

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

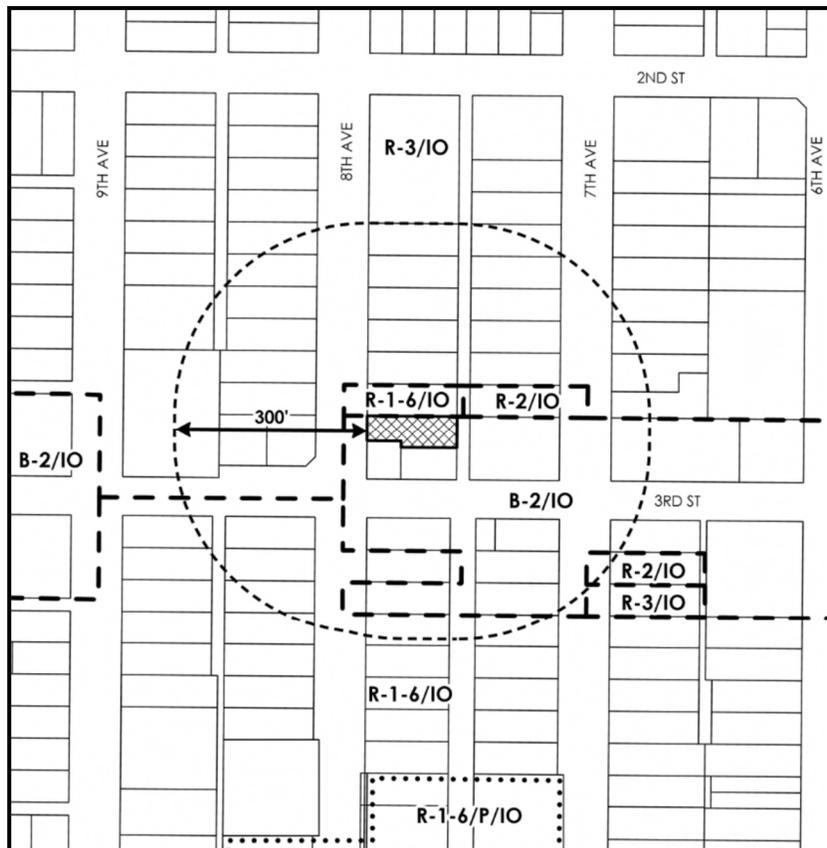
**Hearing Date:** January 12, 2026

**Case Number:** ZONE-44709-2025

**Project Description/ Location:** This is a request Nahel Al-Alou on behalf of Fernando Acosta, to rezone approximately .15 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for the property located at 273 S. 8<sup>th</sup> Avenue, Yuma, AZ.

	<b>Existing Zoning</b>	<b>Use(s) on-site</b>	<b>General Plan Designation</b>
<b>Site</b>	General Commercial/Infill Overlay (B-2/IO)	Single Family Home and Guest House	Medium Density Residential
<b>North</b>	Low Density Residential/Infill Overlay (R-1-6/IO)	Single Family Home	Medium Density Residential
<b>South</b>	General Commercial/Infill Overlay (B-2/IO)	Commercial Building and Vacant Lot	Medium Density Residential
<b>East</b>	General Commercial/Infill Overlay (B-2/IO)	Single Family Home and Commercial Building	Medium Density Residential
<b>West</b>	High Density Residential/Infill Overlay (R-3/IO)	Single Family Home	Medium Density Residential

**Location Map**



**Prior site actions:** Annexation: Ord. City Charter (January 12, 1915), Subdivision: Block 102 Subdivision (November 24, 1905), Yuma Townsite (September 20, 1996), Study Area: C-10-63 Rezone from Res A to Res C (1963).

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-44709-2025 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 recommended approval to City Council for the request to Medium Density Residential/Infill Overlay for the property located at 273 S. 8<sup>th</sup> 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 located at 273 S. 8<sup>th</sup> Avenue, was annexed to the City in January of 1915 and is located within the General Commercial/Infill Overlay (B-2/IO) District. The property is approximately 6,348 square feet in size and is currently developed with a 1,600 square foot single-family home built in 1930 and a 1,300 square foot guest house.

The applicant is requesting to rezone the property from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, to bring the zoning of the property into conformance with the actual use. The applicant has the property currently listed for sale. Lending regulations require the property to be zoned appropriately for the use. Additionally, if the homeowner intends to restore or make any modifications to the existing structures, any new residential construction will require the property to be zoned residential.

The General Commercial (B-2) District allows residential dwellings as an accessory use when in conjunction with an established business activity. They shall be located within the same building or lot and may be owner-occupied or a rental unit. These may not be freestanding buildings for solely residential use.

The main character of the area is residential, as most properties are developed with single family homes similar to the subject property. The rezoning the property will bring it into conformance with the current use and the surrounding area. In addition, this request is in conformance with the Land Use Element of the General Plan of the City of Yuma.

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

<b>Land Use Element:</b>									
Land Use Designation:				Medium 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
8 <sup>th</sup> Avenue- Local	29 FT H/W ROW	40 FT H/W ROW				
Bicycle Facilities Master Plan	3 <sup>rd</sup> Street – Proposed bike lane					
YCAT Transit System	Green route 4A and 4 – 3 <sup>rd</sup> Street @ 8 <sup>th</sup> Avenue					
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: Marcus Park				Future: Marcus Park				
Community Park:	Existing: Carver Park Complex				Future: Carver Park Complex				
Linear Park:	Existing: East Main Canal Linear Park				Future: East Main Canal Linear Park				
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	Yuma High								
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:									
<b>Population Impacts</b> 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	<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>		
	<i>2-4 Units</i>								
	Maximum	Per Unit		<b>Officers</b>	<b>GPD</b>	<b>AF</b>	<b>GPD</b>		
	2	2.2	4	0.01	911	1.0	308		
Minimum									
	1	2.2	2	0.00	455	0.5	154		
Fire Facilities Plan:	Existing: Fire Station No. 1				Future: Fire Station No. 1				
Water Facility Plan:	Source:	City	X	Private	Connection:	6" line on 8 <sup>th</sup> Avenue			
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 6" Line on 8 <sup>th</sup> Avenue			
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 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	X	
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:** None Received.

**Neighborhood Meeting Comments:** See Attachment E

**Proposed conditions delivered to applicant on:** December 10, 2025

**Final staff report delivered to applicant on:** December 31, 2025

Applicant agreed with all of the conditions of approval on: December 11, 2025

**Attachments**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
Conditions of Approval	Site Plan	Agency Notifications	Neighborhood Meeting Comments
<b>E</b>	<b>F</b>	<b>G</b>	
Neighbor Notification List	Neighbor Mailing	Aerial Photo	

**Prepared By:** *Guillermo Moreno-nunez* **Date:** December 15, 2025  
 Guillermo Moreno-nunez  
 Associate Planner (928) 373-5000, x3038  
 Guillermo.moreno-nunez@yumaaz.gov

**Reviewed By:** *Jennifer L. Albers* **Date:** 12/15/25  
 Jennifer L. Albers  
 Assistant Director of Planning

**Approved By:** *Alyssa Linville* **Date:** 12/31/25  
 Alyssa Linville  
 Director, Community Development

**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:**

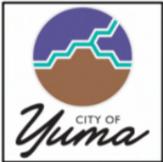
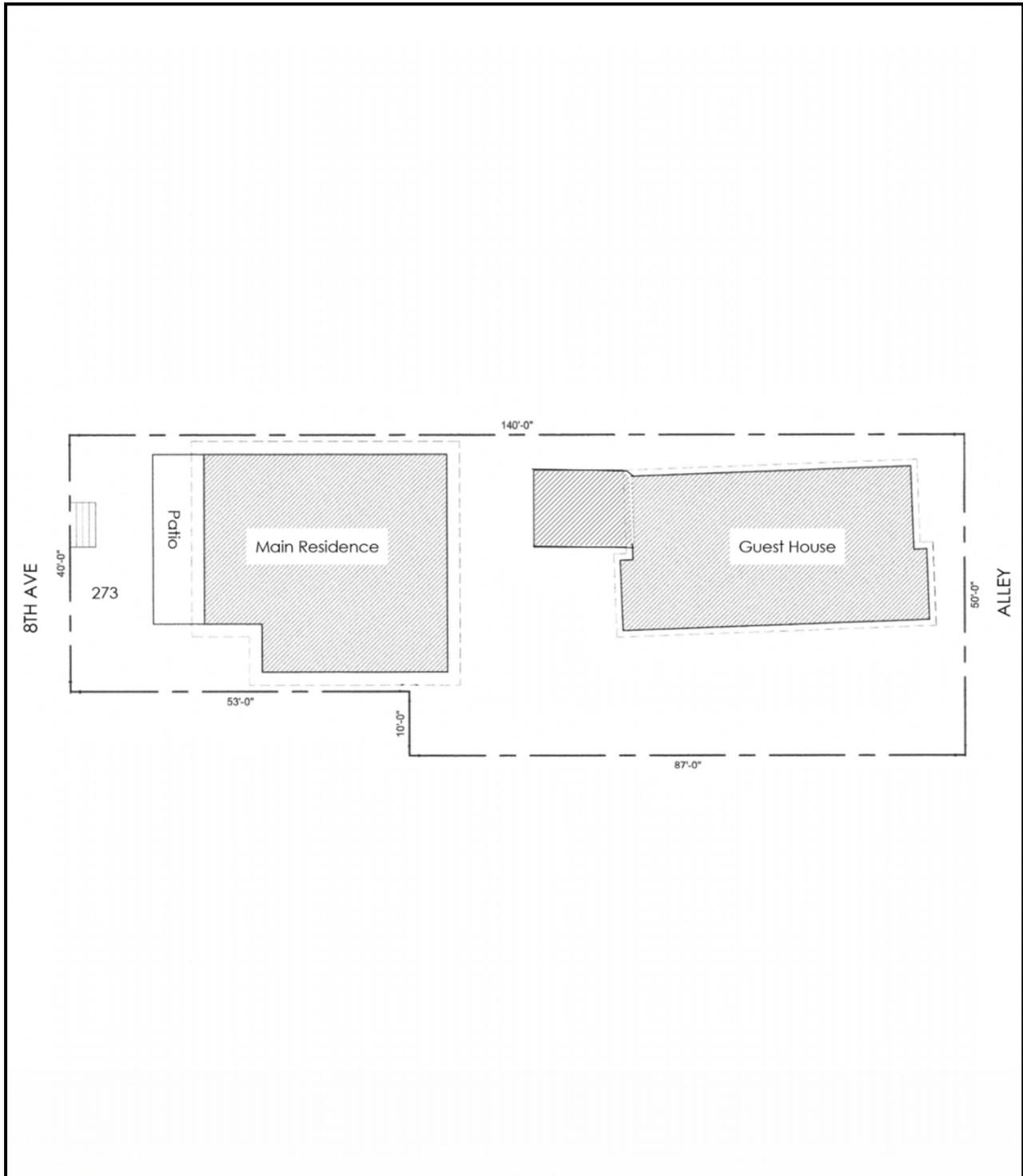
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

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  
SITE PLAN



Prepared by:  
DG  
Date:  
11/14/2025

ZONE-44709-2025  
APN 633-41-172

Site Plan

Plan/Case:  
44709



**ATTACHMENT C  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 12/19/25
- **300' Vicinity Mailing:** 11/24/25
- **34 Commenting/Reviewing Agencies noticed:** 11/27/25
- **Site Posted on:** 11/26/27
- **Neighborhood Meeting:** 12/03/25
- **Hearing Date:** 01/12/26
- **Comments due:** 12/08/25

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	11/21/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	11/21/25	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	11/21/25	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	11/24/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 12/03/2025

**Location:** On site

**Attendees:**

Nahel Al-Alou, Agent

Yamen Al-Alou, Agent

Reina Heim, Neighbor

Guillermo Moreno-nunez, Staff

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

- Mrs. Heim: asked what the purpose of rezoning was?
- Staff: explained that the rezone is needed in order to bring the property in conformance with the general plan of the City, since it's a residence within a commercial zoning district.

**ATTACHMENT E**  
**NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City/State/Zip Code</b>		
ACOSTA FERNANDO B	273 S 8TH AVE	YUMA	AZ	85364
AELLO EVELYN	280 S 8TH AVE	YUMA	AZ	85364
ALMADA NADIA K	307 S 9TH AVE	YUMA	AZ	85364
ANDERSON SHELLEY W	1000 S 5TH AVE	YUMA	AZ	85364
ARIAS LUIS & IDUVINA CPWROS	3585 S 18TH AVE	YUMA	AZ	85365
ARIAS RAMON	PO BOX 2366	SOMERTON	AZ	85350
AVENDANO MANUEL & NANNETTE REVOCABLE TRUST 10-31-2024	8610 E 26TH PL	YUMA	AZ	85365
BEST SOUTHWEST SERVICES INC	2147 S COPPER VIEW WAY	YUMA	AZ	85365
BURGUENO & JUAN M & ANA H JT	265 S 8TH AVE	YUMA	AZ	85364
CACHUMARA LLC	8222 S AVENUE D	YUMA	AZ	85364
CAMPOS SEBASTIAN & MARIA F JT	272 S 7TH AVE	YUMA	AZ	85364
CARE & COMFORT AZ LLC	3500 S 4TH AVE	YUMA	AZ	85364
CARRILLO JOSE M & SILVIA J JT	267 S 7TH AVE	YUMA	AZ	85364
CB HOLDING LLC	1580 S AVENUE A	YUMA	AZ	85364
CISNEROS GUMERCINDO & HELEODORA & COURAGEOUS CATHOLIC OVERSEER & SUCCESSORS	305 S 8TH AVE 10 E 10TH ST	YUMA YUMA	AZ AZ	85364 85364
DARNELL NATHANIEL DAVID	13461 S AVE B	YUMA	AZ	85365
DAVIS JAMES ALLEN	PO BOX 4189	YUMA	AZ	85366
ESPINOZA ROSE ANNA &	264 S 8TH AVE	YUMA	AZ	85364
FLEEMAN ELVIA	218 S 8TH AVE	YUMA	AZ	85364
FLORES ROSA & ANASTACIO	1315 S C ST APT 2	OXNARD	CA	93033
GOMEZ FRANCISCO A & ELVIA V JT	1195 ALAMO WAY	SALINAS	CA	93905
GUZMAN CARLOS A ALVARADO & LAURA	580 S 9TH AVE	YUMA	AZ	85364
GUZMAN CARLOS A ALVARADO & LAURA	580 S 9TH AVE	YUMA	AZ	85364
HERNANDEZ FILEMON & ROSA I JT	9680 E 38TH ST	YUMA	AZ	85365
JARAMILLO JORGE & MARIA DEL CARMEN JT	329 S 8TH AVE	YUMA	AZ	85364
JIM JESUS J & MARY J JT	213 S MOODY AVE	FULLERTON	CA	92631
JOAQUIN DANETTE M	306 S 8TH AVE	YUMA	AZ	85364
LUVI TRUST 11-14-2017	3585 S 18TH AVE	YUMA	AZ	85365
MIRANDA MIGUEL & ERNESTINA JT	711 W 3RD ST	YUMA	AZ	85364
MOLINA ALEJANDRO G	6632 E 35TH PLACE	YUMA	AZ	85365
MOLINA ALEJANDRO G	6632 E 35TH PLACE	YUMA	AZ	85365
MORE HOLDINGS LLC	181 S ORANGE AVE	YUMA	AZ	85364
NAVARRO MOISES & FRANCES JT	314 S 8TH AVE	YUMA	AZ	85364
RAMIREZ SIMON & PETRA JT	840 W 3RD ST	YUMA	AZ	85364
RODRIGUEZ ELENA TRUST 5-29-2014	256 S 7TH AVE	YUMA	AZ	85364
RODRIGUEZ ELIGIO YESI PATINO	259 S 7TH AVE	YUMA	AZ	85364
ROJAS DELIA & PATRICIA IBARRA CPWROS	317 S 8TH AVE	YUMA	AZ	85364
ROSAS JOSE M & LETICIA JT	273 S 7TH AVE	YUMA	AZ	85364
SORIA IGNACIA &	312 S 7TH AVE	YUMA	AZ	85364
TAFOYA ANA MARIA	285 S 7TH AVE	YUMA	AZ	85364
TINO'S TRUST 1-11-2024	248 S 7TH AVE	YUMA	AZ	85364
VELAZQUEZ JOSE & ADELA JT	8507 S MOHAVE LN	YUMA	AZ	85364

VIGIL RAY B & CHRISTINE A JT	255 S 8TH AVE	YUMA	AZ	85364
WATSON HERTICENE	330 S 8TH AVE	YUMA	AZ	85364
WILLIAMS TERYL ANN	256 S 8TH AVE	YUMA	AZ	85364
WILLIAMS TERYL ANN	256 S 8TH AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZUNIGA EMILIA	322 S 8TH AVE	YUMA	AZ	85364

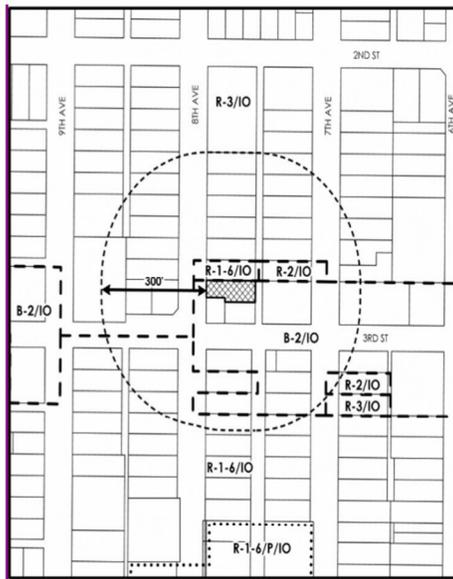
**ATTACHMENT F  
NEIGHBOR MAILING**

This is a request by Nahel Al-Alou on behalf of Fernando Acosta, to rezone approximately .15 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for the property located at 273 S. 8<sup>th</sup> Avenue, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-44709-2025**

**NEIGHBORHOOD MEETING**  
12/03/2025 @ 5:00pm  
On-site

**PUBLIC HEARING**  
01/12/2026 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 273 S. 8<sup>th</sup> 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.Moreno-nunez@YumaAz.gov](mailto:Guillermo.Moreno-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

