



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ALYSSA LINVILLE

Hearing Date April 14, 2025

Case Number: ZONE-43749-2025

Project Description: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 14, Section 7, to update development regulations within the Planned Unit Development Overlay (PUD) District.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, Article 14, Section 7, to update development regulations within the Planned Unit Development Overlay (PUD) District.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-43749-2025 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, Article 14, Section 7, to update development regulations within the Planned Unit Development Overlay (PUD) District.

Staff Analysis: The purpose of a Planned Unit Development (PUD) is to encourage innovative, flexible, and integrated land-use planning that results in more creative and efficient developments. A PUD allows for a mix of residential, commercial, and recreational spaces within a defined area, while providing developers with greater flexibility than traditional zoning regulations. This flexibility is designed to promote more thoughtful site designs, better use of land, and improved community outcomes, such as enhanced open space, pedestrian-friendly environments, and a mix of housing types.

PUDs also aim to accommodate a variety of building types, densities, and land uses in a cohesive manner, allowing for the integration of residential, recreational, and commercial spaces that serve the needs of a diverse population. The ultimate goal is to create well-designed, sustainable communities that are more connected, livable, and visually appealing, while meeting the specific needs of both residents and the broader community.

The proposed text amendment to the Yuma City Code aims to update and clarify key aspects of the PUD regulations. These amendments focus on enhancing the density of developments, ensuring adequate open space, and refining the development process to reflect current best practices. Below is an expanded analysis of the amendment language and its potential impact:

1. **Density:** In an effort to support increased densities within these developments, the proposed amendment will no longer require that an average lot area be provided in accordance with the underlying zoning district. By removing this requirement, developers will have an opportunity to design communities which offer creative and innovative approaches increasing densities.

2. **Open Space:** The proposed amendment will update provisions related to required open space. While the code currently requires open space, the open space amount is determined by the size needed to meet the average minimum lot size throughout the development. Therefore, it is proposed that a standard percentage be required, and such open space can either be in the form of private or common open space. A definition for open space will also be added to the zoning code in an effort to provide clarity on what open space is and how it can be utilized.
3. **Process Update:** The proposed amendment also aims to remove application requirements which are no longer a relevant requirement in processing these types of development applications.

In summary, these amendments reflect a broader vision for higher-density, sustainable, and community-oriented development in Yuma. By defining open space more clearly, requiring a minimum amount of such spaces in new PUD developments, and emphasizing efficient and transparent planning processes, the amendment aims to balance increased density with the preservation of quality living environments.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes. The text amendment supports the following Goal and Policies from Chapter two – Land Use:

Goal 1.0: Create a community where all uses and activities are mutually in balance.

Objective 1.1: Ensure sufficient land suitably located and serviced to accommodate a desirable mix of residential, business, recreational, industrial and public activities within the community.

Policy 1.1.1: The City shall plan for a mix of residential, commercial and industrial land in order to support a sustainable economy.

Policy 1.1.2: The City shall plan for a balance of parkland and open space in developing areas.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The proposed amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No. The proposed amendment will change development standards within the Planned Unit Development (PUD) Overlay District, but will have no impact on the range of uses permitted within the zoning code.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The proposed amendment will modify certain development requirements within the zoning code.

5. What are the potential impacts of the proposed amendment?

No negative impacts have been identified with the proposed text amendment.

Potential positive impacts include:

- Increased densities and opportunities for creative communities
- Clarify open space requirements

- Updated application requirements reflective of current needs

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?
Yes.

7. Does the proposed amendment conform to prior City Council actions regarding this issue?
Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Attachments:

A	B
Draft Text	Agency Notification

Prepared By: *Alyssa Linville*

Date: March 27, 2025

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and Neighborhood Services

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Approved By: *Jennifer L. Albers*
Jennifer Albers,
Assistant Director of Planning

Date: 3/27/25

ATTACHMENT A
DRAFT TEXT

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 1, Section 7 Definitions be amended to insert the bolded text in alphabetical order:

OPEN SPACE. Land designated for public or private use that will not be developed, serving as community recreation space. Open space can include parks, playgrounds, playfields, greenbelts, natural areas, walking trails and areas used for active or passive recreation.

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 7 Planned Unit Developments Overlay District, Subsection C (4), be amended to delete the strike through text and insert the bolded text:

- (4) ~~Density. The average lot area per dwelling unit, including common area but excluding area occupied by public or private streets, shall not be less than that required by the zoning district regulations otherwise applicable to the site. In density computations, common area shall include open space and recreational areas that are to be used exclusively for the residents of the development who receive an undivided ownership and responsibilities for such area.~~ **The permitted number of dwelling units shall be determined by the underlying zoning designation.**

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 7 Planned Unit Developments Overlay District, Subsection C, be amended to insert the bolded text:

- (7) **Open Space. A minimum of 15% of the development, exclusive of area occupied by public or private streets, shall be designated for the use of private open space, common open space, or a combination of both.**

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 7 Planned Unit Developments Overlay District, Subsection D (2), be amended to delete the strike through text and insert the bolded text:

- (2) ~~Preliminary~~ **Development plan.** The following minimum information is required in addition to requirements of §§ 153-30 and 153-31 of the subdivision regulations:
- (a) ~~Statement.~~ A statement of planning objectives to be achieved by the PUD through the particular approach proposed. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made;
 - (b) ~~Development schedule.~~ A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed;
 - (c) ~~(b)~~ **Statement of intentions.** A statement of intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, recreation facilities and the like. Two copies of the proposed deed restrictions and articles of incorporation of a home owners association shall be furnished;
 - (d) ~~(c)~~ **Quantitative data from the following Development details.** Total number of each type of dwelling units; gross and net parcel size; gross and net residential densities; total amount of open space in various categories; variations in setbacks, height, individual lot size and lot coverage for each dwelling type proposed; total number of parking spaces;
 - (e) ~~Economic feasibility study.~~ Economic feasibility study or market analysis where necessary and requested by the Planning Director or Planning Commission;

~~(f)~~ **(d)** *Typical floor plans.* Typical floor plans and placement of structures on individual lots or parcels;

~~(g)~~ **(e)** *Pedestrian and vehicular circulation system.* Interrelationship of pedestrian and vehicular circulation system;

~~(h)~~ **(f)** *Landscape plan.* A schematic landscape plan indicating the treatment of private and common open spaces;

~~(i)~~ *Information on adjacent land areas.* Adequate information on adjacent land areas to indicate relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features;

~~(j)~~ **(g)** *Treatment of perimeter.* Treatment of perimeter of the PUD, including materials and techniques used such as screens, fences and walls; and

~~(k)~~ **(h)** *Additional information.* Any additional information which may be necessary to properly evaluate the character and impact of the proposed PUD.

1. Where projects are developed in stages, PUD zoning designation can only be considered for the stages for which the above materials have been presented. Sketch plans including land uses, site design, circulation and adjacent land uses shall be submitted for the remaining lands to be developed in future stages of the project even though they are not under consideration for approval at this time.

2. The preliminary **development** plan shall be heard by the Planning Commission and shall be forwarded to the City Council with the recommendation of the Planning Commission in accordance with the procedures established under § 154-03.03 of this chapter. Upon approval of the preliminary **development** plan by the City Council, PUD zoning shall be designated on the official zoning map.

SECTION 5: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 7 Planned Unit Developments Overlay District, Subsection D (3), be amended to delete the strike through text:

~~(3) *Final plan.* Within a maximum of six months following approval of the preliminary plan, the applicant shall file with the Planning Director a final development plan containing in a precise and detailed form the information required in division (D)(2) above and in §§ 153-45 through 153-51 of the city subdivision regulations. At its discretion, and for good cause, the Planning Commission may extend for six months the period for filing of the final development plan upon request by the applicant. The final development plan shall be in substantial conformance with the preliminary development plan, and shall be referred to the Planning Commission for recommendation prior to consideration by the City Council.~~

SECTION 6: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 7 Planned Unit Developments Overlay District, Subsection D (3 and 4), be amended to delete the strike through text and insert the bolded text:

(3) If no construction has begun within ~~one~~ **two** years following approval of the final development plan, said approval shall lapse and become void. ~~The Planning and Zoning Commission, upon showing of good cause, may extend for a period of six months, the time for beginning construction. If the PUD becomes void, the development plan and rezone shall be subject to A.R.S. § 9-462.01.~~

- (4) After completion of the PUD, any minor extensions, alterations or modifications of existing buildings or structures may be authorized by the ~~Board of Adjustment~~ **Hearing Officer** if they are consistent in concept and character with the PUD.

ATTACHMENT B AGENCY NOTIFICATION

- Legal Ad Published: The Sun 03/17/25
- 34 Commenting/Reviewing Agencies noticed: 02/27/25
- Neighborhood Meeting: N/A
- Hearing Date: 04/14/25
- Comments due: 03/10/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	03/11/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	02/28/25	X		
Yuma County Water Users' Assoc.	NR				
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 Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	03/03/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	Yes	03/03/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	02/28/25	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.