

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

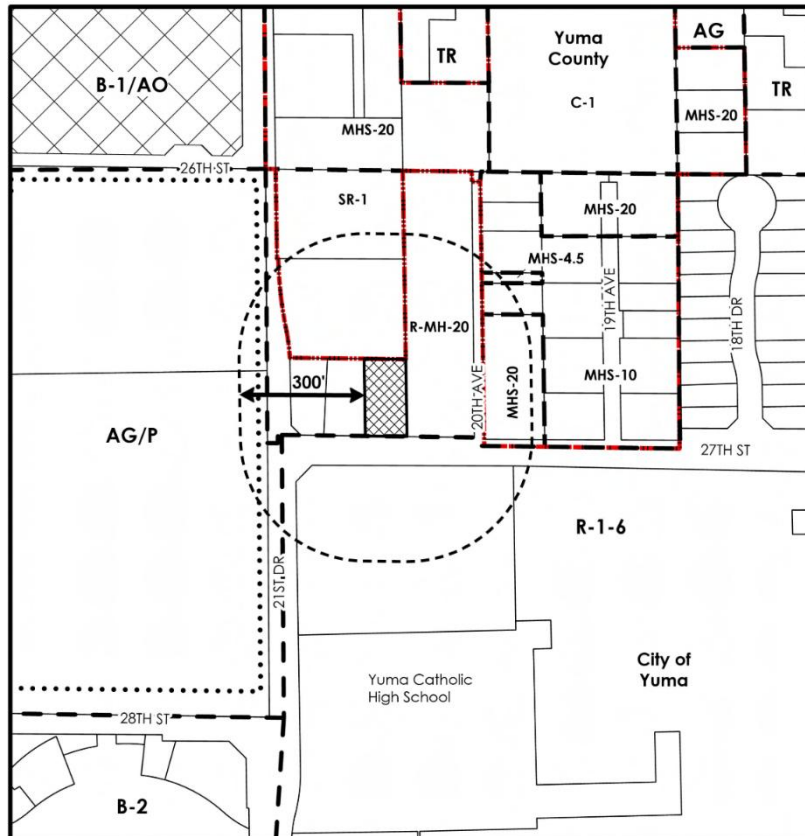
Hearing Date: April 27, 2026

Case Number: ZONE-45033-2026

Project Description/ Location: This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

| | Existing Zoning | Use(s) on-site | General Plan Designation |
|--------------|---|---------------------------|---------------------------------|
| Site | Residence-Manufactured Housing (R-MH-20) | Undeveloped | Low Density Residential |
| North | County Suburban Ranch (SR-1) | Residential | Low Density Residential |
| South | Low Density Residential (R-1-6) | Yuma Catholic High School | Public/Quasi Public |
| East | Residence-Manufactured Housing (R-MH-20)/(Conditional Medium Density Residential - R-2) | Undeveloped | Medium Density Residential |
| West | Residence-Manufactured Housing (R-MH-20) | Residential | Low Density Residential |

Location Map



Prior site actions: Annexation, Ord 2025-025, effective 8/15/2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-45033-2026 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 from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th 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 property is located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue and is approximately .43 acres in size. The property was annexed into the City of Yuma on August 15, 2025.

With this request, the applicant proposes to rezone the property from the Residence–Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District to allow for the development of a duplex subdivision. The applicant states “the property is proposed to be incorporated into the Lume Desert Living development, a residential development consisting of 13 residential lots. Each lot is planned to accommodate one duplex structure, for a total of 26 dwelling units. The proposed lots are approximately 50 to 58 feet in width by 136 feet in depth.”

Permitted principal uses in the Medium Density Residential (R-2) District include one single-family dwelling, one two-family dwelling, multi-family dwellings, public and private schools, public parks, and community gardens.

All development will be required to meet the City of Yuma development standards for the Medium Density Residential (R-2) District. Discussed in further detail in §154-07.01, the following are some of the main development standards required of development within the Medium Density Residential (R-2) District:

1. The minimum lot size in the Medium Density Residential (R-2) District shall be 4,500 square feet.
2. The minimum lot width in the Medium Density Residential (R-2) District shall be 50 feet.
3. A minimum front yard setback of twenty feet.
4. The minimum side yard setbacks of five feet.
5. A minimum rear yard setback of ten feet.
6. A minimum street side yard setback of ten feet.
7. The maximum lot coverage in the Medium Density Residential (R-2) District shall be 55% of the lot area.
8. The maximum building height in the Medium Density Residential (R-2) District shall be 40 feet.

9. Landscaping and irrigation shall be provided in the manner set forth in Article 20 of this chapter.

The request to rezone the property from the Residence-Manufactured Housing (RMH-20) District to the Medium Density Residential (R-2) District is in conformance with 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: | Although the land use designation is Low Density Residential the request for a Medium Density zoning district is considered a non-significant change in density. The proposal is adjacent to an allowable land use, the property to the east has the Medium Density land use designation, and the request would result in a change of less than 7 dwelling units. | | | | | | | | |
| 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 |
| 27 th Street – Local Street | 29' HW | Varies | | | | |
| 21 st Drive – 2 Lane Collector | 40' HW | Varies | | | | |
| 20 th Avenue- Local Street | 29' HW | 0' | | | | |
| Bicycle Facilities Master Plan | 27 th Street - Bike Route | | | | | |
| YCAT Transit System | 21 st Drive - Purple & Yellow Routes | | | | | |
| 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: Ponderosa Park | | | | Future: Ponderosa Park | | | | |
| Community Park: | Existing: Yuma Valley Park | | | | Future: Yuma Valley Park | | | | |
| 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: | N/A | | | | | | | | |
| Adopted Redevelopment Plan: | North End: | | Carver Park: | | None: | X | | | |
| Conforms: | Yes | | 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:

| | | | | | | | |
|--|------------------------------|----------|-----------------------------|----------------------------|--------------------------|---|------------------------------|
| Population Impacts 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>2-4 Units</i> | | | | | | |
| | Maximum | Per Unit | | Officers | GPD | AF | GPD |
| | 6 | 2.2 | 13 | 0.02 | 2,732 | 3.1 | 924 |
| Minimum | | | | | | | |
| | 2 | 2.2 | 4 | 0.01 | 911 | 1.0 | 308 |
| Fire Facilities Plan: | Existing: Fire Station No. 6 | | | Future: Fire Station No. 6 | | | |
| Water Facility Plan: | Source: | City | X | Private | Connection: | 6" PVC on 20 th Ave & 8" PVC on 27 th St. | |
| Sewer Facility Plan: | Treatment: | City | X | Septic | Private | Connection: Manhole & stub out on 27 th St. | |
| Issues: | None | | | | | | |

Safety Element:

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

Growth Area Element:

| | | | | | | |
|---------------------|-------------------------|--|-----------------------------------|--|---------------------------------|------|
| Growth Area: | Araby Rd & Interstate 8 | | Arizona Ave & 16 th St | | Avenue B & 32 nd St. | X |
| | 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: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: 3/30/2026

Final staff report delivered to applicant on: 4/20/2026

- Applicant agreed with all of the conditions of approval on: 3/30/2026
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments

| | | | | | |
|------------------------|----------------------|----------------------|----------------------------|-------------------|--------------|
| A | B | C | D | E | F |
| Conditions of Approval | Conceptual Site Plan | Agency Notifications | Neighbor Notification List | Neighbor Postcard | Aerial Photo |

Prepared By:

Erika Peterson

Erika Peterson
Principal Planner
Erika.Peterson@YumaAZ.Gov

Date: 3/30/2026

(928) 373-5000, x1234

Reviewed By: *Jennifer L. Albers*

Jennifer L. Albers
Assistant Director of Planning

Date: 4/1/26

Approved By: *Alyssa Linville*

Alyssa Linville
Director, Planning and Neighborhood Services

Date: 04/17/2026

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.

Department of Engineering, Jerry Anaya, Engineering Manager, (928) 373-5000 x 5182:

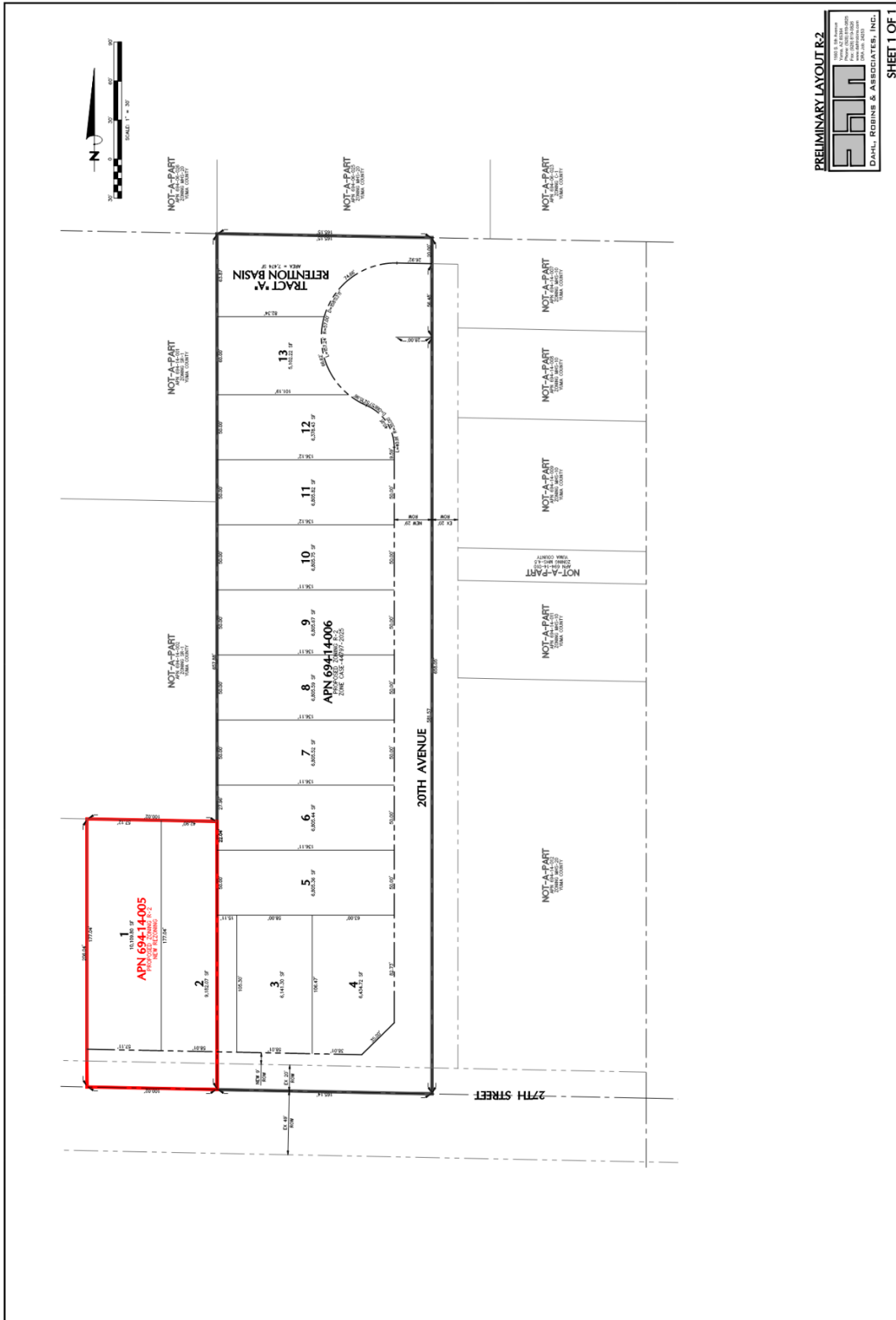
3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width.

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

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 CONCEPTUAL SITE PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published:** The Sun 04/03/26
- **300' Vicinity Mailing:** 03/09/26
- **34 Commenting/Reviewing Agencies noticed:** 03/12/26
- **Site Posted on:** 04/20/26
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 4/27/26
- **Comments due:** 03/23/26

| External List (Comments) | Response Received | Date Received | "No Comment" | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | NR | | | | |
| Yuma County Engineering | NR | | | | |
| Yuma County Public Works | NR | | | | |
| Yuma County Water Users' Assoc. | YES | 3/13/2026 | 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 | 3/16/2026 | 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 | 3/16/2026 | 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
NEIGHBOR NOTIFICATION LIST**

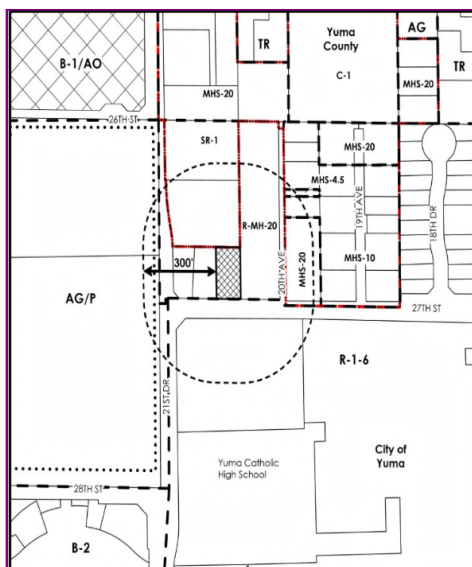
| Property Owner | Mailing Address | City/State/Zip Code |
|--------------------------------|------------------------|----------------------------|
| COVARRUBIAS ADRIAN | 2130 W 27TH ST | YUMA, AZ 85364 |
| COVARRUBIAS IGNACIO R | 2130 W 27TH ST | YUMA, AZ 85364 |
| DANIELS REVOCABLE LIVING TRUST | 2101 W 26TH ST | YUMA, AZ 85364 |
| DANIELS REVOCABLE LIVING TRUST | 2101 W 26TH ST | YUMA, AZ 85364 |
| FAMILIA AGUIRRE TRUST 4-7-2017 | 3760 W 20TH LN | YUMA, AZ 85364 |
| PASQUE PARTNERS AZ LP | 2144 W 24TH ST STE 1 | YUMA, AZ 85364 |
| RAY CYNTHIA ANN SUB-TRUST | 23 OXFORD DR | LATHAM, NY 12110 |
| RAY CYNTHIA ANN SUB-TRUST | 23 OXFORD DR | LATHAM, NY 12110 |
| VISION ASSETS LLC | 4643 E COUNTY 15TH ST | YUMA, AZ 85365 |
| VISION ASSETS LLC | 1036 S MUSTANG AVE | YUMA, AZ 85364 |
| VISION ASSETS LLC | 1036 S MUSTANG AVE | YUMA, AZ 85364 |
| YCHS PROPERTY HOLDINGS LLC | 2100 W 28TH ST | YUMA, AZ 85364 |
| YUMA CITY OF | ONE CITY PLAZA | YUMA, AZ 85364 |
| YUMA COUNTY OF | 198 S MAIN ST | YUMA, AZ 85364 |

**ATTACHMENT E
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-45033-2026**

PUBLIC HEARING
04/27/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ, you are invited to attend this public meeting to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@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 F
AERIAL PHOTO**

