

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

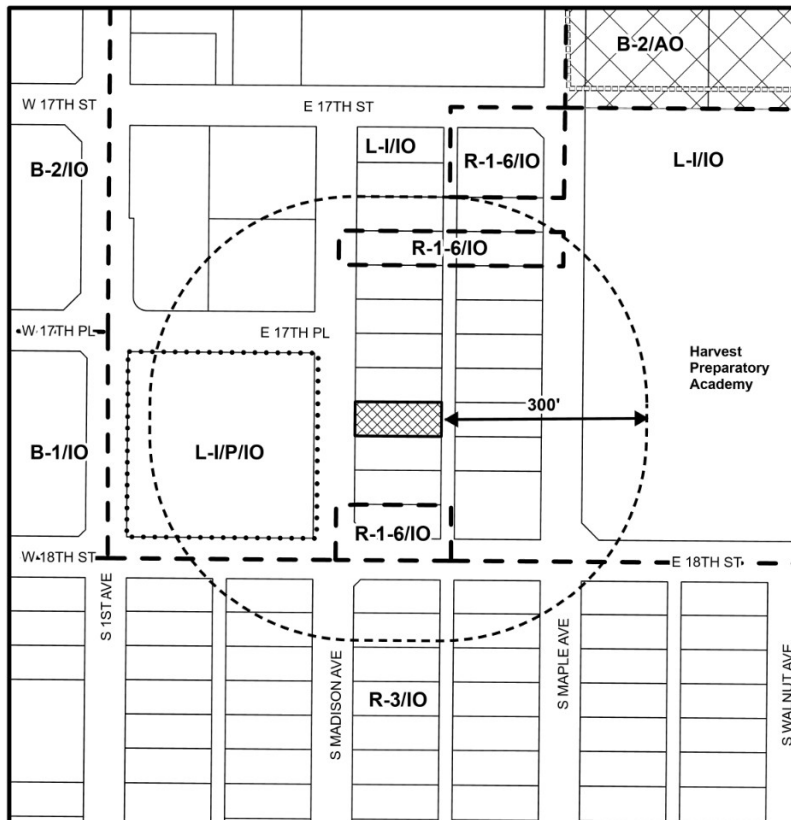
Hearing Date: July 28, 2025

Case Number: ZONE-44151-2025

Project Description/ Location: This is a request by Eduardo Herrera to rezone one parcel, approximately .14 acres, from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1749 S. Madison Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/ Infill Overlay (L-I/IO) District	Single Family Residence	Low Density Residential
North	Light Industrial/ Infill Overlay (L-I/IO) District	Single Family Residence	Low Density Residential
South	Light Industrial/ Infill Overlay (L-I/IO) District	Single Family Residence	Low Density Residential
East	Light Industrial/ Infill Overlay (L-I/IO) District	Single Family Residence	Low Density Residential
West	Light Industrial/ Public Overlay/Infill Overlay (L-I/PO/IO) District	Joe Henry Optimist Center	Public/Quasi Public

Location Map



Prior site actions: Annexation: Ordinance 672 South Yuma (July 21, 1956); Subdivision: Clarence Trigg Subdivision Unit No. 2 (May 15, 1951)

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the existing Infill Overlay (IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44151-2025 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 a parcel, approximately .14 acres, from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the Infill Overlay (IO) District, for the property located at 1749 S. Madison Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is approximately 50 feet wide and 125 feet deep, with frontage on S. Madison Avenue. Currently, there is a single-family home built on the property.

The applicant is requesting to rezone the property from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District to bring the property into conformance. By rezoning the property and bring the existing use into conformance, the property owner will have the ability to refinance, market, or expand upon the current development.

The subject property is located within the area of the City that was subdivided in the 1950s. This neighborhood is a mix of commercial, industrial & residential uses. South of 17th Street & east of Madison Avenue is primarily residential in nature.

Several properties in the area are developed with residential homes and the rezone of this property would match the surrounding character and nature of the current use. This request 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:		Low 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? No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Madison Avenue - Local	29 FT H/W	30 FT H/W ROW				
Bicycle Facilities Master Plan	17 th Street – Proposed Bike Route					

YCAT Transit System	Green Route 4/4A – 16 th Street across Redondo Center Drive
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 Park				Future: Joe Henry Park Improvements					
Community Park:	Existing: Kennedy Memorial Complex				Future: Kennedy Memorial Complex					
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:	Mesa Heights Development Area									
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X				
Conforms:	Yes	X	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:										
<u>Population Impacts</u> 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 <i>Single Family</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation	
			Maximum	Per Unit		Officers	GPD	AF	GPD	
			1	2.7	3	0.01	559	0.6	189	
			Minimum							
			1	2.7	3	0.01	559	0.6	189	
Fire Facilities Plan:	Existing: Fire Station No. 4				Future: Fire Station No. 4					
Water Facility Plan:	Source:	City	X	Private		Connection:	4" Water			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: Alley 8" Sewer			
Issues:	None									
Safety Element:										
Flood Plain Designation:	X				Liquefaction Hazard Area:		Yes		No	X
Issues:	None									
Growth Area Element:										
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St		X	Avenue B & 32 nd St.			
	North End			Pacific Ave & 8 th St			Estancia		None	
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

External Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment C

Proposed conditions delivered to applicant on: July 8, 2025

Final staff report delivered to applicant on: July 10 2025

<input checked="checked" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: July 10, 2025
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

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

Prepared By: *Zenia Fiveash*

Date: 7/10/25

Zenia Fiveash
Assistant Planner
Zenia.Fiveash@yumaaz.gov

(928)373-5000, x1234

Reviewed By: *Jennifer L. Albers*

Date: 7/10/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 07/15/25

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 7/4/25
- **300' Vicinity Mailing:** 6/4/25
- **34 Commenting/Reviewing Agencies noticed:** 6/23/25
- **Site Posted on:** 6/13/25
- **Neighborhood Meeting:** 6/18/25
- **Hearing Date:** 7/28/25
- **Comments due:** 6/23/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	6/12/25		X		
Yuma County Engineering	NR				
Yuma County Public Works	6/12/25		X		
Yuma County Water Users' Assoc.	6/13/25		X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Fort Yuma Quechan Indian Tribe	6/12/25		X		
Western Area Power Administration	6/12/25		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	6/12/25		X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	6/17/25		X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Attendees:

Neighbor: None

Applicant: Eduardo Herrera

Staff: Zenia Fiveash

Summary of Attendee(s') Comments Related to the Project:

- Applicant wants to get variance to be able to refinance his home.

ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
AEA FEDERAL CREDIT UNION	1780 S 1ST AVE	YUMA AZ 85364
BEJARANO JUAN ANTONIO JR	1719 S MADISON AVE	YUMA AZ 85364
BONILLA PABLO	1743 S MADISON AVE	YUMA AZ 85364
BRIDGEMAN SUSAN LUCILLE	1800 S MAPLE AVE	YUMA AZ 85364
COLUNGA DANIEL & MARISOL	1805 S 1ST AVENUE	YUMA AZ 85364
CONTRERAS RICARDO	1725 S MADISON AVE	YUMA AZ 85364
DOBOSZ DANIEL P & TARA M	3049 W 12TH LN	YUMA AZ 85364
FUENTES VERONICA & CARLOS JR	2953 S ROYAL ABERDEEN LOOP	GREEN VALLEY AZ 85614
GAMBOA DAVID JR	1821 S 3RD AVE	YUMA AZ 85364
GARCIA MIKE	PO BOX 1846	YUMA AZ 85366
HARVEST POWER COMMUNITY DEVELOPMENT	350 E 18TH ST	YUMA AZ 85364
HAYNES PROPERTIES AZ LLC	11483 E VIA SALIDA	YUMA AZ 85367
HERRERA EDUARDO & GONZALEZ MAYRA LIZETH MEDRANO CPWROS	1749 S MADISON AVE	YUMA AZ 85364
HERRERA RICARDO H &	1812 S MAPLE AVE	YUMA AZ 85364
KING GERALD JR & CATHY JT	1712 S MAPLE AVE	YUMA AZ 85364
MALES TEDFORD C JR	4232 W 7TH ST	YUMA AZ 85364
MARQUEZ JESUS L	1810 S MADISON AVE	YUMA AZ 85364
MARTINEZ ORALIA	1761 S MADISON AVE	YUMA AZ 85364
MAY VIOLA	5435 E 38TH PLACE	YUMA AZ 85365
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA AZ 85364
ORTIZ MARCO A & CARMEN M CPWROS	8795 E 24TH LN	YUMA AZ 85365
PANHO LLC	350 W 16TH ST STE 332	YUMA AZ 85364
QUINTANA JOSE T & MARIA C JT	7248 E 25TH PL	YUMA AZ 85365
QUINTERO MARIA TRUST 4-10-2024	PO BOX 1903	WINTERHAVEN CA 92283
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA AZ 85364
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA AZ 85364
RAMIREZ TERESA	1789 S MADISON AVE	YUMA AZ 85364
RANGEL SERGIO R &	1737 S MADISON AVE	YUMA AZ 85364
SMITH WM MICHAEL & DELLA E	1321 W 19TH ST	YUMA AZ 85364
SPONGROSS KATHY M	1715 S MADISON AVE LOT A	YUMA AZ 85364
TRES ESTRELLAS HOLDINGS LLC	13484 S AVENUE 5 E	YUMA AZ 85365
WAKAMATZU ICELA	267 E PALO VERDE DR	YUMA AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA AZ 85364

ATTACHMENT E
NEIGHBOR MAILING

This is a request by Eduardo Herrera to rezone one parcel, approximately .14 acres, from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1749 S. Madison Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44151-2025**

NEIGHBORHOOD MEETING
06/18/2025 @ 5PM
ON-SITE

PUBLIC HEARING
07/28/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1749 S. Madison Avenue, 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 Zenia Fiveash by phone at (928) 373-5000 ext. 3040 or by email at Zenia.Fiveash@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 F
AERIAL PHOTO

