RESOLUTION NO. R2024-054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2022-011, THE CITY OF YUMA 2022 GENERAL PLAN, TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 1.3 ACRES FROM MIXED USE AND LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL LOCATED AT THE SOUTHEAST CORNER OF AVENUE A AND 16TH STREET

WHEREAS, the General Plan of the City of Yuma was adopted in 2022 by Resolution R2022-011 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, the General Plan provides a vision of development into the future based on existing development, the needs of the community, and the desires of property owners; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on September 9, 2024 for General Plan Amendment Case No. GP-42762-2024, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on August 17, 2024; and,

WHEREAS, as the community grows and prospers, it may be necessary to amend the General Plan to reflect development trends and opportunities; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan and retains an adequate mixture and balance of land uses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: Resolution R2022-011, the City of Yuma 2022 General Plan, is amended to change the land use designation of the real property depicted with crosshatching in Exhibit A, attached and by this reference made a part of this Resolution, from Commercial to High Density Residential.

Adopted this _____ day of _____, 2024.

APPROVED:

_____
Douglas J. Nicholls
Mayor

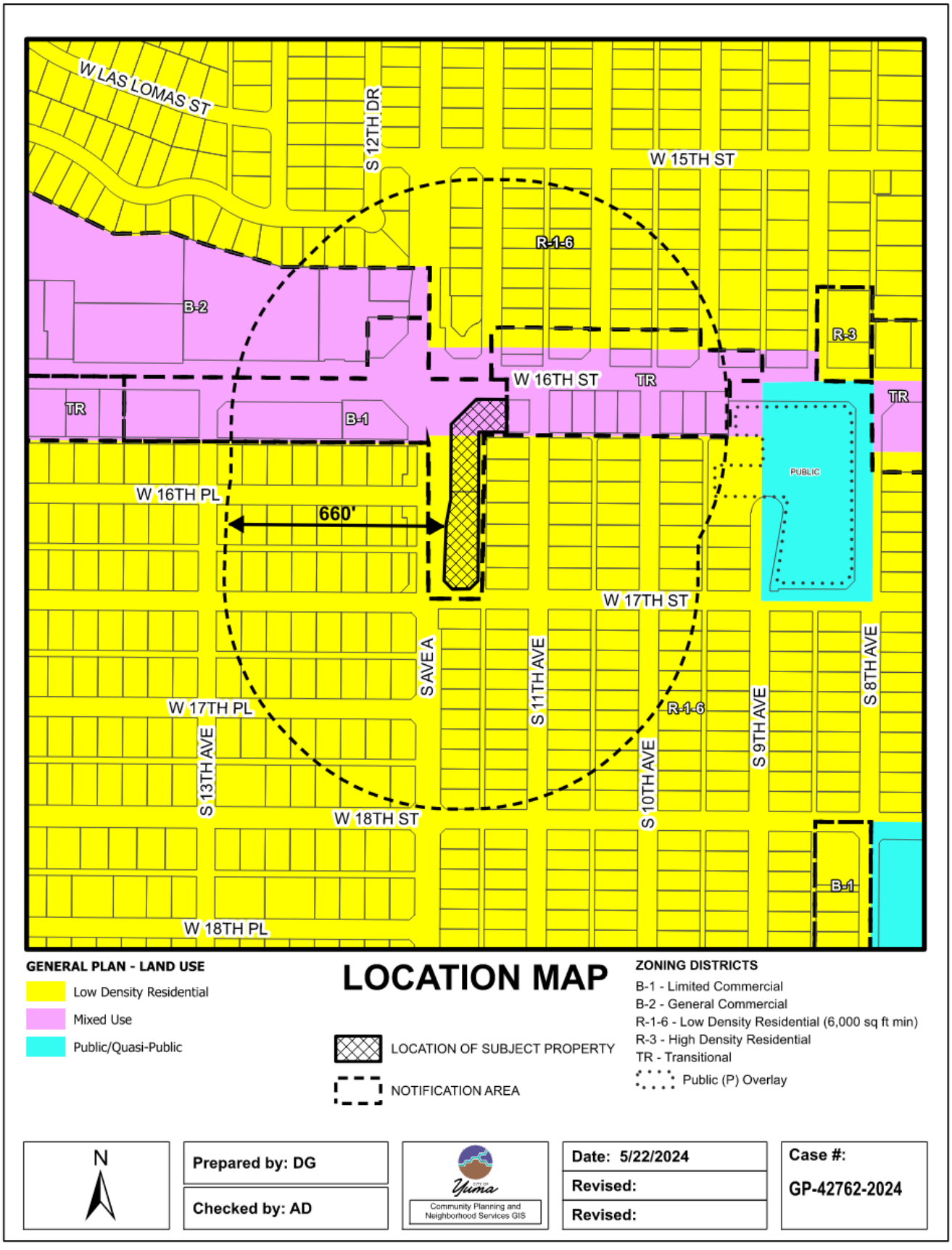
ATTESTED:

_____
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Exhibit A


W LAS LOMAS ST
S 12TH DR
W 15TH ST
R-1-6
B-2
R-3
W 16TH ST
TR
TR
TR
B-1
PUBLIC
W 16TH PL
660'
W 17TH ST
S AVE A
S 11TH AVE
S 8TH AVE
W 17TH PL
R-1-6
S 9TH AVE
S 13TH AVE
S 10TH AVE
W 18TH ST
B-1
W 18TH PL
GENERAL PLAN - LAND USE
Low Density Residential
Mixed Use
Public/Quasi-Public
LOCATION MAP
LOCATION OF SUBJECT PROPERTY
NOTIFICATION AREA
ZONING DISTRICTS
B-1 - Limited Commercial
B-2 - General Commercial
R-1-6 - Low Density Residential (6,000 sq ft min)
R-3 - High Density Residential
TR - Transitional
Public (P) Overlay
N
Prepared by: DG
Checked by: AD
Yuma
Community Planning and Neighborhood Services GIS
Date: 5/22/2024
Revised:
Revised:
Case #:
GP-42762-2024