

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

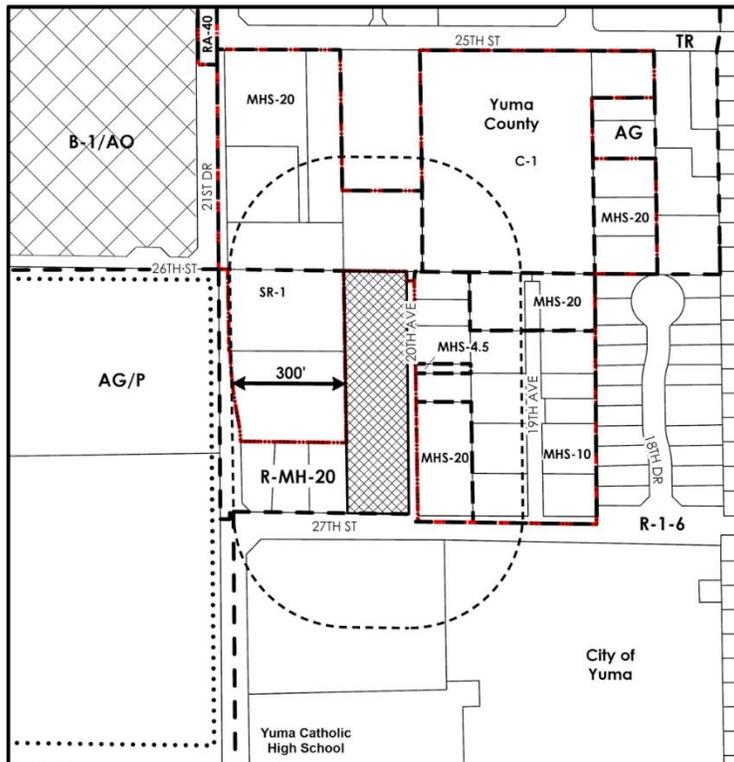
Hearing Date: February 23, 2026

Case Number: ZONE-44797-2025

Project Description/Location: This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately 2.49 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located at 2080 W. 27th Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	City Residence-Manufactured Housing (RMH-20)	Undeveloped	Medium Density Residential
North	County Manufactured Home Subdivision (MHS-20)	Undeveloped	Mixed Use
South	City Low Density Residential (R-1-6)	Yuma Catholic High School	Public/Quasi Public
East	County Manufactured Home Subdivision (MHS-4.5/MHS-10/MHS-20)	Mobile home park & single-family homes	Low Density Residential
West	City Residence-Manufactured Housing (RMH-20) and County Suburban Ranch (SR-1)	Single-family homes and vacant	Low Density Residential

Location Map



Prior site actions: Annexation, Ord. 2025-025, effective 8/15/2025; General Plan Amendment, Low Density Residential to Medium Density Residential, effective 2/8/2026.

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- 44797-2025 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 recommended approval to City Council for the request to rezone approximately 2.49 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located at 2080 W. 27th Street, 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 on the northwest corner of 27th Street and 20th Avenue and is approximately 2.49 acres in size. The property was annexed into the City of Yuma on August 15, 2025, and was recently subject of a General Plan Amendment to change the land use designation from Low Density Residential to Medium Density Residential.

With this request the applicant is seeking to rezone the property from the Residence-Manufactured Housing (RMH-20) District to the Medium Density Residential (R-2) District for the development of a duplex subdivision. The applicant intends to subdivide the parcel into 11 lots following the successful rezoning request and construct duplexes on each lot.

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:			Medium Density Residential						
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? 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 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 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
	32	2.2	70	0.13	14,573	16.3	4,928
	Minimum						
	12	2.2	26	0.05	5,465	6.1	1,848
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. between 20 th Ave & 19 th Ave.	
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.

External Agency Comments: See Attachment D

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: 1/9/2026

Final staff report delivered to applicant on: 1/29/2026

- Applicant agreed with all of the conditions of approval on 1/9/2026
- Applicant did not agree with the following conditions of approval: (list #'s)
- Conditions emailed to applicant on 1/9/2026.

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:

Erika Peterson

Erika Peterson
Senior Planner

Erika.Peterson@YumaAZ.Gov

Date: 1/12/2026

(928) 373-5000, x3071

Reviewed By:

Jennifer L. Albers

Jennifer L. Albers

Assistant Director of Planning

Date: 1/13/26

Approved By:

Alyssa Linville

Alyssa Linville

Director, Community Development

Date: 01/28/2026

**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:

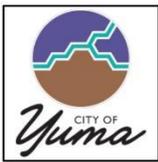
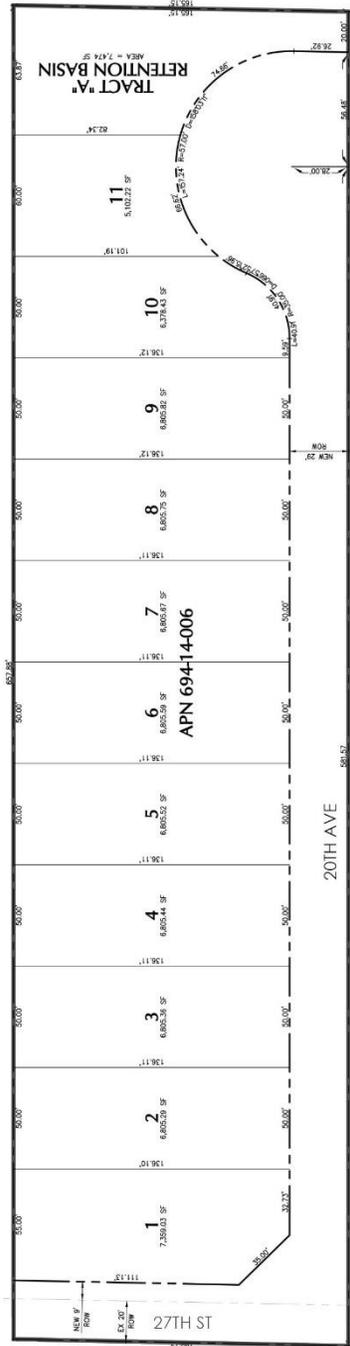
3. Owner/Developer shall dedicate a 25-foot by 25-foot corner sight visibility triangle at the intersection of 27th Street and 20th Avenue, in accordance with City of Yuma Roadways Plan.
4. 20th Avenue is classified as a Local Road per the City of Yuma Roadways Plan. Owner/developer shall dedicate right-of-way, such that the City of Yuma obtains 29 feet to meet the required right-of-way half width.
5. 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 x 3071:

6. 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



Prepared by:
DG
Date:
12/17/2025

ZONE-77797-2025
APN 694-14-006

Site Plan

Plan/Case:

44797



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 01/16/2026
- **300' Vicinity Mailing:** 12/22/2025
- **34 Commenting/Reviewing Agencies noticed:** 12/24/2025
- **Site Posted on:** 12/29/2025
- **Neighborhood Meeting:** 01/05/2026
- **Hearing Date:** 02/09/2026
- **Comments due:** 01/05/2026

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	1/5/2026		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	12/29/2025	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	1/7/2026		X	
Fire	YES	1/5/2026			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	1/5/2026	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 01/05/2026

Location: 2080 W. 27th Street

Attendees:

Staff: Erika Peterson;

Applicant: Alejandro Carlos;

Neighbors: Alexis Covarrubias, Gabriela Covarrubias

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

- Staff explained the request.
- Applicant also explained the request.
- Neighbor asked about the access to the proposed development.
 - Applicant explained that the homes will be accessed off of 20th Avenue.
- Neighbor asked about the sewer line where it is and where it will go.
 - Applicant stated the sewer line is by the Yuma Catholic side fence on 27th Street and will be dragged/extended to the proposed development up on 20th Avenue.
- Neighbor also asked if all the improvements were only on the subject property of if they extended to other properties.
 - Applicant stated new road and streetlights will be on subject parcel, within the ROW that will be dedicated for improvements.
- Neighbor commented that the area is quiet.

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
AWARS LTD AZ LLC	3205 S PINTO WAY	YUMA	AZ	85365
AWARS LTD LLC AND	3205 S PINTO WAY	YUMA	AZ	85365
CABRERA ROSALINDA LEPE AND	202 S 15TH AVE	YUMA	AZ	85364
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
GONZALEZ CARLOS ABEL ACOSTA &	2602 S 19TH AVE	YUMA	AZ	85364
JMF FAMILY LIMITED PARTNERSHIP	1445 W 18TH STREET	YUMA	AZ	85364
MARTINEZ MARCELINA	2893 W JULIE LN	YUMA	AZ	85365
MCGINNIS MICHAEL R LIVING TRUST 8-15-2013	3465 S SIESTA RD	YUMA	AZ	85365
ORTEGA JOSEFINA F	2622 S 19TH AVE	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
RAY CYNTHIA ANN SUB- TRUST	23 OXFORD DR	LATHAM	NY	12110
RVCBD AZ LLC	PO BOX 330	YUMA	AZ	85366
RVCBD AZ LLC	PO BOX 330	YUMA	AZ	85366
TMD25 LLC	2093 W 25TH ST	YUMA	AZ	85364
UBLA PROPERTIES LLC	PO BOX 6531	YUMA	AZ	85366
VALDEZ JORGE L	37671 W SMITH ENKE RD	MARICOPA	AZ	85138
VILLARREAL HECTOR & CIRA C JT	PO BOX 1215	YUMA	AZ	85366
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

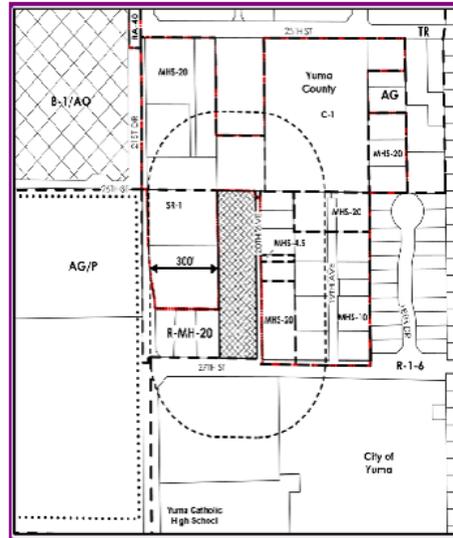
**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately 2.49 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located at 2080 W. 27th Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44797-2025**

NEIGHBORHOOD MEETING
01/05/2026 @ 5:00pm
On-site

PUBLIC HEARING
02/09/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 2080 W. 27th Street, 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 H
AERIAL PHOTO

