

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

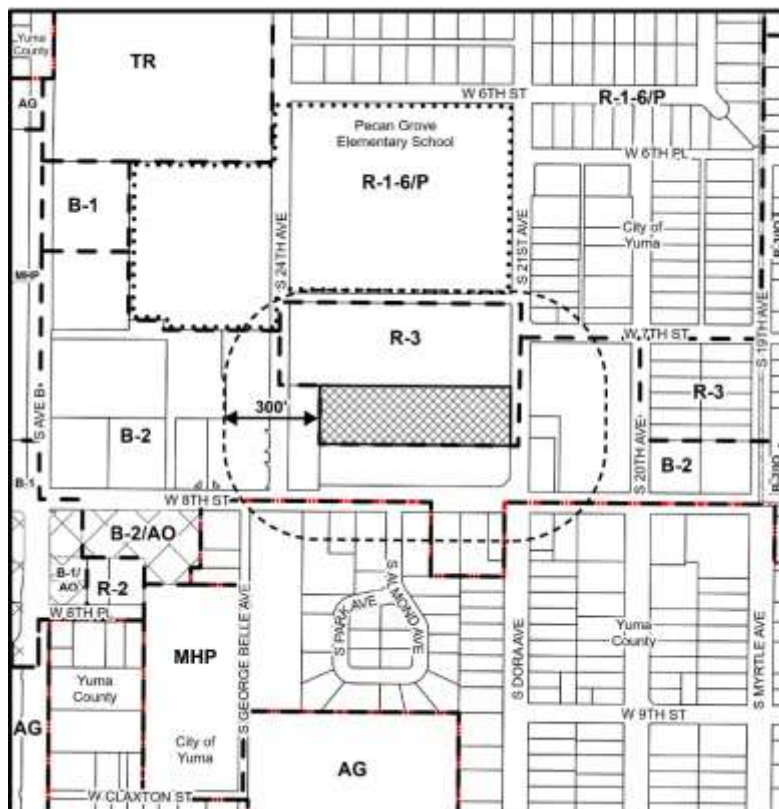
Hearing Date: February 24, 2025

Case Number: 43539-2024

Project Description/Location: This is a request by Bob Woodman, on behalf of Calle Ocho Properties, to rezone approximately 2.5 acres from the High Density Residential (R-3) District to the General Commercial (B-2) District, for a portion of the property located at 764 S. 21st Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	High Density Residential (R-3) and General Commercial (B-2)	Company Housing	Low Density Residential
North	High Density Residential (R-3)	Undeveloped	Low Density Residential
South	General Commercial (B-2) and Yuma County Limited Commercial (C-1)	Retail, Storage, Restaurant, Barbershop	Medium Density Residential
East	General Commercial (B-2)	Desert Palms MH & RV Park	Low Density Residential
West	General Commercial (B-2)	Family Dollar	Commercial

Location Map



Prior site actions: Annexation Ord. 605, February 2, 1954; Rezone Ord. 984 (Bus. B to Bus. B/Res. A); Subdivision Lot Tie Northwest Corner of 8th Street and S. 21st Avenue, Fee No. 2020-08044; Pre-Development Meeting: September 26, 2024; General Plan Amendment to Commercial to heard by City Council February 19, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the High Density Residential (R-3) District to the General Commercial (B-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE- 43539-2024 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 rezone approximately 2.5 acres from the High Density Residential (R-3) District to the General Commercial (B-2) District for a portion of the property located at 764 S. 21st Avenue, 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 764 S. 21st Avenue and is approximately 4.3 acres. However, the requested rezone only relates to a portion of the property, approximately 2.5 acres as indicated. Annexed into the City of Yuma on February 2, 1954, the property was recently the subject of a General Plan Amendment to change the designated land use from Low Density Residential to Commercial.

The property currently has two zoning designations: High Density Residential (R-3) and General Commercial (B-2). With this request the applicant is seeking to rezone 2.5 acres, a portion of the property, from the High Density Residential (R-3) District to the General Commercial (B-2) District resulting in a single zoning designation. The site is currently developed with 21 buildings, these buildings include company housing units, a garage, and an indoor recreation facility/laundry area. There are no plans to add additional buildings to the site, however, new and future development will be required to meet City of Yuma development standards of the General Commercial (B-2) District.

The request to rezone the property from the High Density (R-3) District to the General Commercial (B-2) District conforms with the General Plan as requested by the applicant. That General Plan amendment will be heard by the City of Yuma City Council on February 19, 2025.

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

Land Use Element:									
Land Use Designation:				Commercial					
Issues:				None					
Historic District:	Brinley Avenue			Century Heights			Main Street		
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
21 st Avenue-Local Road 2 Lanes	29 FT HW	30 FT HW				
8 th Street- Minor Arterial 4 Lanes	50 FT HW	40 FT HW		X		X
Bicycle Facilities Master Plan	8 th Street- Proposed bike lane, 21 st Avenue- Proposed bike route					
YCAT Transit System	8 th Street at Avenue B and 8 th Street at Magnolia- Purple Route 6A					
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: Carver Park Complex Future: Carver Park Complex
Linear Park:	Existing: West Main Canal Linear Park Future: Thacker Lateral Linear Park
Issues:	None

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	N/A						
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:

<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>Non-residential</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation
		Maximum	Per Unit		Officers	GPD	AF	GPD
		0	0	0	0.00	0	0.0	0
		Minimum						
		0	0	0	0.00	0	0.0	0
Fire Facilities Plan:		Existing: Fire Station No. 4				Future: Northwest Valley		
Water Facility Plan:		Source:	City	X	Private	Connection:	6" AC line on S. 21 st "Avenue	
Sewer Facility Plan:		Treatment:	City	X	Septic	Private	Connection: 8" VCP line in parcel	
Issues:		None						

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes		No	X	
Issues:	None						

Growth Area Element:

Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
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Growth Area:	North End		Pacific Ave & 8 th 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: See Attachment C

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: 1/30/2025

Final staff report delivered to applicant on: 2/10/2025

<input type="checkbox"/>	Applicant agreed with all of the conditions of approval on: (enter date)
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input checked="" type="checkbox"/>	Conditions of approval were emailed to the applicant on 1/30/2025 and we staff is currently awaiting a response.

Attachments

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

Prepared By:

Erika Peterson

Date: 1/29/2025

Erika Peterson

Senior Planner

Erika.Peterson@YumaAZ.Gov

(928)373-5000, x3071

Reviewed By: *Jennifer L. Albers*

Date: 2/3/25

Jennifer L. Albers

Assistant Director of Planning

Approved By:

Alyssa Linville

Date: 02/11/2025

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, Erika Peterson, Senior Planner, (928) 373-5000 x3071

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** 1/31/2025
- **300' Vicinity Mailing:** 1/6/2025
- **34 Commenting/Reviewing Agencies noticed:** 1/9/2025
- **Site Posted on:** 2/18/2025
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 2/24/2025
- **Comments due:** 1/20/2025

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	1/9/2025	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	1/9/2025	X		
Yuma County Water Users' Assoc.	YES	1/10/2025	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				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	1/13/2025	X		
Ft. Yuma Quechan Tribe	YES	1/9/2025	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	1/13/2025	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	1/20/2025	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C

AGENCY COMMENTS

☒ COMMENT ☐ NO COMMENT

Enter comments below:

On behalf of Yuma Elementary School District #1, I appose this proposal for rezoning. District #1's western sector has been negatively impacted over the past several years by developments in the housing industry. 1) The H2A Visa Program has resulted in approximately 1300 housing units being taken off the market for company housing, forcing families out of the area. 2) Code requirements relative to properties formerly under county jurisdiction have resulted in the inability for developers to reintroduce housing in any affordable way. Case in point is the area south of 8th Street and George Bell Road. 3) Yuma, like the rest of the state and nation, has a shortage of affordable housing, and the development in the Foothills area is not making that problem any better.

Rezoning from R-3 to B-2 will only serve to accelerate the trend that has led to declining enrollment in our neighborhood schools and an overall shortage of affordable housing in the city's traditional core.

DATE: NAME: James Sheldahl TITLE: Superintendent

AGENCY: Yuma Elementary School District #1

PHONE: 928-502-4300

RETURN TO: Erika Peterson
Erika.Peterson@YumaAZ.gov

☒ COMMENT ☐ NO COMMENT

Enter comments below:

I oppose the proposal for rezoning. Our Pecan Grove and Carver neighborhoods are in need of affordable housing for families that will be a part of our community year round. Unfortunately, when areas are rezoned and company housing is built, it leaves parts of the community vacant for half the year. Having year round residents provides businesses in our communities with year round customers and a more predictable source of income. In addition to supporting our local economy, it provides a reliable workforce to draw from. Our schools and local businesses have many entry level positions that are better served when potential employees have shorter commutes and are already embedded in our community. Lastly, the continual rezoning to allow for company housing is driving down the enrollment in our neighborhood schools, which serve as hubs in our community to support families and provide resources.

DATE: 1/16/25 NAME: Matt Buckley TITLE: Principal

AGENCY: Carver Elementary School

PHONE: 928 502 7600

RETURN TO: Erika Peterson
Erika.Peterson@YumaAZ.gov

1/14/2025

TO: Jamie Sheldahl
Yuma Elementary School District #1

CO: Erika Peterson
City of Yuma


FROM: Bob Woodman

This letter is in response to the comments from Mr. Sheldahl of Yuma Elementary School District. In the order of the comments: 1) the construction of the proposed complex will provide housing for approximately 780 employees. This should vacate 130 apartments that the owners currently lease throughout Yuma. Hopefully this will place those units back on the market for lease. 2) Company housing does not affect Code Requirements, the construction of company housing must comply with all requirements and building codes of the City of Yuma and the Department of Labor. 3) Affordable Housing is a problem throughout Yuma and the nation. This problem is entirely related to the cost of materials, cost of land, labor increases and utility costs. In the construction of Company Housing, these projects are burdened with these same increases.

In closing, the rezoning from R-3 to B-2 will not change affordable housing needs in Yuma. The intended use was an allowed use in both zoning districts. The ag industry in Yuma also suffers from the lack of housing. This project is designed to accommodate the needs of ag industry and the lack of housing for their employees.

Reply from James Sheldahl dated 1/14/2025:

From: James Sheldahl <jsheldahl@yuma.org>
Sent: Tuesday, January 14, 2025 2:43 PM
To: Erika Peterson
Subject: Re: Zone 43438-2024 & Zone 43539-2024 Comments

 **CAUTION:** External Email

Thank you for clarification on this request. I did not realize that company housing was zoned commercial, rather than residential. I would welcome an opportunity to visit with Mr. Woodman to gain a broader understanding of the project and the potential downstream benefits.

Sincerely,
Jamie

ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

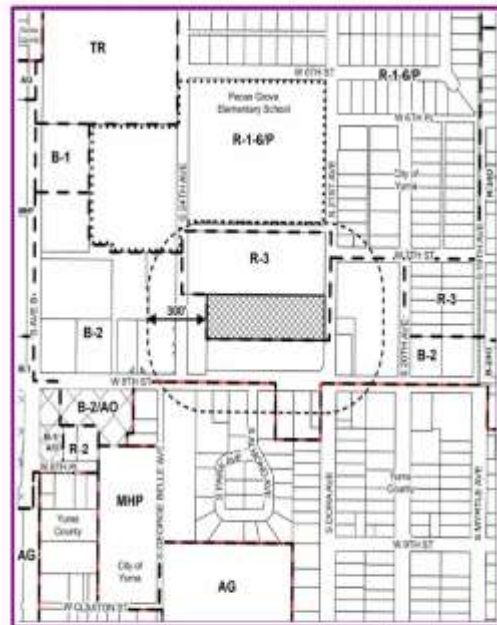
Property Owner	Mailing Address	City/State/Zip Code			
AGREE CENTRAL LLC	32301 WOODWARD AVE	ROYAL OAK	MI	48073	
CAFE MAIN STREET PROPERTIES LLC	PO BOX 2613	SALINAS	CA	93902	
CALLE OCHO PROPERTIES LLC	1582 MOFFETT ST STE G	SALINAS	CA	93905	
CARDIEL MARIA R	495 W 20TH ST	YUMA	AZ	85364	
CHERNEK FRANCIS STEVEN & KATHLEEN JT	2554 W 16TH ST PMB 225	YUMA	AZ	85364	
DAISY BLAIR RV PARK	534 E LAUREN ASHLEY PL	ORO VALLEY	AZ	85737	
DE LA CRUZ JUAN & JESSICA BLANCO FAMILY TRUST 3-2-2023	9805 MANDALE ST	BELLFLOWER	CA	90706	
GARRIDO ANSELMO DIAZ & GEORGINA LOPEZ CPWROS	2007 W 8TH ST	YUMA	AZ	85364	
JACOBSON DEV CO	1334 S 5TH AVE	YUMA	AZ	85364	
JACOBSON DEVELOPMENT CO AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364	
JOO JOON H	18446 N 75TH AVE	GLENDALE	AZ	85308	
JOZA PROPERTIES LLC	1744 S 36TH DR	YUMA	AZ	85364	
REALTYNET AZ LLC	PO BOX 1017	CHARLOTTE	NC	28201	
ROSKO HOLDINGS AZ LLC	13169 S AVE 4 1/2 E	YUMA	AZ	85365	
ROSKO HOLDINGS LLC	13169 S AVE 4 1/2 E	YUMA	AZ	85365	
SADIK FAMILY TRUST 4-18-2024	1744 S 36TH DR	YUMA	AZ	85364	
SCARBOROUGH ROBERT T & ZUNELDA M TRUST 5-10-2011	3325 S 14TH AVE	YUMA	AZ	85365	
SHARPENSTEEN AMANDA J & CLAUDE K	740 S 24TH AVE	YUMA	AZ	85364	
SHAY OIL CO INC	PO BOX 1249	YUMA	AZ	85366	
SILVA ROMAN O	697 S 21ST AVE	YUMA	AZ	85364	
VALLEY CHURCH OF CHRIST	897 W 35TH PL	YUMA	AZ	85365	
YOUNG AVELINA	689 S 21ST AVENUE	YUMA	AZ	85364	
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364	
YUMA ELEMENTARY SCHOOL DISTRICT #1	450 W 6TH ST	YUMA	AZ	85364	

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Bob Woodman, on behalf of Calle Ocho Properties, to rezone approximately 2.5 acres from the High Density Residential (R-3) District to the General Commercial (B-2) District, for a portion of the property located at 764 S. 21st Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-43539-2024**

**PUBLIC HEARING
02/24/2025@ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ**



ATTACHMENT F
AERIAL PHOTO

