

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

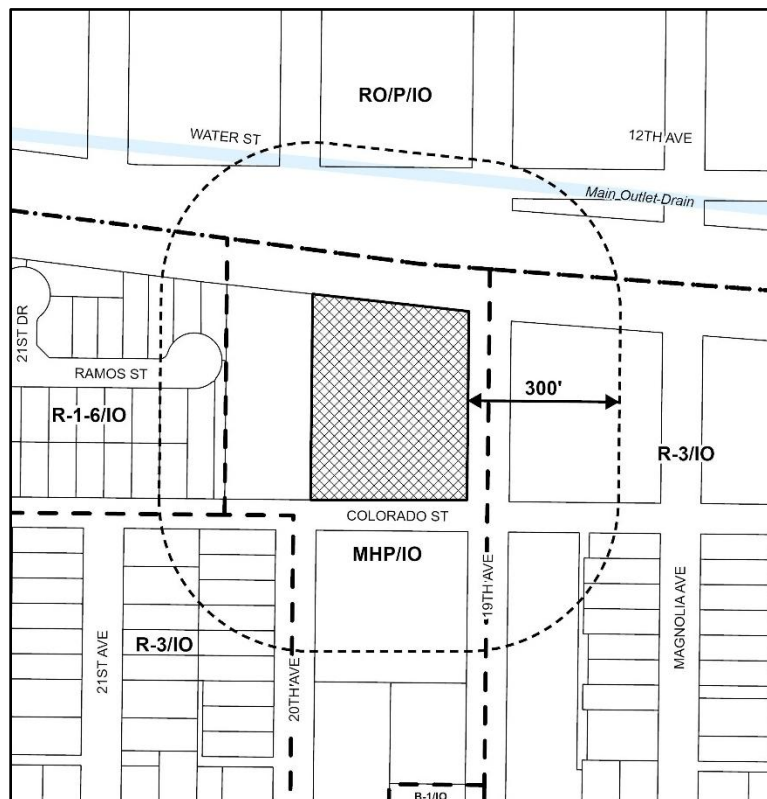
Hearing Date: December 8, 2025

Case Number: ZONE-44544-2025

Project Description/ Location: This is a request by Dylan Freeman, on behalf of T3AZ, LLC, to rezone approximately 2.78 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at 1980 W. Colorado Street, Yuma, AZ.

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

Location Map



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 recorded June 12, 2025 (Fee # 2025-14531); General Plan Amendment, GP-44063-2025 (LDR to HDR), Resolution R2025-084, effective October 4, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** rezone ZONE-44544-2025 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 2.78 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at 1980 W. Colorado Street, Yuma, AZ, 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 located at 1980 W. Colorado Street and is approximately 2.78 acres. The property is the current site of the Colorado Street Trailer Park and is accessed from Colorado Street. In 2025, the property was the subject of a General Plan Amendment that changed the land use designation from Low Density Residential to High Density Residential.

With this request the applicant is seeking to rezone the property from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for residential development. The applicant’s conceptual site plan shows 11 two-story fourplexes and 9 single family homes for a total of 53 units, however the applicant may propose additional units as they move through the development process. The R-3 District allows for multi-family, two-family, and single-family dwellings, and the property’s High Density Residential land use designation allows for a maximum of 83 dwelling units. All new development will be required to meet City of Yuma development standards.

The request to rezone the property from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District conforms with the General Plan.

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

Land Use Element:									
Land Use Designation:		High 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
Colorado Street – Local	29 FT HW	30 FT HW				
19 th Avenue – Local	29 FT HW	40 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:	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: 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:	None

Housing Element:

Special Need Household:	N/A
Issues:	None

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:	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 <i>Multi-Family</i>				Projected Population	Police Impact	Water Consumption		Wastewater Generation
	Maximum	Per Unit			Officers	GPD	AF	GPD	
	83	1.8			149	0.28	30,926	34.6	10,458
	Minimum								
	36	1.8			65	0.12	13,414	15.0	4,536
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	
Sewer Facility Plan:		Treatment:		City	X	Septic	Private		Connection: 8" PVC line Colorado St. and 12" VCP line 19 th Ave.
Issues:		Water main extension may be needed on 19 th Avenue.							

Safety Element:

Flood Plain Designation:	X – Protected by levee	Liquefaction Hazard Area:	Yes	X	No		
Issues:	None						

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
Issues:	North End		Pacific Ave & 8 th St		Estancia	None	X
	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. A General Plan Amendment that changed the land use designation from Low Density Residential to High Density Residential went into effect on October 4, 2025.

Public Comments Received: None Received

External Agency Comments: None Received

Neighborhood Meeting Comments: Attachment D

Proposed conditions delivered to applicant on: 10/23/25

Final staff report delivered to applicant on: 11/13/25

- ☐ Applicant agreed with all of the conditions of approval on:
- ☒ Applicant did not agree with the following conditions of approval: Condition 7.
- ☐ Planner emailed applicant conditions and is awaiting response.

Attachments

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

Prepared By: *Meredith Rojas*

Date: 10/30/25

Meredith Rojas
Associate Planner
Meredith.Rojas@YumaAZ.gov

(928) 373-5000 x3047

Reviewed By: *Jennifer L. Albers*

Date: 10/30/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 11/13/25

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.

Department of Engineering, Andrew McGarvie, Engineering Manager, (928) 373-5000 x 3044

3. The Owner/Developer shall provide the expected peak hour trips generated from this facility based on the Trip Generation Manual from the Institute of Traffic Engineers interpreted by an Arizona registered engineer with traffic experience. If the peak hour trips exceed 100 trips per hour, then a full traffic study will be requested.
4. Owner/Developer to install sidewalk per City standard 3-135 along north Colorado St. frontage.
5. Owner/Developer to install handicap sidewalk ramp per city standard 3-145 at the northwest corner of Colorado Street and 19th Avenue.
6. Owner/Developer to install vertical curb and sidewalk along 19th Avenue frontage per city standard 3-060 & 3-135.
7. Owner/Developer to install two streetlights per city standard 7-010 on the west side of 19th Avenue frontage.
8. Owner/Developer shall dedicate to the City of Yuma a corner triangle with 14-foot legs at the Northwest corner of Colorado Street and 19th Avenue.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x 3047

9. 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
CONCEPTUAL SITE PLAN



ATTACHMENT C AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 10/31/25
- **300' Vicinity Mailing:** 10/13/25
- **34 Commenting/Reviewing Agencies noticed:** 10/09/25
- **Site Posted on:** 10/16/25
- **Neighborhood Meeting:** 10/22/25
- **Hearing Date:** 12/08/25
- **Comments due:** 10/20/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	10/10/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	10/10/25	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	10/14/25	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	10/13/25	X		
Building Safety	NR				
City Engineer	YES	10/15/25		X	
Traffic Engineer	NR				
MCAS / C P & L Office	YES	10/15/25	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 10/22/25

Location: On Site

Attendees: Staff: Meredith Rojas; Applicant: Dylan Freeman

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

- No neighbors in attendance. No comments or questions.

ATTACHMENT E
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
CASTANEDA JUAN	179 N 21ST AVE SP C	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
GHT INVESTMENT LLC	8697-C LA MESA BLVD PMB 108	LA MESA, CA 91942
LONERAM LLC	PO BOX 1985	YUMA, AZ 85366
LONERAM LLC	5840 E 27TH PLACE	YUMA, AZ 85365
LUNA JOSE E & CRISTINA JT	180 N 20TH AVE	YUMA, AZ 85364
MCGHEE FILOMENA	162 N MAGNOLIA AVE	YUMA, AZ 85364
MORALES OLIVIA ELIZARRARAZ	6834 HOLLENBECK ST	HUNTINGTON PARK, CA 90255
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
PITCAIRN ALAN TRUST 5-16-1990	5744 LA JOLLA CORONA DR	LA JOLLA, CA 92037
RAMOS JEWLIAN	2053 W RAMOS ST	YUMA, AZ 85364
RAMOS MARTIN JACOB & MARILYN	2074 W RAMOS ST	YUMA, AZ 85364
SACO & SADIK PROPERTIES LLC	2301 S 4TH AVE	YUMA, AZ 85364
SANDOVAL MIREYA	160 N MAGNOLIA AVE	YUMA, AZ 85364
USA	7341 E 30TH ST STE A	YUMA, AZ 85365
VEL PROPERTIES LLC	PO BOX 387	YUMA, AZ 85366
WILLBOYD INC AZ CORP	1850 W 1ST ST SP 1-A	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364

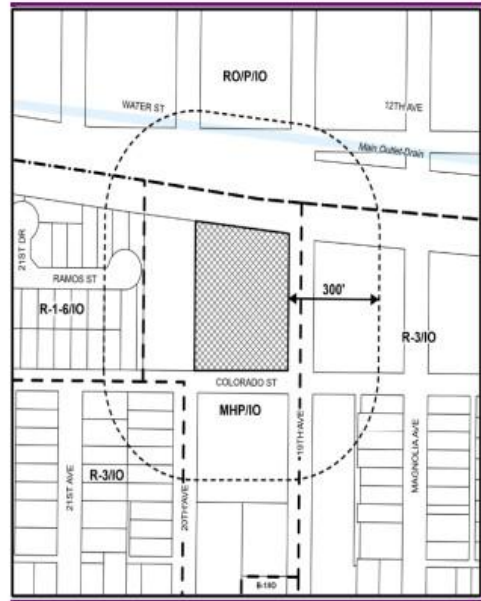
**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Dylan Freeman, on behalf of T3AZ, LLC, to rezone approximately 2.78 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at 1980 W. Colorado Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44544-2025**

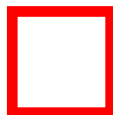
NEIGHBORHOOD MEETING
10/22/2025 @ 5:30pm
On-site

PUBLIC HEARING
11/24/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1980 W. Colorado 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 Meredith Rojas by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Rojas@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



Subject Property