



**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:** April 27, 2026

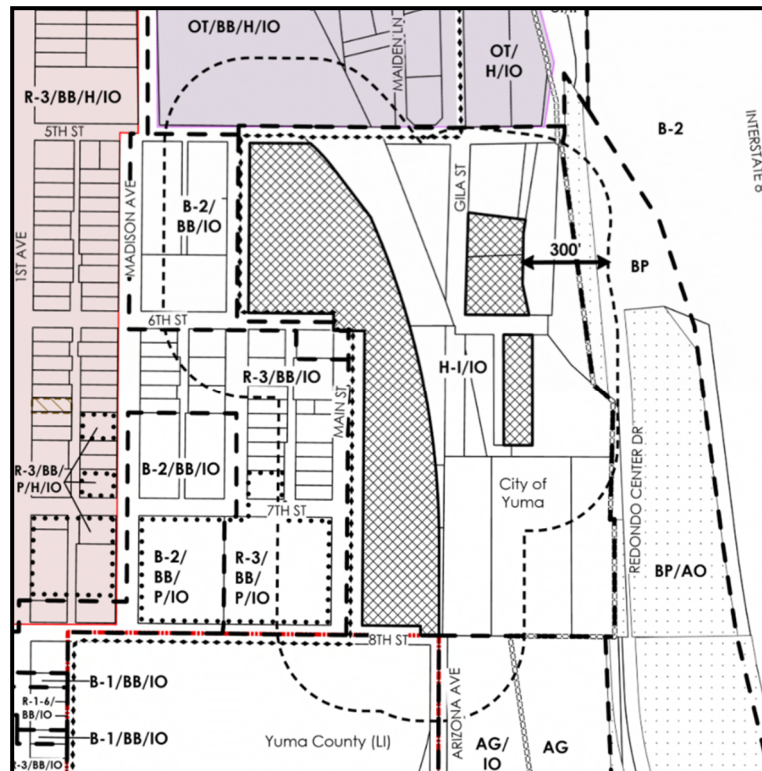
**Case Number:** ZONE-44919-2026

**Project Description/Location:**

This is a request by the City of Yuma, and on behalf of David and Debra Mansheim, and Douglas and Caryl Stanley, to rezone a total of four parcels from the Heavy Industrial/Infill Overlay (H-I/IO) to the Old Town/Infill Overlay (OT/IO) District. The properties are located at 2 E. 6<sup>th</sup> Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6<sup>th</sup> Street and Gila Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land and Mechanic Shop	Mixed Use
<b>North</b>	Heavy Industrial/Infill Overlay (H-I/IO) and Old Town/Bed & Breakfast/Historic/Infill Overlay (OT/BB/H/IO) Districts	Recycling Center and Vacant Land	Mixed Use
<b>South</b>	Heavy Industrial/Infill Overlay (H-I/IO) District and County Light Industrial (LI)	Vacant Land	Mixed use and Public/Quasi Public
<b>East</b>	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land	Mixed Use
<b>West</b>	Heavy Industrial/Infill Overlay (H-I/IO) and General Commercial/Bed & Breakfast/Infill Overlay (B-2/B&B/IO) and High Density Residential/Bed & Breakfast/Infill Overlay (R-3/BB/IO) Districts	Vacant Land, Commercial Buildings and Single-Family Homes	Mixed Use and Public/Quasi Public

**Location Map**



**Prior site actions:** Conditional Use Permits: CU85-10 and CU87-7, Process AG products in H-I (November 22, 1985 and July 28, 1987), CU96-06 and CUP-40853-2022, H-I use within 600' of residential zoning district (July 23, 1996 and January 23, 2023), CUP-43867-2025, Modify CUP-40853-2022 to allow installation of shipping containers and a shade structure for auto shop (May 12, 2025). All properties: Annexation City Charter (January 12, 1915), Subdivision: Yuma Townsite (September 20, 1996), Rezone: Z83-15, Ordinance No. 2146, rezone from B-2 to H-I (September 3, 1983).

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-44919-2026 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 Heavy Industrial/Infill Overlay (HI/IO) District to the Old Town/Infill Overlay (OT/IO) District for the properties located at 2 E. 6<sup>th</sup> Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6<sup>th</sup> Street and Gila Street, 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 four subject properties are located within the Yuma North End – Old Town South Redevelopment Area and are bounded on the north by Giss Parkway, on the west by Madison Avenue, on the south by 8<sup>th</sup> Street, and on the east by the Union Pacific Railroad lines. The four properties range from .62 acres to 12.29 acres in size. Two properties are developed with commercial buildings on site while the other two remain undeveloped. The property at 2 E. 6<sup>th</sup> Street contains an empty shell building approximately 2,800 square feet in size owned by the City of Yuma, which historically served as the Associated Citrus Packers headquarters. The property at 599 S. Gila Street is developed with a 1,600 square foot building and two 320 square foot shipping containers, and contains an auto mechanic shop.

The City of Yuma is initiating a rezoning request for the city-owned properties and a couple of adjacent privately owned parcels, with the full support and agreement of the private property owners. The proposed rezoning would change the current zoning designation from Heavy Industrial (H-I) to Old Town (OT).

The purpose of this rezoning is to support the continued revitalization of Downtown Yuma and to extend the established downtown character southward into the Downtown South area. This area has long been identified as a strategic opportunity for reinvestment and redevelopment, yet much of the land has remained vacant, underutilized, or impacted by historic industrial use.

The proposed Old Town zoning district is intended to create a more flexible, mixed-use development pattern that supports walkability, adaptive reuse, and urban-scale development. This rezoning will enable a broader range of uses that are compatible with Downtown Yuma, including employment, commercial, educational, and innovation-oriented uses, while maintaining appropriate development standards that support neighborhood compatibility and community character.

Redevelopment within the Downtown South area is envisioned as an Innovation District, focused on job creation, workforce development, and higher education partnerships. The Old Town zoning district is better aligned with this vision, as it supports employment-generating uses, entrepreneurial activity, and collaborative spaces that can attract both public and private investment. By allowing a mix of uses and urban design elements, the rezoning creates the regulatory framework necessary to support emerging industries, educational institutions, and innovation-driven development.

This rezoning also provides a pathway for reinvestment in properties that have remained vacant or underutilized for many years, including parcels impacted by brownfield conditions. Transitioning away from Heavy Industrial zoning will reduce barriers to redevelopment, encourage environmental remediation, and promote the productive reuse of land within the City’s urban core. Redeveloping these sites will help eliminate blight, improve public safety, and return underperforming properties to active use.

One privately owned parcel within the rezoning area currently contains an established automotive operation. The proposed rezoning from Heavy Industrial to Old Town will not impact this existing use, which may continue to operate as legally established and approved. However, should the property redevelop or transition to a new use in the future, any new development will be required to comply with the permitted uses and development standards of the Old Town zoning district.

This request is in support of the 2014 Old Town South Revitalization Plan and the City Council’s Strategic Plan which aims to promote the redevelopment of this underutilized area within Downtown Yuma.

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

Land Use Element:							
Land Use Designation:		Mixed Use					
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
Gila Street- 2 Lane Collector	40 FT H/W ROW	35 FT H/W ROW				
6 <sup>th</sup> Street- 2 Lane Local	29 FT H/W ROW	30 FT H/W ROW				
Main Street- 2 Lane Local	29 FT H/W ROW	55 FT H/W ROW				
Bicycle Facilities Master Plan	Main Street and 6 <sup>th</sup> Street - Proposed bike lane.					
YCAT Transit System	Green route 4a and Orange route 2 at Giss Parkway at Gila Street.					
Issues:	None					

**3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes**

<b>Parks, Recreation and Open Space Element:</b>											
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: Colorado River Levee Linear Park					Future: Colorado River Levee Linear Park					
Issues:	None										
<b>Housing Element:</b>											
Special Need Household:	N/A										
Issues:	None										
<b>Redevelopment Element:</b>											
Planned Redevelopment Area:	Old Town South										
Adopted Redevelopment Plan:	North End:	X	Carver Park:		None:						
Conforms:	Yes	X	No								
<b>Conservation, Energy &amp; Environmental Element:</b>											
Impact on Air or Water Resources	Yes		No	X							
Renewable Energy Source	Yes		No	X							
Issues:	None										
<b>Public Services Element:</b>											
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			<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>		
			<i>Non-residential</i>								
			Maximum	Per Unit		<b>Officers</b>	<b>GPD</b>	<b>AF</b>	<b>GPD</b>		
			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. 1				Future: Fire Station No. 1						
Water Facility Plan:	Source:	City	X	Private	Connection:	6" on Main, Gila and 6 <sup>th</sup> Street					
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 21" on Gila Street					
Issues:	None										
<b>Safety Element:</b>											
Flood Plain Designation:	Zone X				Liquefaction Hazard Area:		Yes		No	X	
Issues:	None										
<b>Growth Area Element:</b>											
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.					
	North End	X	Pacific Ave & 8 <sup>th</sup> 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**

**External Agency Comments:** See Attachment B

**Neighborhood Meeting Comments:** See Attachment E

**Proposed conditions delivered to applicant on:** February 25, 2026

**Final staff report delivered to applicant on:** 4/1/2026

- Applicant agreed with all of the conditions of approval on: 4/1/2026
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant.

**Attachments**

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

**Prepared By:** *Guillermo Moreno-nunez*      **Date:** April 1, 2026  
 Guillermo Moreno-nunez  
 Associate Planner      (928) 373-5000, x3038  
 Guillermo.moreno-nunez@yumaaz.gov

**Reviewed By:** *Jennifer L. Albers*      **Date:** 4/1/26  
 Jennifer L. Albers  
 Assistant Director of Planning

**Approved By:** *Alyssa Linville*      **Date:** 04/17/2026  
 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.

**Department of Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, x 3044:**

3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6<sup>th</sup> Street & Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

**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** 04/03/26
- **300' Vicinity Mailing:** 03/09/26
- **34 Commenting/Reviewing Agencies noticed:** 03/12/26
- **Site Posted on:** 03/11/26
- **Neighborhood Meeting:** 03/18/26
- **Hearing Date:** 04/27/26
- **Comments due:** 03/23/26

<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	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	02/06/26	X		
Yuma County Planning & Zoning	YES	02/11/26	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	02/10/26			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	02/04/26	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT C  
AGENCY COMMENTS**

<input checked="" type="checkbox"/> COMMENT <input type="checkbox"/> NO COMMENT					
<i>Enter comments below:</i>					
Please be advised that your project has been reviewed and it has been determined that the re-zoning project does not interfere with or impact WAPA's assets in the specified vicinity.					
Please do not hesitate to contact me should you have any further questions.					
DATE:	2/10/26	NAME:	Tracey Barton	TITLE:	Realty Specialist
AGENCY:	Western Area Power Administration - DSW Region				
PHONE:	602.812.6897				
RETURN TO:	Guillermo Moreno-nunez Guillermo.Moreno-nunez@YumaAZ.gov				

**ATTACHMENT D  
NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 03/18/2026

**Location:** 541 S. Gila Street

**Attendees:**

Guillermo Moreno-nunez, Staff

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

- None

**ATTACHMENT E  
NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City/State/Zip Code</b>
AMES TOWER GROUP LLC	8766 TASSAJARA CREEK RD	SANTA MARGARITA CA 93453
BRILL MANUELA	664 S MAIN ST	YUMA AZ 85364
CERVANTES GUADALUPE	603 MADISON AVE	YUMA AZ 85364
D & M PROPERTIES OF YUMA LLC	13795 S AVENUE 14 1/2 E	YUMA AZ 85367
DANCE LIVING TRUST 6-24-97	1549 E 72ND ST	YUMA AZ 85365
DANCE ROBERT D & MARILYN TRUST 6-24-97	1549 E 72ND ST	YUMA AZ 85365
FELIX CLARISOL	665 S CEMETARY AVE	YUMA AZ 85364
FERNANDEZ GLORIA	633 S CEMETERY AVE	YUMA AZ 85364
FERNANDEZ MARTINEZ DOLORES	601 S CEMETERY AVE	YUMA AZ 85364
FLORES GEORGE	634 S MAIN ST	YUMA AZ 85364
FOLLETT PAUL & SANDRA K TRUST 4-30-2007	1662 W 12TH LN	YUMA AZ 85364
G B U INC	13169 S AVENUE 4 1/2 E	YUMA AZ 85365
GONZALEZ LAURA B GASTELUM	PO BOX 684	SOMERTON AZ 85350
KKCC LLC AZ	14672 S AVE 4 1/4 E	YUMA AZ 85365
KNOWLTON RANDALL & LINDA LIVING TRUST 10-18-2002	677 S CEMETERY AVE	YUMA AZ 85364
LAMBETH HAROLD DUANE II & TRACIE	PO BOX 1512	SITKA AK 99835
LOPEZ ROSA AMADA	694 S MAIN ST	YUMA AZ 85364
MARQUEE FAMILY AZ LIMITED PARTNERSHIP	1255 W SOLANO DR	PHOENIX AZ 85013
MENDOZA SILVERIO LOPEZ	617 S CEMETARY AVE	YUMA AZ 85364
MILLER DANIEL	1306 S 8TH AVE	YUMA AZ 85364
REYES TOMMY MICHAEL	657 S CEMETERY AVE	YUMA AZ 85364
RIDER AMBER K	654 S MAIN ST	YUMA AZ 85364
ROSILLO JESUS EDUARDO ZEPEDA & GUADALUPE	649 S CEMENTERY AVE	YUMA AZ 85364
SALAS BERTHA A	680 S MAIN ST	YUMA AZ 85364
STANLEY DOUGLAS S & CARYL L TRUST	3020 S TORREY PINES CIR	YUMA AZ 85365
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA NE 68179
USA	7341 E 30TH ST STE A	YUMA AZ 85365
VASQUEZ STEPHEN	624 S MAIN ST	YUMA AZ 85364
VAZQUEZ MARIA C	686 S MAIN ST	YUMA AZ 85364
WELLINGTON STREET HOLDINGS LLC	PO BOX 750	DESCANSO CA 91916
WRIGHT THOMAS	3830 VALLEY CENTER DR BOX 705-621	SAN DIEGO CA 92103
YUMA CITY OF	ONE CITY PLAZA	YUMA AZ 85364

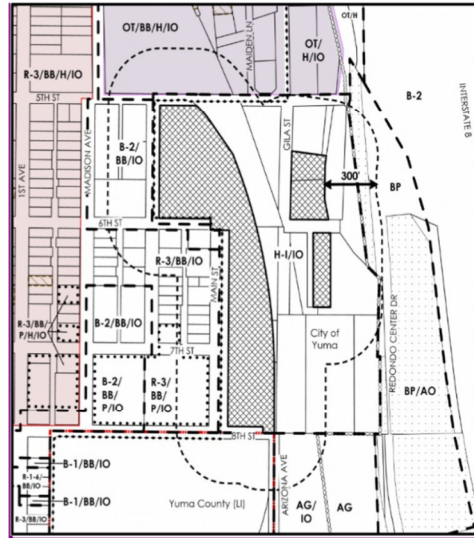
## ATTACHMENT F NEIGHBOR MAILING

This is a request by the City of Yuma, and on behalf of David and Debra Mansheim, and Douglas and Caryl Stanley, to rezone a total of four parcels from the Heavy Industrial/Infill Overlay (H-I/IO) to the Old Town/Infill Overlay (OT/IO) District. The properties are located at 2 E. 6<sup>th</sup> Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6<sup>th</sup> Street and Gila Street, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-44919-2026**

**NEIGHBORHOOD MEETING**  
03/18/2026 @ 5:00pm  
Location: 541 S. Gila Street

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



Because you are a neighbor within 300' of 2 E. 6<sup>th</sup> Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6<sup>th</sup> Street and Gila Street 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**  
**SITE PHOTOS**

541 S. Gila Street



599 S. Gila Street



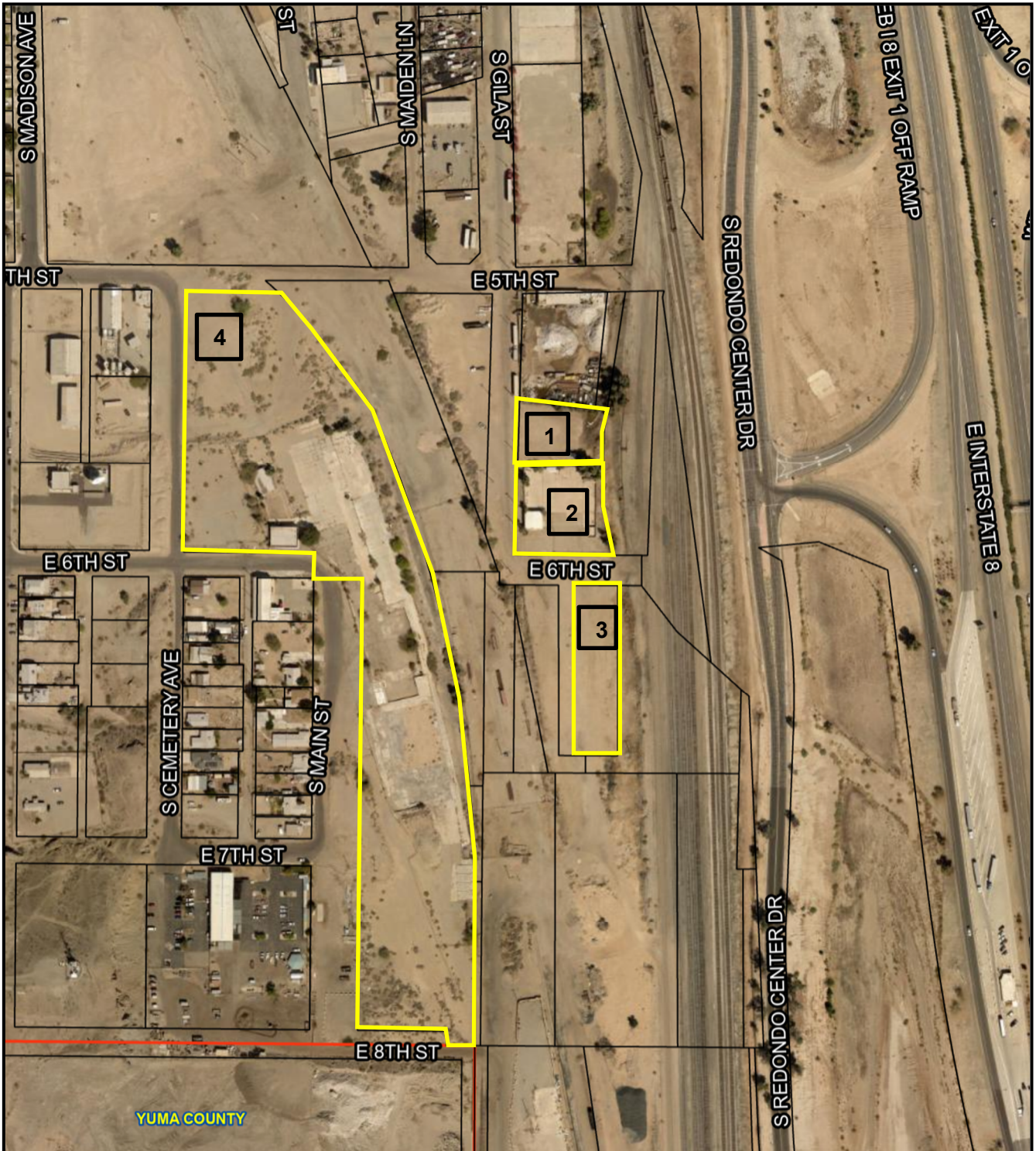
Southeast corner of 6<sup>th</sup> Street  
and Gila Street



2 E. 6<sup>th</sup> Street



ATTACHMENT H  
AERIAL PHOTO



- 1- 541 S. Gila Street
- 2- 599 S. Gila Street
- 3- Southeast corner of 6<sup>th</sup> Street and Gila Street
- 4- 2 E. 6<sup>th</sup> Street