



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

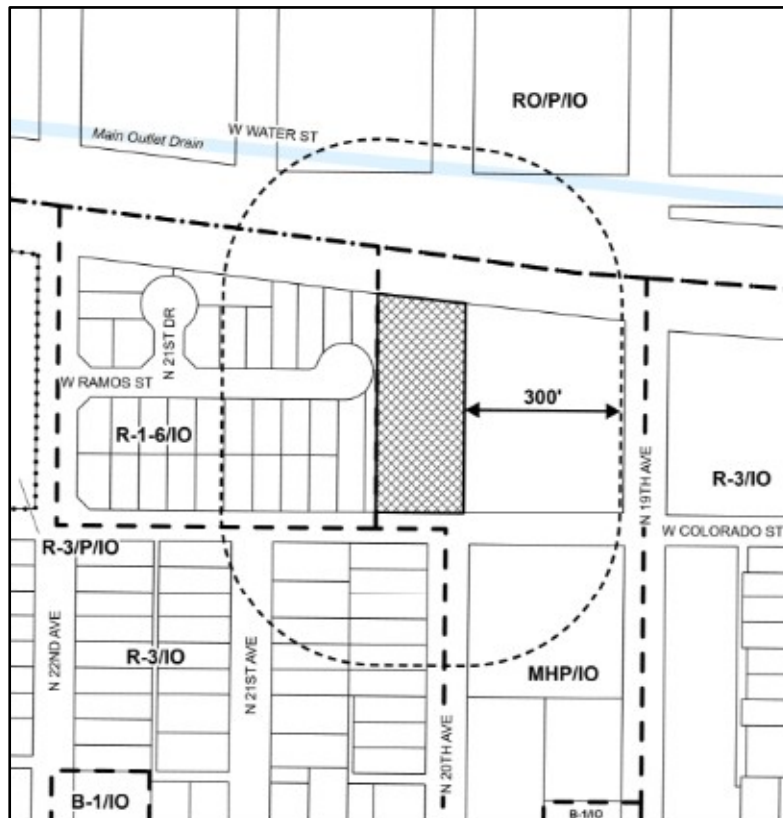
Hearing Date: August 11, 2025

Case Number: ZONE-44208-2025

Project Description/Location: This is a request by Edais Engineering Inc, on behalf of Loneram LLC, to rezone approximately 1.62 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at the northwest corner of Colorado Street and 20th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Manufactured Housing Park/Infill Overlay (MHP/IO)	Vacant	High Density Residential
North	Recreation and Open Space (RO)	Colorado River Levee Linear Park, West Wetlands Park	Resort/Recreation/ Open Space
South	High Density Residential/Infill Overlay (R-3/IO)	Single-family homes	Low Density Residential
East	Manufactured Housing Park/Infill Overlay (MHP/IO)	Colorado Street Trailer Park	Low Density Residential
West	Low Density Residential/Infill Overlay (R-1-6/IO)	Single-family homes	Low Density Residential

Location Map



Prior site actions: Incorporation, City Charter, effective January 12, 1915; Rezoning, C-10-63 (Res A to Res C), 1963; Rezoning, Z83-32 (Res C to MH), Ordinance 2179, effective February 18, 1984; Conditional Use Permit, CU84-1 (expansion of RV park), approved January 24, 1984; Conditional Use Permit, CU85-16 (time extension), approved January 28, 1986; Loneram Lot Tie / Lot Split recorded June 12, 2025 (Fee # 2025-14531); General Plan Amendment, GP-43807-2025, Resolution No. R2025-081, approved August 6, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** rezone ZONE-44208-2025 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 recommending approval to City Council for the request to rezone approximately 1.62 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at the northwest corner of Colorado Street and 20th 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 the northwest corner of Colorado Street and 20th Avenue. The property is 1.62 acres and is currently vacant. In 2025, the property was the subject of a General Plan Amendment to change the land use designation from Low Density Residential to High Density Residential.

With this request the applicant is seeking to rezone the property from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for multi-family development. Specifically, the applicant intends to construct two rows of 12 one-story apartments, for a total of 24 units, and a parking lot with approximately 50 spaces.

All new development will be required to meet City of Yuma development standards, including regulations related to building setbacks and heights, paved access and parking, lighting, landscaping, private and common open space, lot coverage, sidewalks, and stormwater retention.

The request to rezone the property from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District conforms with the General Plan.

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

Land Use Element:									
Land Use Designation:				High Density Residential					
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
Colorado St – Local	29 FT HW	30 FT HW				
Bicycle Facilities Master Plan	Colorado River Levee – Existing bike path; 1 st St – Proposed bike lane					
YCAT Transit System	3 rd Street at 20 th Avenue - Green Route 4/4A					
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: Joe Henry Park Complex	Future: Joe Henry Park Complex
Linear Park:	Existing: Colorado River Levee Linear Park	Future: Colorado River Levee Linear Park
Issues:	None	

Housing Element:

Special Need Household:	N/A
Issues:	None

Redevelopment Element:

Planned Redevelopment Area:	West Riverfront Study Area						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		NA		

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

Public Services Element:

<div>Population Impacts</div> <div>Population projection per 2023 5-year American Community Survey</div> <div>Police Impact Standard: 1 officer for every 530 citizens;</div> <div>2020 Conservation Plan</div> <div>Water demand: 207 gallons/day/person;</div> <div>Wastewater generation: 70 gallons per day per person</div>	<div>Multi-Family</div>		<div>Population</div>		<div>Impact</div>	<div>Consumption</div>		<div>Generation</div>
	<div>Maximum</div>	<div>Per Unit</div>			<div>Officers</div>	<div>GPD</div>	<div>AF</div>	<div>GPD</div>
	<div>49</div>	<div>1.8</div>	<div>88</div>		<div>0.17</div>	<div>18,257</div>	<div>20.5</div>	<div>6,174</div>
	<div>Minimum</div>							
	<div>21</div>	<div>1.8</div>	<div>38</div>		<div>0.07</div>	<div>7,825</div>	<div>8.8</div>	<div>2,646</div>

<div>Fire Facilities Plan:</div>	<div>Existing: Fire Station No. 1</div>					<div>Future: Fire Station No. 1</div>		
<div>Water Facility Plan:</div>	<div>Source:</div>	<div>City</div>	<div>X</div>	<div>Private</div>		<div>Connection:</div>	<div>6" PVC line on Colorado Street and Bonita Estates</div>	
<div>Sewer Facility Plan:</div>	<div>Treatment:</div>	<div>City</div>	<div>X</div>	<div>Septic</div>		<div>Private</div>	<div>8" line on Colorado Street and Bonita Estates</div>	
<div>Issues:</div>	<div>None</div>							

Safety Element:

Flood Plain Designation:	X Protected by Levee	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.		
Issues:	North End		Pacific Ave & 8 th St		Estancia		None X
	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. A General Plan Amendment was approved on August 6, 2025, that changed the land use designation from Low Density Residential to High Density Residential.

Public Comments Received: None Received

External Agency Comments: None Received

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: 07/14/25

Final staff report delivered to applicant on: 08/04/25

- ☒ Applicant agreed with all of the conditions of approval on: 07/25/25
☐ Applicant did not agree with the following conditions of approval:
☐ Planner is unable to make contact with the applicant

Attachments

A	B	C	D	E	F	G	H
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Meredith Rojas*

Date: 07/22/25

Meredith Rojas

Associate Planner

Meredith.Rojas@yumaaz.gov

(928) 373-5000, x3047

Reviewed By: *Jennifer L. Albers*

Date: 7/22/25

Jennifer L. Albers

Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 07/31/25

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.

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

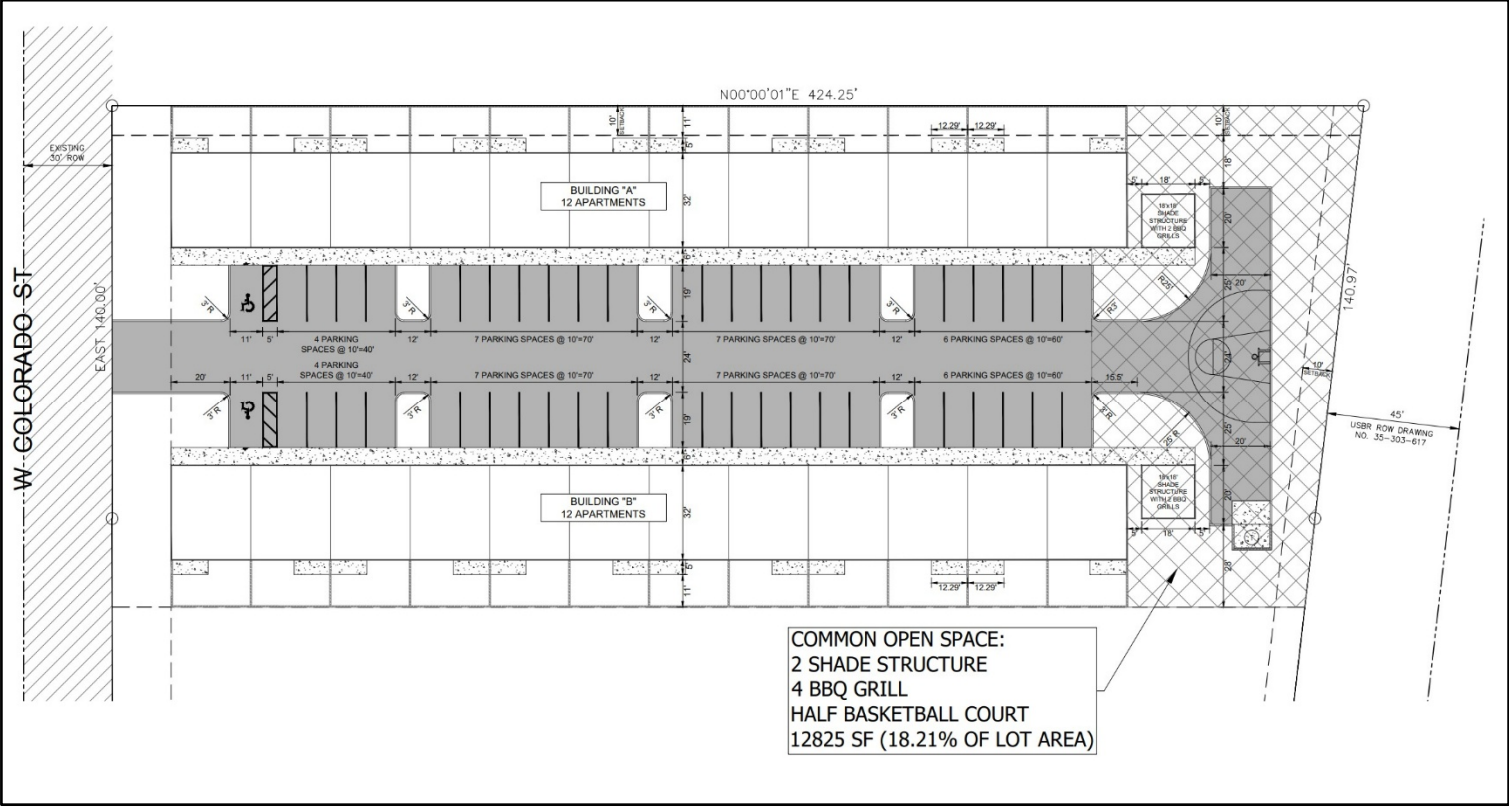
3. The Owner/Developer shall provide the expected peak hour trips generated from this facility based on the Trip Generation Manual from the Institute of Traffic Engineers interpreted by an Arizona registered engineer with traffic experience. If the peak hour trips exceed 100 trips per hour, then a full traffic study will be requested.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x 3047

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** 07/18/25
- **300' Vicinity Mailing:** 06/23/25
- **34 Commenting/Reviewing Agencies noticed:** 06/25/25
- **Site Posted on:** 06/25/25
- **Neighborhood Meeting:** 07/02/25
- **Hearing Date:** 08/11/25
- **Comments due:** 07/07/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	06/26/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	06/25/25	X		
Yuma County Water Users' Assoc.	YES	06/27/25	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	06/25/25	X		
Ft. Yuma Quechan Tribe	YES	06/25/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	07/10/25		X	X
Fire	YES	06/26/25			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	06/26/25	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

DATE:	06/26/2025	NAME:	Kayla Franklin	TITLE:	Fire Marshal
AGENCY:	City of Yuma, Development Engineering			PHONE:	928-373-4865
<i>Enter comments below:</i>					
Fire Department Turnaround (Hammerhead) must meet COY Engineering Standards, and basketball hoop cannot encroach into drive area. A clear vertical space of 13'6" must be maintained for fire apparatus.					

DATE:	07/10/2025	NAME:	Andrew McGarvie	TITLE:	Engineering Manager
AGENCY:	City of Yuma, Development Engineering			PHONE:	928-373-5000 ext. 3044
<i>Enter comments below:</i>					
The Owner/Developer shall provide the expected peak hour trips generated from this facility based on the Trip Generation Manual from the Institute of Traffic Engineers interpreted by an Arizona registered engineer with traffic experience. If the peak hour trips exceed 100 trips per hour, then a full traffic study will be requested.					

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 07/02/25

Location: Room 190, One City Plaza, Yuma

Attendees: Staff: Meredith Rojas; Joshua Darrow, Jennifer Albers; Applicants: Alaa El Anba, Jose Salazar; Ron Martin; Jeff Martin; Audrey Eichten Huettl

Summary of Attendees' Comments Related to the Project:

- No neighbors in attendance. No comments or questions.

ATTACHMENT F
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
ADAIR LAINE W & RENA F	2030 W RAMOS ST	YUMA, AZ 85364
ALVARADO FAMILY TRUST 2-4-2021	8606 MENKAR RD	SAN DIEGO, CA 92126
CANIZALES ALEXANDER	2110 S 48TH WY	YUMA, AZ 85364
CARBALLO ERNESTO JR	2075 W RAMOS ST	YUMA, AZ 85364
CARVAJAL JORGE	2098 W COLORADO ST	YUMA, AZ 85364
CASTANEDA JUAN	179 N 21ST AVE SP C	YUMA, AZ 85364
CONDE MANUEL	2111 W RAMOS ST	YUMA, AZ 85364
CONTRERAS CARMEN L	147 N 21ST AVE	YUMA, AZ 85364
DE LA HOYA MARIO & RAMONA	196 N 20TH AVE	YUMA, AZ 85364
ESCALERA ANDRES R & JUANA AYALA	2054 W COLORADO ST	YUMA, AZ 85364
GILL RAYMOND S & LUPE ELOISE		
HURTADO JT	291 N 21ST DR	YUMA, AZ 85364
GUERRA SARA T AND JOSE JR JT	2096 W RAMOS ST	YUMA, AZ 85364
LONERAM LLC	PO BOX 1985	YUMA, AZ 85366
LUGO GLORIA A	2102 W RAMOS ST	YUMA, AZ 85364
LUNA JOSE E & CRISTINA JT	180 N 20TH AVE	YUMA, AZ 85364
MORALES OLIVIA ELIZARRARAZ	6834 HOLLENBECK ST	HUNTINGTON PARK, CA 90255
NAVARRO BROTHERS TRUST 11-8-2024	11643 E 34TH ST	YUMA, AZ 85367
PACHECO RUBEN B & MARIA M URIAS JT	170 N 20TH AVE	YUMA, AZ 85364
PITCAIRN ALAN TRUST 5-16-1990	5744 LA JOLLA CORONA DR	LA JOLLA, CA 92037
RAMOS JEWLIAN	2053 W RAMOS ST	YUMA, AZ 85364
RAMOS MARTIN JACOB & MARILYN	2074 W RAMOS ST	YUMA, AZ 85364
REYNA RUBEN ENRIQUEZ & MARIA ELENA CPWROS	2124 W COLORADO ST	YUMA, AZ 85364
RODRIGUEZ HERMINIO & ROSALVA CPWROS	PO BOX 2998	YUMA, AZ 85366
ROMERO CAMILO DURAN	2112 W COLORADO ST	YUMA, AZ 85364
SACO & SADIK PROPERTIES LLC	2301 S 4TH AVE	YUMA, AZ 85364
SOTELO RAUL M & MARIA DE LOS ANGELES V CPWROS	2097 W RAMOS ST	YUMA, AZ 85364
TELLEZ DANIEL V	2123 W RAMOS ST	YUMA, AZ 85364
VALENZUELA OSCAR L & ANGELICA JT	174 N 21ST AVE	YUMA, AZ 85364
VEL PROPERTIES LLC	PO BOX 387	YUMA, AZ 85366
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364

ATTACHMENT G
NEIGHBOR MAILING

This is a request by Edais Engineering Inc, on behalf of Loneram LLC, to rezone approximately 1.62 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at the northwest corner of Colorado Street and 20th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44208-2025**

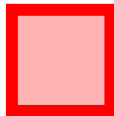
NEIGHBORHOOD MEETING
07/02/2025 @ 5PM
Yuma City Hall, One City Plaza,
Yuma, AZ, Room #190

PUBLIC HEARING
08/11/2025 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of northwest corner of Colorado Street and 20th 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 Meredith Rojas by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Rojas@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 H
AERIAL PHOTO



Subject Property