

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

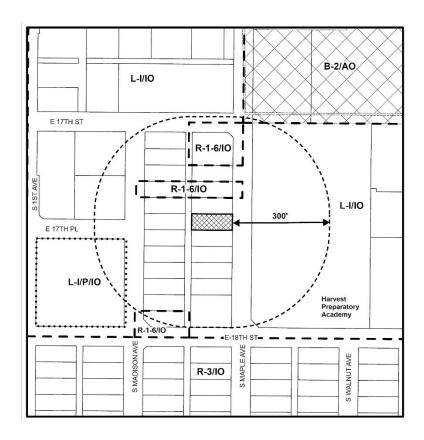
CASE PLANNER: ZENIA FIVEASH

Hearing Date: April 28, 2025 Case Number: ZONE-43811-2025

<u>Project Description/</u> <u>Location:</u> This is a request by Carlos, Jr. and Veronica Fuentas to rezone one parcel, approximately .14 acres, from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1720 S. Maple 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	Harvest Prep Academy	Commercial
West	Light Industrial/Infill Overlay (L-I/IO) District	Single Family Residence	Low Density Residential

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-41390-2023 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 6,314 square feet, 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 1720 S. Maple 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 126 feet deep, with frontage on S. Maple 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 with the actual use. Any new residential construction on the property requires a rezone to the Low Density Residential/Infill Overlay (R-1-6/IO).

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 & west of Maple 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 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

La	nd Use Element:											
	Land Use Designa	ation:		Low	Dei	nsity I	Resid	enti	al			
	Issues:			Non	е							
	Historic District:	Brinley Avenue	9		Cer	ntury	Heigh	nts		Main Street	None	Χ
	Historic Buildings	on Site:	Y	es		No	Х					

2. Are there any dedications or property easements identified by the Transportation Element? No

F/	CILITY PLANS							
Т	ransportation Master Plan	F	lanned	Existing	Gateway	Scenic	Hazard	Truck
	Maple Avenue - Local	29	FT H/W	30 FT H/W				
	17th Avenue - Local	29	FT H/W	30 FT H/W				
	Bicycle Facilities Master P	lan	Maple Ave	enue - Proposed	d Bike Route	;		

YCAT Transit System	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, Recrea	ation and O	pen Sp	ace El	emen	t:										
Parks and R	ecreation Fa	cility P	lan												
Neighborh	nood Park:	Existi	xisting: Joe Henry Optimist Park						Future: Joe Henry Park Improvements						3
Communit	ty Park:	Existi	isting: Kennedy Memorial Complex						Future: Kennedy Memorial Complex						
Linear Par	rk:	Existi	ing: East Main Canal Future: East Main Canal												
Issues:		None													
Housing Elem	nent:														
Special Need	Special Need Household:														
Issues:	Issues:														
Redevelopme	ent Element														
Planned Red	development	Area:	Mesa	Heig	hts De	vel	opm	ent Are	a						
Adopted Red	developmen	Plan:	North	End:		C	Carve	er Park:		N	lone:	Χ			
Conforms:			Yes	Х	No										
Conservation	, Energy &	Enviro	nmenta	al Ele	ment:										
Impact on Ai	r or Water R	esourc	ces	Yes		Z	0	X							
Renewable E	Energy Sour	ce		Yes		Ν	0	X							
Issues: No	one														
Public Service		•													
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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: None **External Agency Comments:** None Proposed conditions delivered to applicant on: March 27, 2025 Final staff report delivered to applicant on: April 10, 2025 Applicant agreed with all of the conditions of approval on: April 8, 2025 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. **Attachments** С В D Ε Α Conditions of Approval **Agency Notifications** Neighbor Notification List Neighbor Postcard **Aerial Photo** Prepared By: Zenia Fiveash Date: April 8, 2025 Zenia Fiveash

(928) 373-5000, x3040

Jennifer L. Albers

Assistant Planner

Assistant Director of Planning

Zenia.Fiveash@yumaaz.gov

Approved By: Olym Linville Date: 04/09/25

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.

Community Planning, Zenia Fiveash, Assistant Planner, (928) 373-5000 x3040

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

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Legal Ad Published: The Sun 4/04/25 300' Vicinity Mailing: 3/10/25 34 Commenting/Reviewing Agencies noticed: 3/24/25 Site Posted on: 4/14/25 0

Neighborhood Meeting: N/A Hearing Date: 4/28/25

0 Comments due: 3/24/25

Received Received Comment* Comments Attached	External List (Comments)	Response	Date	"No	Written	Comments
Yuma County Engineering NR Yuma County Public Works Yes 3/13/25 X Yuma County Water Users' Assoc. Yes 3/17/25 X Yuma County Planning & Zoning Yes 3/13/25 X Yuma County Assessor NR Arizona Public Service NR Image: Arizona Public Service NR NR Arizona Public Service NR NR Southwest Gas NR NR Qwest Communications NR NR Fort Yuma Quechan Indian Yes 3/13/25 X YUHS District #70 NR NR Crane School District #1 NR Yuma Cuechan Indian Yes 3/13/25 X Yuma Cuechan Indian Yes NR NR Yuma Cuechan Indian Yes NR NR Yuma Cuechan Indian	,		Received	Comment"	Comments	Attached
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Public Works NR	Utilities					
	Public Works					
	Streets					

ATTACHMENT C NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Cod	de	
AEA FEDERAL CREDIT UNION	1780 S 1ST AVE	YUMA	AZ	85364
BEJARANO JUAN ANTONIO JR	1719 S MADISON AVE	YUMA	ΑZ	85364
BONILLA PABLO	1743 S MADISON AVE	YUMA	ΑZ	85364
CONTRERAS RICARDO	1725 S MADISON AVE	YUMA	ΑZ	85364
DOBOSZ DANIEL P & TARA M	3049 W 12TH LN	YUMA	ΑZ	85364
FUENTES VERONICA & CARLOS JR	2953 S ROYAL ABERDEEN LOOP	GREEN VALLEY	AZ	85614
GAMBOA DAVID JR	1821 S 3RD AVE	YUMA	ΑZ	85364
GARCIA MIKE	PO BOX 1846	YUMA	ΑZ	85366
HARVEST POWER COMMUNITY DEVELOPMENT	350 E 18TH ST	YUMA	AZ	85364
HAYNES PROPERTIES AZ LLC	11483 E VIA SALIDA	YUMA	ΑZ	85367
HERRERA EDUARDO & GONZALEZ MAYRA LIZETH MEDRANO CPWROS	1749 S MADISON AVE	YUMA	AZ	85364
KING GERALD JR & CATHY JT	1712 S MAPLE AVE	YUMA	ΑZ	85364
MARTINEZ ORALIA	1761 S MADISON AVE	YUMA	ΑZ	85364
MAY VIOLA	5435 E 38TH PLACE	YUMA	ΑZ	85365
NEXT LEVEL HOME BUYERS LLC	2903 W 12TH PL	YUMA	ΑZ	85364
QUINTERO MARIA TRUST 4-10-2024	PO BOX 1903	WINTERHAVEN	CA	92283
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	ΑZ	85364
QUINTERO VALERIE JEAN	2160 S DEL VALLE WAY	YUMA	ΑZ	85364
RAMIREZ TERESA	1789 S MADISON AVE	YUMA	ΑZ	85364
RANGEL SERGIO R &	1737 S MADISON AVE	YUMA	ΑZ	85364
SANCHEZ NOHEMI	1704 S MAPLE AVE	YUMA	ΑZ	85364
SMITH WM MICHAEL & DELLA E	1321 W 19TH ST	YUMA	ΑZ	85364
SPONGROSS KATHY M	1715 S MADISON AVE LOT A	YUMA	AZ	85364
STUHR ROSARIO RAMOS	15385 S AVENUE 4E	YUMA	ΑZ	85365
TRES ESTRELLAS HOLDINGS LLC	13484 S AVENUE 5 E	YUMA	ΑZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	ΑZ	85364
YUMA SAFE STORAGE LLC	4062 S NAVEL AVE	YUMA	ΑZ	85365

ATTACHMENT D NEIGHBOR MAILING

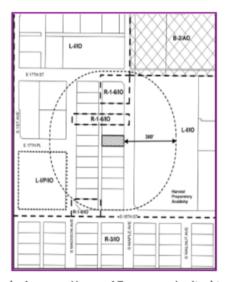
This is a request by Carlos, Jr. and Veronica Fuentas to rezone one parcel, approximately .14 acres, from the Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District, for the property located at 1720 S. Maple Avenue, Yuma, AZ.

MEETING DATE, TIME & LOCATION

FOR CASE # ZONE-43811-2025

PUBLIC HEARING

04/28/2025 @ 4:30pm City Hall Council Chambers One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1720 S. Maple Avenue, Yuma, AZ, you are invited to attend the public meeting 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

ATTACHMENT E AERIAL PHOTO

