

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

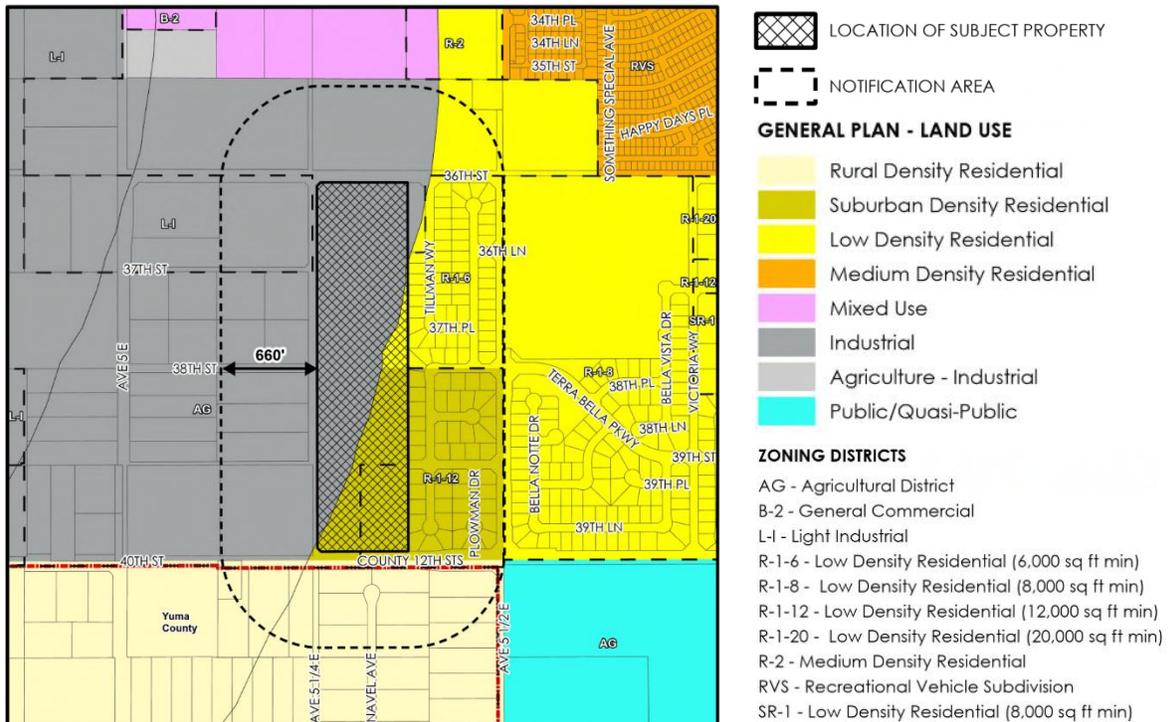
Hearing Date: January 12, 2026

Case Number: GP-44489-2025

Project Description/Location: This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40th Street and 5 ¼ E, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
North	Agriculture (AG)	Agriculture	Industrial
South	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
West	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/agriculture/undeveloped	Industrial

Location Map



Prior site actions: Annexation - Ordinance No. 099-81, effective 8/7/1999; Rezone - O2001-56, from Agriculture (AG) to Low Density Residential (R-1-12) District.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 36.24 acres from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 36.24 acres from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

Staff Analysis: This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40th Street and 5 ¼ E, Yuma, AZ.

The existing Industrial land use designation of 23.76 acres supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I) and Heavy Industrial (H-I) districts.

The existing Suburban Density Residential land use designation of 11.20 acres supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District (RMH-10, RMH-12, RMH-20) districts.

The existing Low Density Residential land use designation of 1.28 acres supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence- Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed Suburban Density Residential land use designation of 27.64 acres, to be located north of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District (RMH-10, RMH-12, RMH-20) districts.

The proposed Low Density Residential land use designation of 8.6 acres, to be located south of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The applicant's intent in changing the land use designation is to pursue a rezone of approximately 8.6 acres to Low Density Residential (R-1-12) and rezone approximately 27.64 acres to Suburban Ranch (SR-1) for the development of 32 single-family residential lots.

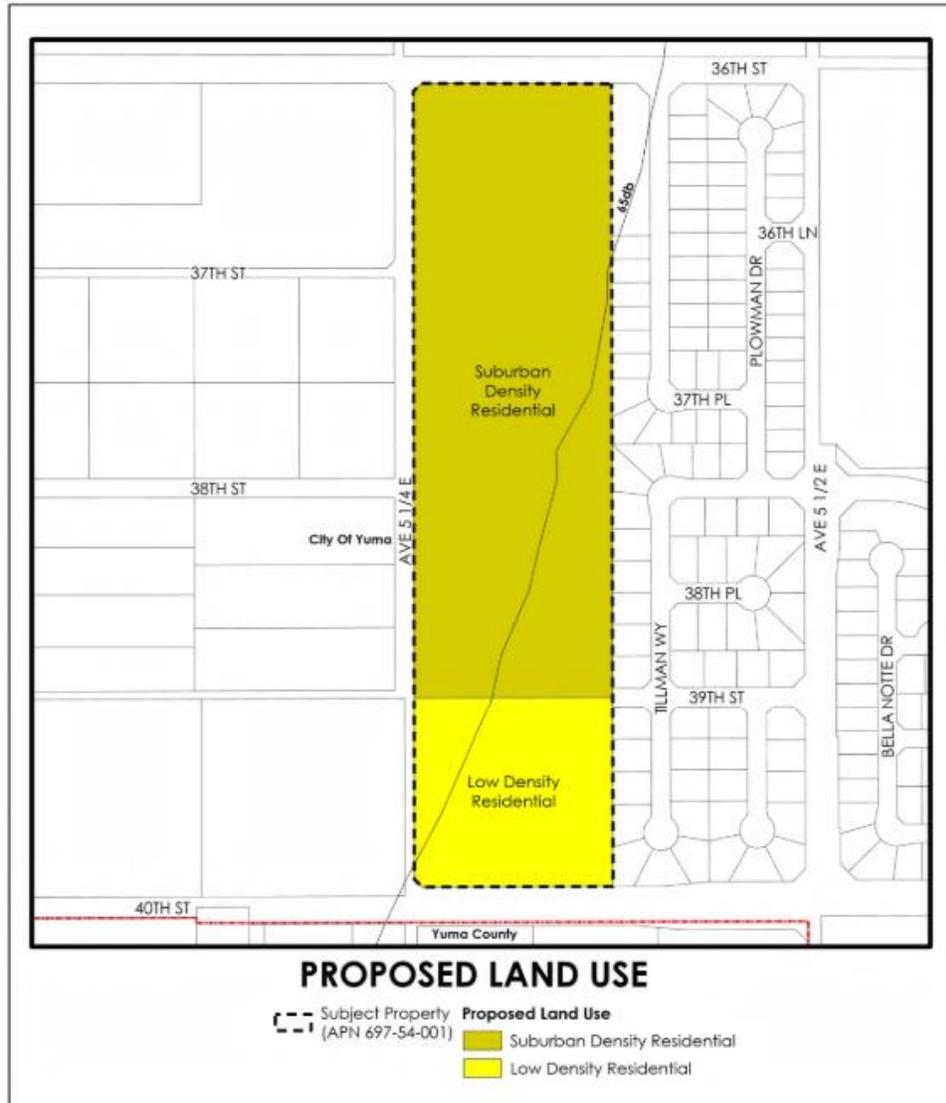
Density

The existing Industrial land use designation of 23.76 acres would allow for the development of business, industrial or scientific research centers, assembly or fabrication of products, warehousing, automotive and equipment repair, lattice tower

structures for personal wireless communication facilities, and printing services.

The existing Suburban Density Residential land use designation of 11.20 acres would allow 6 to 34 dwelling units to be developed and the existing Low Density Residential land use designation of 1.28 acres would allow 1 to 6 dwelling units to be developed.

The proposed Suburban Density Residential land use designation would allow 14 to 83 dwelling units to be constructed on 27.67 acres and the proposed land use designation of Low Density Residential would allow from 9 to 42 dwelling units to be constructed on 8.6 acres.



Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family units of 2.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Existing Industrial:
Zero homes – Expected population: 0
- Existing Low Density and Suburban Density Residential:

Minimum 1 homes – Expected population: 3
Maximum 34 homes – Expected population: 95

- Proposed Suburban and Low Density Residential:
Minimum 23 homes – Expected population: 64
Maximum 125 homes – Expected population: 350

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 population is estimated at:

- Suburban and Low Density Residential:
Minimum expected population: 64 – School Age: 13
Maximum expected population: 350 – School Age: 70

Transportation

The property is located on the northeast corner of 40th Street and Avenue 5¼E. Primary vehicle access to the property will be from Avenue 5¼E and secondary access from 39th Street, both Local Roads with a connection to 40th Street. 40th Street is a Minor Arterial.

The City of Yuma Transportation Master Plan identifies 40th Street as a Minor Arterial and Avenue 5¼E and Avenue 5½E as Local Roads. According to the City of Yuma Transportation Master Plan, 40th Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. In addition, the daily traffic counts identified by the Yuma Metropolitan Planning Organization for 2024 on 40th Street, west of Avenue 5E is 7,071. There is no public transit available in this area.

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. And specifically Objective 1.3 notes 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.

The General Plan amendment seeks to offer housing options with larger lots to accommodate bigger single-family homes.

Public Services

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 3 school districts in the General Plan area. The request is located within the district 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 Dorothy Hall Elementary School located at 5777 E. 45th Place and junior high school students are within the boundary of Gila Vista Junior High School at 2245 S. Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E. 24th Street.

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

No. The proposed amendment does not impact any of the element of the General Plan.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
40 th Street - 4-Lane Minor Arterial	50 FT H/W	61 FT H/W
Ave 5¼E - Local Road	29 FT H/W	30 FT H/W
Ave 5½E - Local Road	29 FT H/W	49 FT H/W

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

No.

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

Yes. This area has been designated with the Industrial, Suburban Density Residential and Low Density Residential land use designations since the adoption of the 2012 City of Yuma General Plan, adopted on June 6, 2012, R2012-29.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: December 8, 2025
- City of Yuma Planning and Zoning Commission: January 12, 2026
- City of Yuma City Council: February 18, 2026

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- Applicant agreed with staff’s recommendation:
- Applicant did not agree with staff’s recommendation:
- Final report has been emailed to applicant on 1/5/2026.

Attachments

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

Prepared By: Erika Peterson **Date:** 12/9/2025

Erika Peterson
Senior Planner
Erika.Peterson@YumaAz.Gov (928) 373-5000, x3071

Reviewed By: Jennifer L. Albers **Date:** 12/9/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 12/31/25

Alyssa Linville,
Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Jill Caporelli, O.D.			Contact Information:	eyedoccap@gmail.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"/>
<p>Comment:</p> <p>Dear Ms. Peterson,</p> <p>On September 25th I received a letter in the mail from Mr. Woodman regarding the proposed zoning changes for the above mentioned case. I reside in Tillman Estates, phase 2 & 3. The biggest reason I decided to purchase land there and build a home is because the developer and builder told myself, as well as my neighbor, that the development would be custom homes, only. We were deceived because the remainder of the lots became tract housing, a substantial number, of which, became leased homes. At the time that I purchased my property, the entrance and perimeter of the development were pretty well maintained. As of present, replacement rock needs to be brought in and flooding controlled that happens on 5 1/2 E, coming into Tillman Estates, when it rains. Shrubs get trimmed but drip systems are poorly maintained, so much of the original vegetation has succumbed. Once the developer has sold all lots within the subdivision, are they released of responsibility to maintain the land that runs around the subdivision? I have similar concerns for this land that Mr. Woodman is planning to develop on behalf of Mr. Tillman. The last page of the letter mailed to me depicts a map titled "Tillman Estates Unit No. 4" I assume this development will be named Tillman Estates, as well? Consideration needs to be given to the residents of Tillman Estates division 1 through 3. I do not want property adjacent to the development to be bordered with twelve 1,000 foot lots. This again goes against the conveyed information that Tillman Estates was a custom home development. I assume the updated water and sewer lines that were recently installed on 5 1/2 E were to support this near future development? I plan to attend the scheduled meetings</p> <p>Thank you in advance for your assistance</p> <p>Sincerely, Jill Caporelli, O.D.</p>										

Name:	Angie Sorrells			Contact Information:	(858)805-1540					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Ms. Sorrells called and left a voice message before the neighborhood meeting. She stated she had questions regarding the proposed development. Staff was unable to talk to before the neighborhood meeting. Staff did talk to her during the neighborhood meeting and explained the request. Ms. Sorrell did not have additional questions.</p>										

Name:	Fernando Hernandez			Contact Information:						
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Hello Erika,</p> <p>Can I please get the information of who I would have to speak to at MCAS in regards to being able to build on our land.</p> <p>Our home is right on 5 1/4 E.</p> <p>Thank you,</p> <p>Fernando Hernandez</p>										

Name:	Anthony Wojewodzki			Contact Information:	(928)723-6082					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX		Email	<input checked="" type="checkbox"/>	Letter		Other	
Comment:										
<p>Mr. Wojewodzki called stating he received a letter in the mail informing him of the proposed land use change. He requested additional information as he did not understand.</p>										

Name:	Jorge C. Juarez			Contact Information:	jerry.cjuarez98@gmail.com					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX		Email	<input checked="" type="checkbox"/>	Letter		Other	
Comment:										
<p>Hi Erika, my name is Jerry Juarez. I am the Son on the owner on 3896 South Ave. 5 1/4 E yuma Az 85365.</p> <p>I have attached a letter explaining why we would oppose the major general plan amendment case.</p> <p>This letter is written by myself and my father and backed up by our neighbor next-door.</p>										

Name:	Jorge C. Juarez			Contact Information:	jerry.cjuarez98@gmail.com			
Method of Contact:	Phone	FAX	Email	Letter	X	Other		

Good evening Mayor, Councilmembers,

My name is Jorge C Juarez, and I live at 3896 S Ave 5 1/4 E Yuma AZ 85365. I am here to oppose Case GP-44489-2025.

When I purchased my property in 2005, I was told clearly that houses could not be built on the frontage in this area because of the Marine Corps Air Station fly zone. That assurance mattered — it was the reason I invested here. This land sits directly under flight paths where there is significant aircraft noise and accident potential. Approving suburban homes here can create inevitable conflicts with MCAS operations.

Over the years, my family has built our lives around this property. A relative even purchased the house next door so we could live close together, host family gatherings, and have a safe place for our many nephews, cousins, and extended family to come for reunions, celebrations, and holidays. We chose this location because it gave us space, privacy, and peace of mind without nearby neighbors.

This property has also been used actively for agriculture. For years, we have raised cows, goats, sheep, chickens, pigs, and dogs. This is part of our way of life. With animals come noise and smells — that is normal for farm life. New suburban neighbors are not going to accept that reality. They will complain, and conflicts will arise between long-standing agricultural families like mine and new residents who expected quiet subdivisions.

Beyond the animals, we also bring in tractors, equipment, and farm workers to help with crops and maintenance. That requires access, noise, and activity at certain hours. If this property is rezoned and turned into residential lots, we will lose the ability to safely and reasonably bring in tractors and workers. Again, the result will be conflict, complaints, and restrictions on what we can do with land we invested in decades ago.

For all these reasons —

- Public safety and military compatibility under the MCAS fly zone,
- Family reliance and community investment since 2005,
- Agricultural use with livestock and farming activity, and
- The need to maintain tractor and worker access for crops —

I strongly urge you to deny this rezoning request. Approving it would break the assurances given to current property owners, create conflicts with MCAS operations, and harm agricultural families who have lived and worked here for years.

Sincerely,

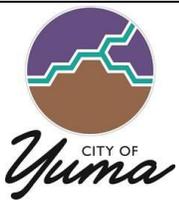
Jorge C. Juarez

3896 S Ave 5 ¼ E

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	9/18/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS	PHONE:	(928)269-2103		
<i>Enter comments below:</i>					
<p>Subject property within the 65-70 decibel (dB) noise zone and adjacent to Runway 26 Accident Potential Zone 2 (APZ-2). MCAS Yuma provided a Determination of Compatibility (DC25-06) delineating the safety concerns and conditions while not objecting to this request. If the plans deviate from those already provided for the determination, it is requested a new proposal is presented for review. Thank you for the opportunity to review and comment.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: 44489-2025 CASE PLANNER: ERIKA PETERSON</p>
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I. PROJECT DATA

Project Location:		Northeast corner of 40 th Street and 5¼E							
Parcel Number(s):		697-54-001							
Parcel Size(s):		36.24 acres							
Total Acreage:		36.24							
Proposed Dwelling Units:		Maximum: 125		Minimum: 22					
Address:									
Applicant:		Fred L. Tillman							
Applicant's Agent:		Robert Woodman							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	No	X			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None		
Airport	Noise Contours	65-70	X	70-75	75+	APZ1	APZ2	CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
North	Agriculture (AG)	Agriculture	Industrial
South	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
West	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/agriculture/undeveloped	Industrial

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	No		N/A
Annexation	Yes	X	No	O99-81, effective 8/7/1999
General Plan Amendment	Yes	No		N/A
Development Agreement	Yes	No		N/A
Rezone	Yes	X	No	Z2001-17, O2001-56- Rezone 40 acres from AG to R-1-6 and R-1-12.
Subdivision	Yes	X	No	S2003-012 Tillman Lot Tie/Lot Split
Conditional Use Permit	Yes	No		N/A
Pre-Development Meeting	Yes	No		Date: 5/13/2005, PDM 44060-2025
Enforcement Actions	Yes	No		N/A
Land Division Status:	Legal lot of record			
Irrigation District:	YMIDD			
Adjacent Irrigation Canals & Drains:	"A" Canal			

Water Conversion: (5.83 ac ft/acre)	211.2 Acre Feet a Year			
Water Conversion Agreement Required	Yes	No	X	

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Industrial/Suburban Density Residential/Low Density Residential							
Issues:								
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
40 th Street - 4-Lane Minor Arterial	50 FT H/W	61 FT H/W				
Ave 5 ¼ E - Local Road	29 FT H/W	30 FT H/W				
Ave 5½ E - Local Road	29 FT H/W	49 FT H/W				
Bicycle Facilities Master Plan	Proposed bike lane on 40 th Street					
YCAT Transit System	None					
Issues:	Access to public transit					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Ocotillo Park	Future: Ocotillo Park
Community Park:	Existing: Kennedy Park	Future: East Mesa Community Park
Linear Park:	Existing: None	Future: B Canal Linear Park
Issues:		

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:	N/A
Adopted Redevelopment Plan:	North End: <input type="checkbox"/> Carver Park: <input type="checkbox"/> None: <input checked="" type="checkbox"/>
Conforms:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
Renewable Energy Source	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
Issues:			

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>Single Family</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	125	2.8	350	0.66	72,450	81.2	24,500
	Minimum						
	2.8	64	0.12	13,331	14.9	4,508	
Fire Services Plan:	Existing: Yuma Fire Station No. 5		Future: East Mesa Fire Station No. 9				

Water Facility Plan:	Source:	City	<input checked="" type="checkbox"/>	Private		Connection:	E. 39 th St. 8" PVC			
Sewer Facility Plan:	Treatment:	City	<input checked="" type="checkbox"/>	Septic		Private		Connection: E. 39 th St.		
Issues:										
Safety Element:										
Flood Plain Designation:		500 Year Flood			Liquefaction Hazard Area:		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	
Issues:										

NOTIFICATION

- Legal Ad Published: The Sun 11/15/25
- Display Ad Published: 11/15/25
- 660' Vicinity Mailing: 9/16/25
- 54 Commenting/Reviewing Agencies noticed: 9/9/25
- Site Posted: 9/25/25
- Neighborhood Meeting: 10/2/25
- Hearing Dates: 12/8/25, 1/12/26 & 2/18/26
- Comments Due: 11/8/25

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	9/17/2025	X	
Yuma County Public Works	YES	9/11/2025	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Yuma Metropolitan Planning Organization (ARS)	NR			
YCIPTA – Transportation Authority	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			
Century Link Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Charter 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	9/18/2025		X
Yuma Proving Ground	NR			
US Bureau of Land Management (ARS)	NR			
US Bureau of Reclamation	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	9/11/2025	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
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 Professional Engineers (ASPE)	NR			

El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

<i>City of Yuma Internal List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>“No Comment”</i>	<i>Written Comments</i>
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Mahammad Zaid, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Warren, Fire – Prevention	YES	9/15/2025	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
10/2/2025	See Attachment D.
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 10/2/2025

Location: Ne corner of 40th Street and 5 ¼ E

Attendees: Staff: Erika Peterson; Applicant: Bob Woodman

Neighbors in attendance: Jill Caporelli, Doug Sullins, Michael Mitchell, Bernado Marquez, Fernando Hernandez, Lorenza m. Hernandez, Silvia Cruz Juarez, Dakin Whitmer, Brandon Sorrells, Annie Sorrells, Lawrence E. Archambault, Olga Harray, Brooke Hudson, Albert Aguilar

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the applicants request to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.
- The applicant, Bob Woodman explained the current land use of industrial would allow for industrial development and the different developments within the proposed Low Density Residential (R-1-12) and Suburban Density Residential for the 2 and 4 acres.
- The applicant stated the development will feature a wall like the existing Tillman development. The larger 4-acre parcels will feature white fencing similar to adjacent county parcels. Entrance for this new development will be from Avenue 5 ¼ E, only emergency access from 38th Street. The development will tie into City water and sewer.
- Neighbors voiced concern about having neighbors to the east as it is currently undeveloped and the increase in traffic on 40th Street. Also, asked if traffic lights would be installed.
- A neighbor wanted to know if water and sewer connection would be available for the residential homes west of 5 ¼ E.
- Neighbors wanted to know the timeline of the proposed development and what area would start first.
- Neighbors wanted to know if ag animals would be allowed on the 2-4 acre lots and if farming operations would be impacted because of the new road on 5 ¼ E.
- Neighbors to the west asked for the contact information for MCAS.
- Neighbors wanted to know if this development would cause their property values to go up.
- Neighbors wanted to know who the builder for the larger 4 acre lots would be and if he was going to sell them. In addition, they asked who would be building the 12,000 square foot lots would be.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
AGUILAR ALBERT	3923 S TILLMAN WAY	YUMA	AZ	85365
ALAMEDA MELANIE	5411 E 37TH PL	YUMA	AZ	85365
ALVARADO NOBERTO NOEL	5414 E 38TH PL	YUMA	AZ	85365
AMADOR KARLA E	5496 E 38TH PL	YUMA	AZ	85365
AMBROSE AARON & KYNA	3737 S TILLMAN WAY	YUMA	AZ	85365
ANGEL SANTOS RANGEL	523 ORCHID ST	SOMERTON	AZ	85350
ARCHAMBAULT LAWRENCE E	3994 S TILLMAN WAY	YUMA	AZ	85365
AVALOS REBECCA LEE	3800 S TILLMAN WY	YUMA	AZ	85365
AYALA REINA	5481 E 38TH ST	YUMA	AZ	85365
AYCOCK JULIE A & MATTHEW B	3856 S TILLMAN WAY	YUMA	AZ	85365
BATALLA RAUL	3754 S TILLMAN WAY	YUMA	AZ	85365
BINUYA JEFFREY L	3901 S TILLMAN WAY	YUMA	AZ	85365
BOJORQUEZ EMILIO & SONIA JT	3738 S PLOWMAN DR	YUMA	AZ	85365
BONILLA SAMMY THEODORE & FEBE CPWROS	3922 S TILLMAN WAY	YUMA	AZ	85365
BRADLEY JASON R & ESTRADA ADRIAN J TRUST 12-22-2017	3951 S TILLMAN WAY	YUMA	AZ	85365
BRANDT ERIK J & BRENDA K TRUST 11-24-2008	3998 S PLOWMAN DR	YUMA	AZ	85365
BROWN CHRISTOPHER J	3975 S TILLMAN WAY	YUMA	AZ	85365
BUNTE AMY LYN	3799 S PLOWMAN DR	YUMA	AZ	85365
BURCH ANDREW M	PO BOX 5626	HUNTINGTON BEACH	CA	92615
CAMARILLO RAMIRO	5435 E 38TH PL	YUMA	AZ	85365
CAMPOS ALICIA REVOCABLE TRUST 9-20-2024	5452 E 37TH PL	YUMA	AZ	85365
CASTILLO JOSE FELIX	5475 E 38TH PL	YUMA	AZ	85365
CHAMPION CHRISTIAN CHURCH AZ NP CORP	3625 S AVENUE 5E	YUMA	AZ	85365
COSTE REX L & ANGELA MOREHOUSE JT	141 DIAMOND VIEW DR	LA VERNIA	TX	78121
COX ORD J D & CLAUDIA LIV TRS 11- 06-95	5511 E 32ND ST	YUMA	AZ	85365
COX ORD J D & CLAUDIA LIV TRS 11- 06-95	5511 E 32ND ST	YUMA	AZ	85365
CURRY CHAD W & ALEXANDREA H	3725 S TILLMAN WAY	YUMA	AZ	85365
DAUM MARK AND BLANCA LIVING TRUST 7-1-2021	3900 S TILLMAN WAY	YUMA	AZ	85365
DAVIS RACHEL & JAMES	3950 S TILLMAN WAY	YUMA	AZ	85365
DELGADO JOHN N	3995 S TILLMAN WAY	YUMA	AZ	85365
DYSON WADE E & JOYCE A TRUST 4- 8-2014	4026 S NAVEL AVE	YUMA	AZ	85365
EHK FAMILY TRUST 5-25-2022	5401 E 37TH PL	YUMA	AZ	85365
ENGLAND LOREN E. & MARY LO JT	3676 S PLOWMAN DR	YUMA	AZ	85365
FAYSSOUX RICHARD & PEN YING TRUST 6-8-2015	5413 E 38TH ST	YUMA	AZ	85365
FRITZ JAN A	11550 VIA SALIDA	YUMA	AZ	85367
FUENTES JAIRO J & FRANCIA A	3713 S TILLMAN WAY	YUMA	AZ	85365

GALVEZ YESENIA & LUIS A	3925 S PLOWMAN DR	YUMA	AZ	85365
GARRITY THOMAS J & OLGA M	3974 S TILLMAN WY	YUMA	AZ	85365
GMD PROPERTIES LLC	PO BOX 4122	SCOTTSDALE	AZ	85261
GRAMLEY RICHARD B & JENNIFER L JT	3644 S PLOWMAN DR	YUMA	AZ	85365
GREEN SAIRA	3714 S PLOWMAN DR	YUMA	AZ	85365
GUERRA HUMBERTO & KATHERINE LYNN HALL	3903 S PLOWMAN DR	YUMA	AZ	85364
GUNDERMAN SHANNON J &	3976 S PLOWMAN DR	YUMA	AZ	85365
HAGGARD VINNI & MARIVIC CPWROS	3742 TILLMAN WAY	YUMA	AZ	85365
HALLOCK SETH & JEANA	5495 E 38TH ST	YUMA	AZ	85365
HAN BYOUNG JU	5422 E 39TH ST	YUMA	AZ	85365
HEREDIA JESSICA	5497 E 38TH PL	YUMA	AZ	85365
HERNANDEZ FERNANDO & LORENZA JT	3882 S AVENUE 5 1/4 E	YUMA	AZ	85365
HERNANDEZ SERGIO VERDUGO SR & ANGELINA MARIE	3715 S PLOWMAN DR	YUMA	AZ	85365
HERNANDEZ SONIA	3653 S PLOWMAN DR	YUMA	AZ	85365
HORNE VINCENT LEE & ANNIE	3996 S PLOWMAN DR	YUMA	AZ	85365
HUDSON TODD R & BROOKE E	3868 S TILLMAN WAY	YUMA	AZ	85365
HUGEL MICHAEL & VANESSA	12523 E 47TH ST	YUMA	AZ	85367
HURTADO ERICK N	5422 E 37TH PL	YUMA	AZ	85365
ISAACSON ERIC & RAQUEL JT	5466 E 39TH ST	YUMA	AZ	85365
JAEGER JOHN & CINDY	3744 S PLOWMAN DR	YUMA	AZ	85365
JOHNSON AMANDA B	3629 S PLOWMAN DR	YUMA	AZ	85365
JOHNSON RONALD A & LINDA D	4052 S AVE 5 1/2 E	YUMA	AZ	85365
JUAREZ-JIMENEZ JORGE C &	3896 S AVENUE 5 1/4E	YUMA	AZ	85365
LAROSE WARREN C & NINETTE M JT	4063 S NAVEL AVE	YUMA	AZ	85365
LEON-GUERRERO TRUST 3-25-2021	3643 S TILLMAN WAY	YUMA	AZ	85365
LIMON JOSE LUIS & BERNICE BERNADETTE JT	3924 S PLOWMAN DR	YUMA	AZ	85365
LOPEZ MADIN A	3902 S PLOWMAN DR	YUMA	AZ	85365
LOUSER DENISE A & JOHN	3953 S PLOWMAN DR	YUMA	AZ	85365
LUCKIE DEBORAH	3727 S PLOWMAN DR	YUMA	AZ	85365
LUIS CHRISTIAN R	3652 S PLOWMAN DRIVE	YUMA	AZ	85365
LUNA WENDY FAJARDO & LUNA GEORGE JR JT	3830 S TILLMAN WAY	YUMA	AZ	85365
LUNDSKOW ANDREW & ADRIENNE	5454 E 38TH ST	YUMA	AZ	85365
MACADAM ROBERT J & HELENE DOROTHY	3882 S TILLMAN WAY	YUMA	AZ	85365
MADRID MARIANA	3977 S PLOWMAN DR	YUMA	AZ	85365
MARQUEZ BERNARDO & EDITH JT	3589 W 27TH ST	YUMA	AZ	85364
MARTINEZ CARLOS A & MARGARET G TRUST	3992 S TILLMAN WAY	YUMA	AZ	85365
MARTINEZ FRANK M & CHRISTINE M JT	4085 S NAVEL AVE	YUMA	AZ	85365
MAYES EDWARD & TAMARA	5432 E 38TH ST	YUMA	AZ	85365
MENVIELLE JC FAMILY TRUST 4-17- 2015	5346 E VIEW PARKWAY	YUMA	AZ	85365
MITCHELL MICHAEL A &	340 W 32ND ST #238	YUMA	AZ	85364
MONROE GERRICK JON & DEBRA ANN	6955 DORR ST STE 32	TOLEDO	OH	43615
MORENO JOSHUA	3612 S PLOWMAN DR	YUMA	AZ	85365

MW FARMS LLC	3939 E HERMOSA VISTA	MESA	AZ	85215
NAVARRETE JULIO & VICTORIA	3611 S TILLMAN WAY	YUMA	AZ	85365
NORONHA BOSCO M & RITA TRUST 10-14-2014	4062 S NAVEL AVE	YUMA	AZ	85365
PAQUIN JAMES K & CAPORELLI JILL TRUST 1-19-99	3757 S PLOWMAN DR	YUMA	AZ	85365
PAQUIN JAMES K & CAPORELLI JILL TRUST 1-19-99	3757 S PLOWMAN DR	YUMA	AZ	85365
PENA LUIS	3698 S PLOWMAN DR	YUMA	AZ	85365
PEREZ JUDITH & JUAN ARAUJO	3677 S PLOWMAN DR	YUMA	AZ	85365
PERRICONE ARIZONA PROPERTIES AZ LLC	PO BOX 21845	LOS ANGELES	CA	90021
PIERSON JACOB WARREN	3696 S TILLMAN WAY	YUMA	AZ	85365
PLATERO VICTOR STEVEN	3675 S TILLMAN WAY	YUMA	AZ	85365
POELS ANGELA KAMERINE REVOCABLE LIVING TRUST 4-19-2023	4027 S NAVEL AVE	YUMA	AZ	85365
PRAY JOSEPH B	5456 E 38TH PL	YUMA	AZ	85365
QUIROZ MICHELLE A	5266 E COUNTY 38TH ST	YUMA	AZ	85365
RAIBLE CHRISTOPHER K & DONNELLA R JT	5621 ANDREWS REACH LOOP	WILMINGTON	NC	28409
RAMIREZ JOE ALBERT & MICHELLE T	3766 S TILLMAN WAY	YUMA	AZ	85365
RAMIREZ NICOLAS REYES & ROSA	3743 S TILLMAN WY	YUMA	AZ	85365
RAMIREZ RODOLFO J & ROSAURA L TR 6-29-99	3724 TILLMAN WAY	YUMA	AZ	85364
REYES JOHN PAUL & KERRY	3627 S TILLMAN WAY	YUMA	AZ	85365
RUBALCAVA ANGEL JR	3613 S PLOWMAN DR	YUMA	AZ	85365
SAMO ZUHAIR & LARA JARJESE	4074 S AVENUE 5 1/2E	YUMA	AZ	85365
SAMPSEL CRAIG FALLON & JULIA WARREN CPWROS	3645 S PLOWMAN DR	YUMA	AZ	85365
SANCHEZ AIDA	5423 E 37TH PL	YUMA	AZ	853656733
SANCHEZ KRYSTAL	5453 E 37TH PL	YUMA	AZ	85365
SANDERS XAVIER A	3901 S TILLMAN WAY	YUMA	AZ	85365
SANDOVAL BRENDA LIVING TRUST 8- 8-2024	3726 S PLOWMAN DR	YUMA	AZ	85365
SANDPOINT EAST PROPERTY LLC	6024 E 32ND ST	YUMA	AZ	85365
SANDPOINT LEMON ORCHARD LLC	6024 E 32ND ST	YUMA	AZ	85365
SANDPOINT LEMON ORCHARD LLC	3787 S VICTORIA WAY	YUMA	AZ	85365
SANDPOINT WEST PROPERTY LLC	6024 E 32ND ST	YUMA	AZ	85365
SCHLECHTE REVOCABLE TRUST 3-7- 2025	3777 S PLOWMAN DR	YUMA	AZ	85365
SLAYTON ERIKA	5430 E 37TH PL	YUMA	AZ	85365
SMITH JIMMY L & JOHANNA R	5434 E 38TH PL	YUMA	AZ	85365
SMITH RANDALL E & DEBORAH B	32214 7TH AVE SW	FEDERAL WAY	WA	98023
SMOCK JOHN PAUL & MARITES	4024 S AVENUE 5 1/2 E	YUMA	AZ	85365
SONGCO DAVID B	3736 S TILLMAN WAY	YUMA	AZ	85365
SORRELLS BRANDON L & ANNGIE	3816 S TILLMAN WAY	YUMA	AZ	85365
SPURGEON RICHARD P & SUSAN D JT	3999 S PLOWMAN DR	YUMA	AZ	85365
STANDARD JOHN ANTHONY	3631 S PLOWMAN DR	YUMA	AZ	85365
STOKES EVAN T B & CATHERINE A	4084 S NAVEL AVE	YUMA	AZ	85365
SULLINS DOUG & TRACY CPWROS	5265 E 37TH ST	YUMA	AZ	85365
TEWKESBURY TRUST 6-13-2024	3785 S PLOWMAN DR	YUMA	AZ	85365
TONY JEREMY E &	5474 E 38TH PL	YUMA	AZ	85365

TWIGGER IBARRA TRUST 6-14-2018	3683 S TILLMAN WAY	YUMA	AZ	85365
URBIETA JORGE A & ELIZABETH T CPWROS	3651 S TILLMAN WAY	YUMA	AZ	85365
VAN HAREN BRANDON LEWIS & KRYSTLE ANN	3699 S PLOWMAN DR	YUMA	AZ	85365
WAPLER GARY D & MARGARET JT	5412 E 38TH ST	YUMA	AZ	85365
WEBB MICHAEL R & CHARLEE K CPWROS	5402 E 38TH ST	YUMA	AZ	85365
WHITMER JAMES & DAKIN	5415 E 38TH PL	YUMA	AZ	85365
WILLIAMS THOMAS H & TRACY A LUNDEIN TRUST 1-8-2018	3739 S PLOWMAN DR	YUMA	AZ	85365
WILSON SAMUEL DAVID O'DONOGHUE	3712 S TILLMAN WAY	YUMA	AZ	85365
WOJEWODZKI ANTHONY & CHERYL CPWROS	5433 E 38TH ST	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA R V PROPERTIES LTD UTAH PARTNERS	3547 S AVENUE 5 E	YUMA	AZ	85365
ZAMORA ARTURO & DAENA CPWROS	3898 S TILLMAN WAY	YUMA	AZ	85365

ATTACHMENT F
AERIAL PHOTO

