA, AZ 85367
PACHECO RUBEN B & MARIA M URIAS JT	170 N 20TH AVE	YUMA, AZ 85364
PERALTA PRISCILLA M	136 N 20TH AVE	YUMA, AZ 85364
PITCAIRN ALAN TRUST 5-16-1990	5744 LA JOLLA CORONA DR	LA JOLLA, CA, 92037
QUN PALACIOS OSCAR R & CAROLYN MARIE	2145 W RAMOS ST	YUMA, AZ 85364
RAMOS JEWLIAN	2053 W RAMOS ST	YUMA, AZ 85364
RAMOS JUAN & JACQUELINE TRUST 1-10-2023	2197 W RAMOS ST	YUMA, AZ 85365
RAMOS MARTIN JACOB & MARILYN	2074 W RAMOS ST	YUMA, AZ 85364
RAMOS MARTIN R & LETICIA H JT	327 E 10TH ST	YUMA, AZ 85364
REYNA RUBEN ENRIQUEZ & MARIA ELENA CPWROS	2124 W COLORADO ST	YUMA, AZ 85364
RODRIGUEZ FRANCISCO & LETICIA JT	292 N 21ST DR	YUMA, AZ 85364
RODRIGUEZ GERONIMO	158 N 21ST AVE	YUMA, AZ 85364
RODRIGUEZ HERMINIO & ROSALVA CPWROS	PO BOX 2998	YUMA, AZ 85366
ROMERO CAMILO DURAN	2112 W COLORADO ST	YUMA, AZ 85364
RUBIO SILVERIO & MARIA L JT	110 N 20TH AVE	YUMA, AZ 85364
SACO & SADIK PROPERTIES LLC	2301 S 4TH AVE	YUMA, AZ 85364
SANDOVAL ANTONIO S & LILIA JT	159 N 22ND AVE	YUMA, AZ 85364
SANDOVAL MIREYA	160 N MAGNOLIA AVE	YUMA, AZ 85364
SANTA CRUZ ANTHONY	2034 W 1ST ST	YUMA, AZ 85364
SANTILLAN IVAN ERNESTO PENA	2167 W RAMOS ST	YUMA, AZ 85364
SEPULVEDA DOLORES S	179 N 22ND AVE	YUMA, AZ 85364
SOTELO RAUL M & MARIA DE LOS ANGELES V CPWROS	2097 W RAMOS ST	YUMA, AZ 85364
STEPHENS KARMA	156 N MAGNOLIA AVE	YUMA, AZ 85364
STEVENS MARTHA F	1890 10TH AVENUE	YUMA, AZ 85364
SWERV1 LLC	1403 W 14TH ST	YUMA, AZ 85364
T3AZ LLC	5840 E 27TH PL	YUMA, AZ 85365
TELLEZ DANIEL V	2123 W RAMOS ST	YUMA, AZ 85364
TOLEDO JOSE O MOSQUEDA &	138 N 20TH AVE	YUMA, AZ 85364
TOMLIN CLARENCE	120 N 21ST AVE	YUMA, AZ 85364
USA	7341 E 30TH ST STE A	YUMA, AZ 85365
VALENZUELA OSCAR L & ANGELICA JT	174 N 21ST AVE	YUMA, AZ 85364
VEL PROPERTIES LLC	PO BOX 387	YUMA, AZ 85366
WILLBOYD INC AZ CORP	1850 W 1ST ST SP 1-A	YUMA, AZ 85364
WILSON WILLIE	162 N 21ST AVE	YUMA, AZ 85364
WONG LAURETTE	2539 S 7TH AVE	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364

ATTACHMENT E
AERIAL PHOTO



Subject Properties

ATTACHMENT F

APPLICANT NARRATIVE

Parcel 1 with an area of 1.62 acres, which will be used for a new apartments Complex, the property is presently zoned for a Manufactured Home Park (MHP), our intent is to rezone it to High Density Residential (R-3) which has a density of 13-30 dwelling units per acre.

Under the general plan the parcel is located in a Low-Density Residential area.

Near to the Parcel we can find a property with R-3 Zoning just east and south of the parcel, and R-1-6 west of the parcel as well.

The new apartments complex will consist of:

24 apartments units (dwellings). Split into 2 – 12 apartments block, one on the east side of the lot and one on the west side.

As per ADA regulations: 2 apartments would be ADA accessible.

Each unit is 872 square feet, with 2 bedrooms and 2 bathrooms, and a full kitchen.

Each unit has its own backyard that is 436 square feet.

In terms of amenities, you will find 2 pergolas, with 2 BBQ stations each.

The complex has one entrance, with 50 parking spaces (only 36 spaces are required), 2 of these spaces are ADA accessible (Per Code).

As for fire truck maneuvering, the complex has a hammer head on the north side to ensure the adequate space for free movement of the fire truck in case of emergency.

All the units and pergola are connected by a sidewalk to ensure the safety of the pedestrians inside the complex.

1. The property is presently zoned for a Manufactured Home Park (MHP), our intent is to rezone it to High Density Residential (R-3) which has a density of 13-30 dwelling units per acre, to accommodate our proposed residential project.

2. The general plan does not limit our ability to use the property, but the current zoning is the one limiting us to do a residential project, due to the manufactured home park (MHP) zoning.

3. The new amendment will make the property more compatibility with its surroundings, due to the existence of multiple R-3 zoning around the parcel, as well as R-1-6.

4. By having 24 new residential units, the City of Yuma will collect more sales tax, as well as property tax from the owner, since these units will be rentals. The residents of the rental project will also contribute to increased sales tax revenue through their spending in surrounding businesses.

5. The amendment will enforce the intended land use of this area of the City of Yuma.

6. A significant impact of the existing infrastructure like water, wastewater and traffic will happen due to the density of R-3 which will bring more resident to the area.

7. The amendment will complement the General Plan as it will provide more opportunities for rentals, which will lead to a better living situation (by offering green spaces...) and will also lead to more spending in the community, which translate to more tax revenue to the city.