

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO-NUNEZ

Hearing Date: October 13, 2025

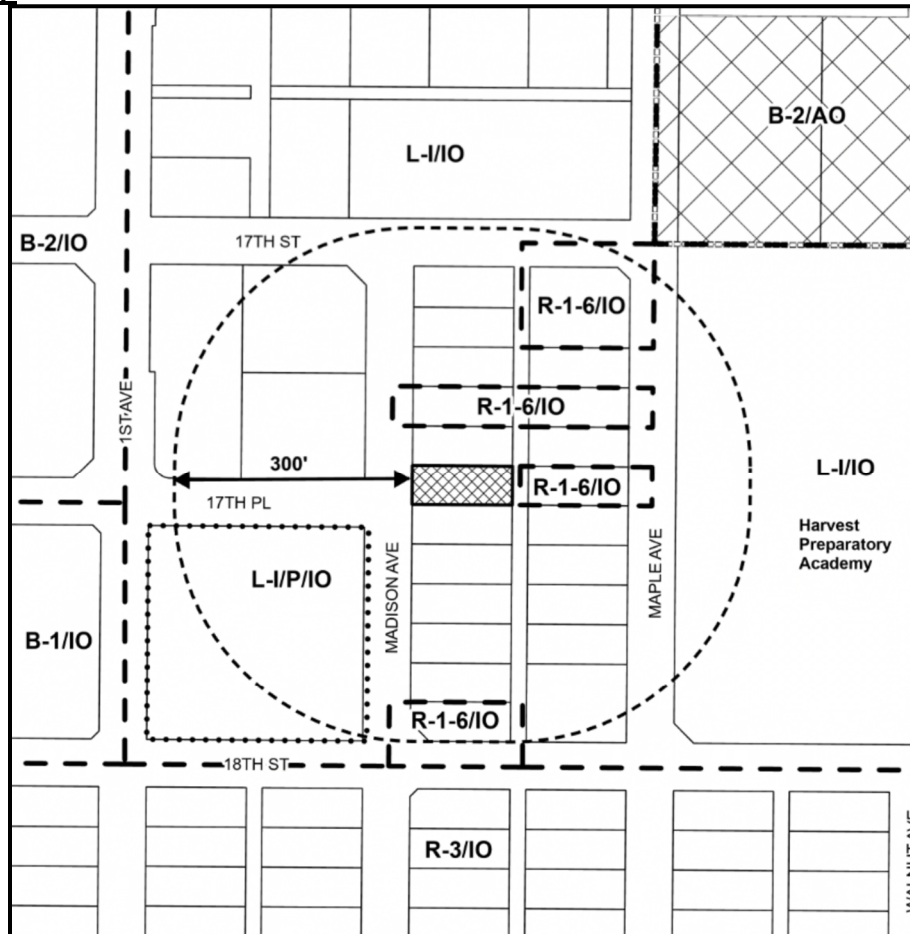
Case Number: ZONE-44389-2025

Project Description/
Location:

This is a request by Bailey Arvizo on behalf of Next Level Home Buyers, LLC, to rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District for property located at 1731 S. Madison Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
North	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
South	Light Industrial/Infill Overlay (L-I/IO)	Single Family Home	Low Density Residential
East	Low Density Residential/ Infill Overlay (R-1-6/IO)	Single Family Home	Low Density Residential
West	Light Industrial/Infill Overlay (L-I/IO)	Crematory & Memorial Chapel	Mixed Use

Location Map



Prior site actions: Annexation: Ord. 672 (July 21, 1956), Subdivision: Clarence Trigg Subdivision Unit No. 2 (May 18, 1951), Rezone: C-14-60-8(d) Initial zoning to Industrial “A” Ord. 840 (January 2, 1962), Rezone: Z80-23 rezone from Industrial “A” to Light Industrial (L-I) District Ord. 1979 (February 7, 1981).

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

Suggested Motion: Move to **APPROVE** Rezone ZONE-44389-2025 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 to the Low Density Residential/Infill Overlay (R-1-6/IO) District for the property located at 1731 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 located at 1731 S. Madison Avenue, in the Clarence Trigg Subdivision Unit 2 which was recorded on May 15, 1951. The property is approximately 6,341 square feet in size and is currently developed with a 1,191 square foot single family home built in 1942.

The area was annexed to the City in 1956 and following annexation, the area was zoned Industrial “A” with a subsequent rezoning in 1981 to the Light Industrial (L-I) District.

The applicant is requesting to rezone the property from Light Industrial/Infill Overlay (L-I/IO) to the Low Density Residential/Infill Overlay (R-1-6/IO) District to bring the zoning of the property into conformance with the actual use. The applicant is considering constructing an Accessory Dwelling Unit and a detached garage in the near future which would not be allowed in the current Light Industrial zoning district.

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 uses. This request would also be 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 ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	17 TH Street – proposed bike route					
YCAT Transit System	Green route 4A – Arizona Avenue @ 18 th Street					
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 Optimistic Park	Future: Joe Henry Optimistic Park
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						
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 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	
			1	2.8	3	0.01	580	0.6	196	
			Minimum							
1	2.8	3	0.01	580	0.6	196				
Fire Facilities Plan:		Existing: Fire Station No. 3					Future: Fire Station No. 3			
Water Facility Plan:		Source:	City	X	Private		Connection:	4" line on Madison Avenue		
Sewer Facility Plan:		Treatment:	City	X	Septic		Private		Connection: 8" line on alley	
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

Public Comments Received: None Received

External Agency Comments: See Attachment C.

Neighborhood Meeting Comments: See Attachment D.

Proposed conditions delivered to applicant on: September 11, 2025

Final staff report delivered to applicant on: September 29, 2025

☒ Applicant agreed with all of the conditions of approval on: September 26, 2025

Attachments

A	B	C	D	E	F	G
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Mailing	Aerial Map

Prepared By: *Guillermo Moreno-nunez*
Guillermo Moreno-nunez
Associate Planner
Guillermo.moreno-nunez@yumaaz.gov

Date: September 16, 2025

(928) 373-5000, x3038

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

Date: 9/16/25

Approved By: *Alyssa Linville*
Alyssa Linville
Director, Community Development

Date: 09/25/25

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. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Community Planning, Guillermo Moreno-nunez, Associate Planner, (928) 373-5000 x3038

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 AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 09/19/25
- **300' Vicinity Mailing:** 08/25/25
- **34 Commenting/Reviewing Agencies noticed:** 08/28/25
- **Site Posted on:** 08/26/25
- **Neighborhood Meeting:** 09/03/25
- **Hearing Date:** 10/13/25
- **Comments due:** 09/08/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	9/8/2025	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	9/1/2025	X		
Yuma County Planning & Zoning	YES	9/2/2025			X
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	9/2/2025	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	8/28/2025	X		
Building Safety	NR				
City Engineer	YES	8/28/2025	X		
Traffic Engineer	NR				
MCAS / C P & L Office	YES	8/28/2025	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS



COMMENT



NO COMMENT

Enter comments below:

The request appears that will be within the residential character of the area; additionally, it will bring the property into compliance with the R-1-6/IO zoning district.

DATE: 8/2/25 NAME: Javier Barraza TITLE: Senior Planner

AGENCY: Yuma County DDS

PHONE: (928) 817-5000

RETURN TO: Guillermo Moreno-nunez
Guillermo.Moreno-nunez@YumaAZ.gov

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 09/03/2025

Location: City Hall Room #190

Attendees:

Jose Salazar, Neighbor

Amelia Domby, Staff

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

- **Jose:** Expressed his support of the request.

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
BEJARANO JUAN ANTONIO JR	1719 S MADISON AVE	YUMA	AZ	85364
BONILLA PABLO	1743 S MADISON AVE	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	4016 KALAMATA WAY	RANCHO CORDOVA	CA	95742
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
KING GERALD JR & CATHY JT	1712 S MAPLE 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
NEXTGEN PROPERTIES LLC	3378 W 17TH PL	YUMA	AZ	85364
PANHO LLC	350 W 16TH ST STE 332	YUMA	AZ	85364
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
SANCHEZ NOHEMI	1704 S MAPLE 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
STUHR ROSARIO RAMOS	15385 S AVENUE 4E	YUMA	AZ	85365
TRES ESTRELLAS HOLDINGS LLC	13484 S AVENUE 5 E	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Bailey Arvizo on behalf of Next Level Home Buyers, LLC, to rezone approximately .15 acres from the Light Industrial/Infill Overlay (L-I/IO) District to the Low Density Residential/Infill Overlay (R-1-6/IO) District for property located at 1731 S. Madison Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44389-2025**

NEIGHBORHOOD MEETING
09/03/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
10/13/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 1731 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 Guillermo Moreno-nunez by phone at (928) 373-5000 ext. 3038 or by email at Guillermo.Moremo-nunez@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

