

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

Hearing Date: October 13, 2025

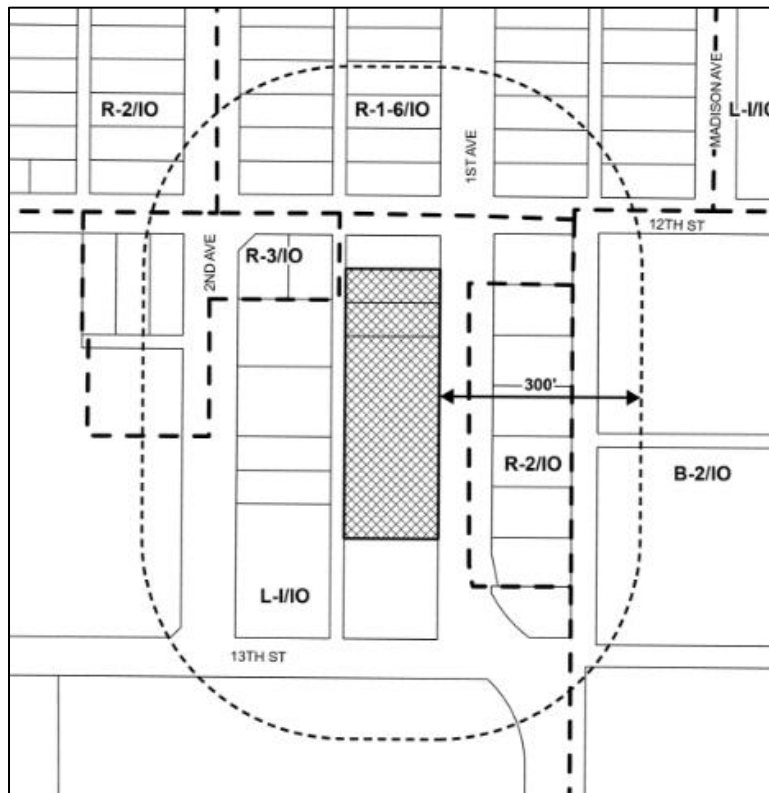
Case Number: ZONE-44371-2025

Project Description/
Location:

This is a request by Bailey Arviso, on behalf of Next Level Home Buyers LLC, to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for three properties located along 1st Avenue, between 12th Street and 13th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Infill Overlay (L-I/IO) District	Undeveloped	Medium Density Residential
North	Light Industrial/Infill Overlay (L-I/IO) District	Single-Family Residence	Medium Density Residential
South	Light Industrial/Infill Overlay (L-I/IO) District	Spectrum Cable	Medium Density Residential
East	Medium Density Residential/Infill Overlay (R-2/IO) District	Single-Family Residences	Medium Density Residential
West	Light Industrial/Infill Overlay (L-I/IO) District	Vacant Buildings/Residential	Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. 449 (May 29, 1946); Rezone: Res A to Ind B (C-8-70, Approved December 30, 1970); Lot Tie/Split: Lebrecht Lot Split (March 31, 2017); Pre-Development Meeting: July 3, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Light Industrial /Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44371-2025 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 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for the property located along 1st Avenue, between 12th Street and 13th 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 request consists of three properties along 1st Avenue between 12th Street and 13th Street. The properties are currently zoned Light Industrial/Infill Overlay (L-I/IO) District and total approximately 1.29 acres in size.

While currently undeveloped, the applicant intends to split the properties into eight residential lots. After splitting the properties, the applicant will construct one duplex on each residential lot, resulting in a total of 16 new residential units.

Further specified in § 154-07.01, the following are some of the development standards required of a development within the Medium Density Residential (R-2) District:

1. A minimum front yard setback of 20 feet;
2. A minimum side yard setback of 5 feet;
3. A minimum rear yard setback of 10 feet;
4. A maximum building height of 40 feet; and
5. A maximum lot coverage of 55%

Paved access, parking, and landscaping will need to be provided. The Engineering Department has reviewed this request and will require the subject properties to incorporate shared driveways within this development. In addition, the Infill Overlay (IO) District allows some flexible development standards.

The request to rezone the property from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) 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
1 st Avenue – 2 lane Collector	40 FT H/W	40 FT H/W		X		
Bicycle Facilities Master Plan	1 st Avenue – Bike Lane					
YCAT Transit System	Yellow Route along 4 th Avenue					
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: Joe Henry Optimist Center	Future: Joe Henry Optimist Center
Community Park:	Existing: Carver Park	Future: Carver Park
Linear Park:	Existing: East Main Canal	Future: East Main Canal
Issues:	None	

Housing Element:	
Special Need Household:	N/A
Issues:	None

Redevelopment Element:	
Planned Redevelopment Area:	N/A
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 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		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>2-4 Units</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	16	2.2	35	0.07	7,286	8.2	2,464
	Minimum						
	6	2.2	13	0.02	2,732	3.1	924
Fire Facilities Plan:	Existing: Yuma Fire Station No. 1			Future: Yuma Fire Station No. 1			

Water Facility Plan:	Source:	City	X	Private		Connection:	1 st Avenue - 16" PVC		
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: Alley - 8" VCP	
Issues:		None							
Safety Element:									
Flood Plain Designation:		Zone X			Liquefaction Hazard Area:		Yes	No	X
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:

Name:	Francisco Silva			Contact Information: (928) 376-0091					
Method of Contact:	Phone	X	FAX		Email		Letter		Other
Questions about the proposed rezone request. Not opposed to this development.									

External Agency

None Received.

Comments:

Neighborhood Meeting

See Attachment.

Comments:

Proposed conditions delivered to applicant on: 08/25/2025

Final staff report delivered to applicant on: 09/08/2025

☐	Applicant agreed with all of the conditions of approval on: (enter date)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☒	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. E-mailed conditions of approval August 25, 2025, awaiting response.

Attachments

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

Prepared By: *Amelia Domby*
Amelia Domby
Principal Planner
Amelia.Domby@yumaaz.gov

Date: August 28, 2025
(928) 373-5000, x1234

Reviewed By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 8/8/25

Approved By: *Alyssa Linville*
Alyssa Linville
Director, Planning and Neighborhood Services

Date: 08/28/2025

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.

Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x3044

3. Owner/Developer shall grant and provided recorded shared driveway access agreements for all of the lots accessing 1st Avenue. The shared driveway agreements should be shown on the Lot Split plat, or can be done via separate recorded agreements.

Community Planning, Amelia Domby, Principal Planner, (928) 373-5000 x 3034

4. 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
SITE PHOTOS



ATTACHMENT C

AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 08/29/25
- **300' Vicinity Mailing:** 08/04/25
- **34 Commenting/Reviewing Agencies noticed:** 08/06/25
- **Site Posted on:** 08/11/25
- **Neighborhood Meeting:** 08/18/25
- **Hearing Date:** 09/22/2025
- **Comments due:** 08/18/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	08/06/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	08/06/25	X		
Yuma County Planning & Zoning	NR				
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	08/06/25	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	08/11/25	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
NEIGHBORHOOD MEETING COMMENTS

Date Held: 08/18/25

Location: City Hall, Room 190; 5pm

Attendees: Applicants: Bailey Arviso and Brayan Leon; City Staff: Amelia Domby

No neighbors in attendance.

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ATONDO WILLIAM A	1182 S MADISON AVE	YUMA
BAIRES BARTOLO & VANESSA CPWROS	1125 S SECOND AVE	YUMA
BUTRON RAMON PONCE & YOLANDA CPWROS	1130 S 1ST AVE	YUMA
CANIZALES ALEXANDER AND MARTHA A JT	3606 W 20TH PL	YUMA
CERVANTES MARIA ISABEL	1196 S 2ND AVE	YUMA
CLOGSTON WARREN E TRUST 10-22-01	PO BOX 5676	YUMA
F & E PROPERTIES LLC	PO BOX 6311	YUMA
F & E RENTALS LLC	PO BOX 6311	YUMA
FLORES CONSTANTINO	337 S 7TH AVE	YUMA
GALVEZ MANUEL J ET AL	1261 S 1ST AVE	YUMA
GALVEZ RIGOBERTO ORTEGA	1127 S 2ND AVE	YUMA
GAMEZ MELYNIA	1107 S 5TH AVE PMB 108	YUMA
GARCIA OSCAR G	1142 S BRAHMA LN	YUMA
LAUREL RAY ANTHONY II	3773 S 39TH DR	YUMA
LEBRECHT FAMILY TRUST 6-17-1997	3171 HORSESHOE BEND	YUMA
LORONA GREGORIA O	1209 S 1ST AVE	YUMA
MADRIGAL MARCIAL MORENO	1134 S 1ST AVE	YUMA
MARTINEZ ROSA L	1211 S 1ST AVE	YUMA
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA
ORONA OVID A & MICHELLE	1128 S 1ST AVE	YUMA
PEREZ FRANK R & DENISE D JT	1120 S 2ND AVE	YUMA
PINA JAIME R JR	3468 W 39TH LN	YUMA
ROMAN CATHOLIC CHURCH TUCSON DIOCESE	PO BOX 31	TUCSON
ROSAS FERNANDO & PATRICIA JT	1251 S 2ND AVE	YUMA
SILVA HERNANDEZ FRANCISCO & ROSA A	217 W 12TH ST	YUMA
TIME WARNER CABLE PACIFIC WEST DE LLC	PO BOX 7467	CHARLOTTE
VILLA JACK	1840 S 10TH AVE	YUMA
WARNER CABLE PACIFIC WEST	PO BOX 7467	CHARLOTTE
YUMA CITY OF	ONE CITY PLAZA	YUMA
YUMA COUNTY FLOOD CONTROL DISTRICT	2351 W 26TH ST	YUMA
ZAPATA GILBERTO C	1185 S 1ST AVE	YUMA
ZAPATA JULIE ANN	1166 S MADISON AVE	YUMA

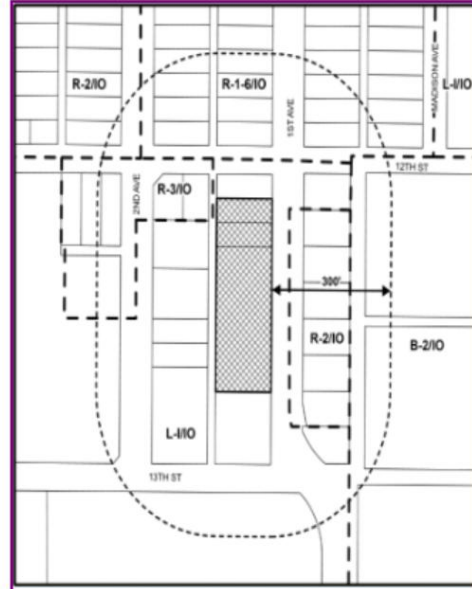
**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Bailey Arviso, on behalf of Next Level Home Buyers LLC, to rezone approximately 1.29 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for three properties located along 1st Avenue, between 12th Street and 13th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44371-2025**

NEIGHBORHOOD MEETING
08/18/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
09/22/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1st Avenue, between 12th Street and 13th 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 G
AERIAL PHOTO

