



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

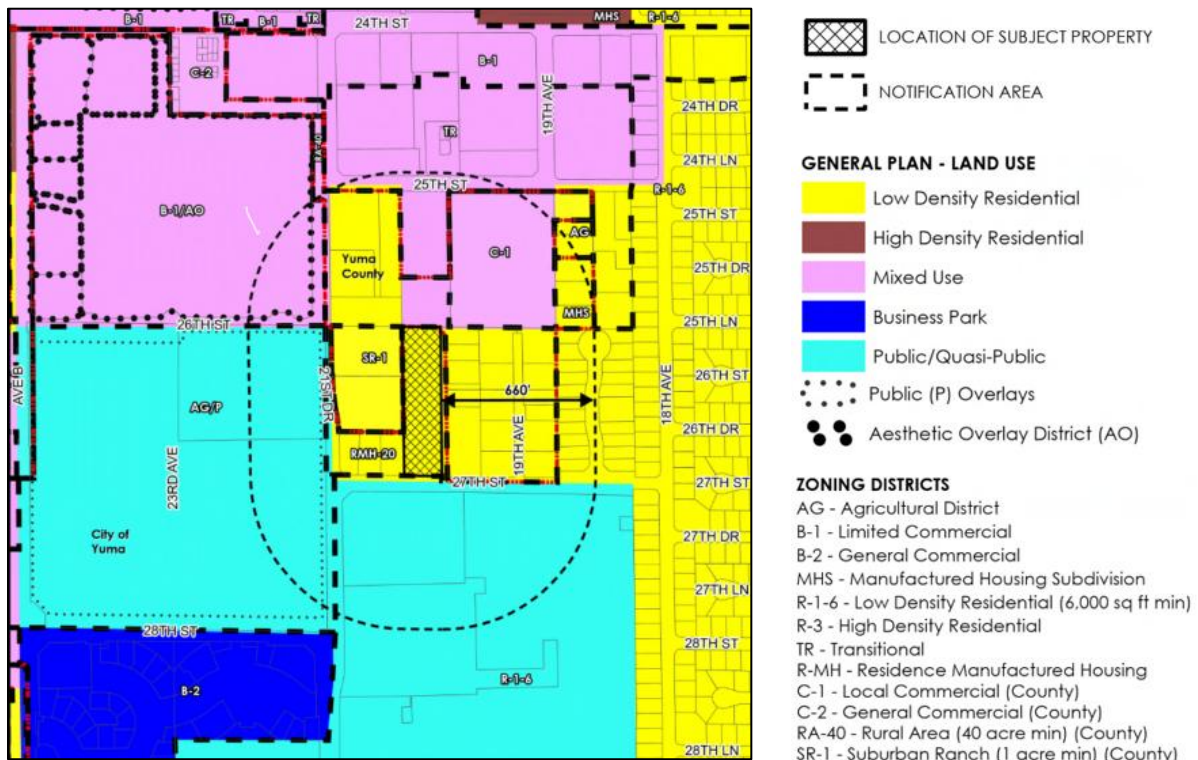
Hearing Date: December 8, 2025

Case Number: GP-44387-2025

Project Description/Location: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 2.49 acres, 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	Low 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

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 2.49 acres from Low Density Residential to Medium Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 2.498 acres from Low Density Residential to Medium Density Residential.

Staff Analysis: This is a Minor General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 2.49 acres, for the property located at 2080 W. 27th Street, Yuma, AZ.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40).

The proposed Medium Density Residential land use designation supports the following types of zoning: Medium Density Residential (R-2), Medium Density Single-Family Residential (R-2-5).

The applicant's intent in changing the land use designation is to pursue a rezoning of the site to Medium Density Residential (R-2) to allow the development of multi-family residential lots with a duplex on each lot.

Density

The current land use designation of Low Density Residential would allow from 3 to 12 dwelling units to be constructed on 2.49 acres.

The proposed Medium Density Residential land use designation would allow 12 to 32 dwelling units to be developed.

Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for 2-4 units of 2.2 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density:
 - Minimum 3 homes – Expected population: 7
 - Maximum 12 homes – Expected population: 26
- Medium Density Residential:
 - Minimum 12 homes – Expected population: 26
 - Maximum 32 homes – Expected population: 70

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Low Density Residential:
 - Minimum expected population: 7 – School Age: 1
 - Maximum expected population: 26 – School Age: 5
- Medium Density Residential:

Minimum expected population: 26 – School Age: 5
Maximum expected population: 70 – School Age: 14

Transportation

The property is located on the northwest corner of 27th Street and 20th Avenue. Vehicle access to the property will be from 27th Street and 20th Avenue, both Local Roads with the nearest Collector on 21st Drive.

There are two existing bus stops on 21st Drive near Yuma Catholic High School, Purple Route & Yellow Route 95, and an existing bike lane on 21st Drive and bike route on 27th Street.

The City of Yuma Transportation Master Plan identifies 27th Street and 20th Avenue as Local Roads and 21st Drive as a Collector Road. According to the City of Yuma Transportation Master Plan, 21st Drive operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. In addition, the daily traffic count identified by the Yuma Metropolitan Planning Organization for 2024 on 21st Drive, south of 28th Street is 7,071.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Crane Elementary School District and the Yuma Union High School District.

According to the Crane Elementary School District Boundary Map, the elementary students in the subject area are within the boundary of Gary A. Knox Elementary School located at 2926 S. 21st Drive and junior high school students are within the boundary of Centennial Middle School at 2650 W. 20th Street.

According to the Yuma Union High School District, the high school students are within the boundary of Kofa High School located at 3100 S. Avenue A.

Growth Areas

The Growth Areas chapter identifies those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities or

uses. Equally essential is the need for growth to occur close to existing or planned public facilities and services.

The General Plan request is located within the Avenue B and 32nd Street Growth Area, which features a mix of development including schools, medical and dental offices, a library, government facilities, as well as commercial and residential uses. The Yuma Valley area receives water service from the Main Street Water Treatment Plant and wastewater service from the Figueroa Water Pollution Control Facility. All new development must secure water and sewer entitlements prior to construction approval.

With established transportation infrastructure and a strong commercial presence, this area is well-positioned for continued strategic growth. Encouraging new high- and medium-density residential projects here is recommended, as there is currently limited land designated for higher-density housing within this growth area.

The YCAT bus system serves the area with two routes, emphasizing connectivity to the commercial center located at the southeast corner of 24th Street and Avenue B.

1. Does the proposed amendment impact any elements of the General Plan?

No. The proposed amendment does not impact any of the element of the General Plan.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
27 th Street – Local Street	29' HW	Varies
21 st Drive – 2 Lane Collector	40' HW	Varies

2. Does the proposed amendment impact any of the facility plans?

No.

3. Is the proposed amendment in conflict with Council's prior actions?

Yes. This area has been designated with the Low Density Residential land use designation since the adoption of the 2012 City of Yuma General Plan, adopted on June 6, 2012, R2012-29.

Scheduled Public Hearings:

- ☒ City of Yuma Planning and Zoning Commission: December 8, 2025
☐ City of Yuma City Council: January 7, 2026

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- ☐ Applicant agreed with staff's recommendation:
☐ Applicant did not agree with staff's recommendation:
☒ Final report has been emailed to applicant on 11/23/2025 and awaiting response.

Attachments

A	B	C	D	E	F
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

Prepared By:*Erika Peterson***Date:** 11/12/2025

Erika Peterson

Senior Planner

Erika.Peterson@YumaAz.Gov

(928) 373-5000, x3071

Reviewed By:*Jennifer L. Albers***Date:** 11/13/25

Jennifer L. Albers,

Assistant Director of Planning

Approved By:*Alyssa Linville***Date:** 11/26/25

Alyssa Linville,

Director, Department of Community Development

ATTACHMENT A
PUBLIC COMMENTS

Name:	Miguel Aguirre			Contact Information:	(928)261-9718					
Method of Contact:	Phone	<input checked="" type="checkbox"/> X	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Mr. Aguirre called to inquire about the request. He wanted to know what was going to be built, who approves the annexation and who requested it. In addition, he had questions about the location map and how he could hook up to City sewer.</p>										


ATTACHMENT B
AGENCY COMMENTS

DATE:	9/12/2025	NAME:	Javier Barraza	TITLE:	Senior Planner
AGENCY:	Yuma County Department of Development Services			PHONE:	(928)817-5150
<i>Enter comments below:</i>					
<p>Appreciate the opportunity to comment.</p> <p>The requested land use change to Medium density, is not perceived as an improvement to the area, nor will correct an oversight. The existing land use it within the character of the area.</p>					

DATE:	9/15/2025	NAME:	Omar Peñuñuri	TITLE:	Sr. Engineering Tech
AGENCY:	Yuma County Water Users' Assoc.			PHONE:	(928)512-5531
<i>Enter comments below:</i>					
<p>Hi Erika,</p> <p>Please let me know if the new development would involve multiple lots? Will the landowner be proceeding with a water conversion at this time? I'm not sure if there is information available for the two questions at this time.</p> <p>Please let me know about any questions.</p> <p>Thanks!</p> <p>Omar Peñuñuri</p>					

DATE:	9/18/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS			PHONE:	(928)269-2103
<i>Enter comments below:</i>					
<p>Subject parcel is located near a known flight path. If not already in place, it is requested an Avigation Disclosure statement be recorded to recognize the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA CPLO@usmc.mil. Thank you for the opportunity to review and comment.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-44387-2025 CASE PLANNER: ERIKA PETERSON
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I. PROJECT DATA

Project Location:		2080 W. 27 th Street												
Parcel Number(s):		694-14-006												
Parcel Size(s):		2.49 acres												
Total Acreage:		2.49												
Proposed Dwelling Units:		Maximum:		32		Minimum:		12						
Address:		2080 W. 27 th Street												
Applicant:		Vision Assets												
Applicant's Agent:		Dahl, Robins & Associates, Inc.												
Land Use Conformity Matrix:		Current Zoning District Conforms:								Yes		No	X	
Zoning Overlay:	Public		AO		Auto		B&B		Historic		Infill		None	X
Airport		Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	Residence-Manufactured Housing (R-MH-20)	Undeveloped	Low 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

Prior Cases or Related Actions:				
<u>Type</u>	<u>Conforms</u>		<u>Cases, Actions or Agreements</u>	
Pre-Annexation Agreement	Yes	No	N/A	
Annexation	Yes	No	Ord. 2025-025, effective 8/15/2025	
General Plan Amendment	Yes	No	N/A	
Development Agreement	Yes	No	N/A	
Rezone	Yes	No	N/A	
Subdivision	Yes	No	N/A	
Conditional Use Permit	Yes	No	N/A	
Pre-Development Meeting	Yes	X No	Date: 11/14/2024 PDM-43408-2024	
Enforcement Actions	Yes	No	N/A	
Land Division Status:		Legal lots of record		
Irrigation District:		Yuma County Water Users'		
Adjacent Irrigation Canals & Drains:		East Main Canal		

Water Conversion: (5.83 ac ft/acre)	14.52 Acre Feet a Year	
Water Conversion Agreement Required	Yes	X No

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Low Density Residential						
Issues:							
Historic District:	Brinley Avenue		Century Heights		Main Street		None X
Historic Buildings on Site:	Yes		No	X			

Transportation Element:

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				
Bicycle Facilities Master Plan	27 th Street - Bike Route					
YCAT Transit System	21 st Drive - Purple & Yellow Routes					
Issues:						

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:			

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:						
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:					

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 <i>2-4 Units</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation
			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 Services 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 & stubout on 27 th St. between 20 th Ave & 19 th Ave
Issues:									

Safety Element:										
Flood Plain Designation:		500 Year Flood			Liquefaction Hazard Area:		Yes		No	X
Issues:										
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:										

NOTIFICATION

- **Legal Ad Published: The Sun** 11/15/25
- **Display Ad Published:** 11/15/25
- **660' Vicinity Mailing:** 9/16/25
- **54 Commenting/Reviewing Agencies noticed:** 09/09/25
- **Site Posted:** 10/4/2025
- **Neighborhood Meeting:** 10/7/2025
- **Hearing Dates:** 12/8/25 & 01/07/26
- **Comments Due:** 11/08/25

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	9/12/2025		X
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	9/9/2025	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	9/18/2025		X
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	9/9/2025	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	YES	9/15/2025		X
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	9/1/2025	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Warren, Fire – Prevention	YES	9/9/2025	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
October 7, 2025	See Attachment D
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 10/7/2025

Location: 2080 W. 27th Street

Attendees: Staff: Erika Peterson;

Applicant: Alejandro Carlos, Adrian Vega- Dahl, Robins & Associates

Neighbors in attendance: Miguel Aguirre, Maria Aguirre, George Daniels, Karla Daniels, Carlos Gonzalez, Jesus Aguirre

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the applicants request to change the land use designation from Low density residential to medium density residential to pursue a rezoning of the site to Medium Density Residential.
- The applicant explained that the property was annexed into the City and now the request is to change in land use designation to build duplexes.
- The applicant/owner would like to rezone and then subdivide into ten (10) lots and build a duplex on each lot, total of twenty (20) units.
- Adrian Vega explained the plating process for the subdivision. The new development would include a paved road on 20th Avenue, with City lights, hydrants and connection to City sewer, new development will be accessed from 20th Avenue. Currently, the applicant and property owner do not have a design for the duplexes but will meet the City's density and development standards. Each duplex will feature a garage and driveway, landscaping required in the ROW would be maintained through a MID, and the development would have CC&R's.
- A neighbor wanted to know if the units were all going to be rental units and if there would be a fence/wall.
- Neighbors wanted to know if the property owner owned other properties within the City or County and what made him choose to develop on this site.
- A neighbor wanted clarification on the paved road on 20th Avenue.
- Adrian Vega stated that the City would require the half width of 20th Avenue to be paved, all of which would be right-of-way.
- Neighbors wanted to know if this development would cause their property values to go up.

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City	State	Zip Code
AGUIRRE FAMILIA TRUST 4-7-2017	3760 W 20TH LN	YUMA	AZ	85364
AGUIRRE FRANCISCO S	3760 W 20TH LN	YUMA	AZ	85364
AWARS LTD AZ LLC	3205 S PINTO WAY	YUMA	AZ	85365
AWARS LTD LLC AND	3205 S PINTO WAY	YUMA	AZ	85365
BALDERAMA MARICELA	2646 S 18TH DR	YUMA	AZ	85364
CABRERA ROSALINDA LEPE AND	202 S 15TH AVE	YUMA	AZ	85364
CONDE MARIA P	2688 S 18TH DR	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
GARCIA JOSE RAMOS	2698 S 18TH DR	YUMA	AZ	85364
GONZALEZ CARLOS ABEL ACOSTA &	2602 S 19TH AVE	YUMA	AZ	85364
GUERRERO ISMAEL I MD	1488 W 18TH ST	YUMA	AZ	85364
JMF FAMILY LIMITED PARTNERSHIP	1445 W 18TH STREET	YUMA	AZ	85364
LE TRI HUYNH MINH	2650 S 18TH DR	YUMA	AZ	85364
LOPEZ BELEN	2604 S 18TH DR	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
MIRANDA ALEJANDRO & MERCEDES JT	2616 S 18TH DR	YUMA	AZ	85364
OASIS INSTITUTE AZ LLC &	2095 W 24TH ST STE C	YUMA	AZ	85364
ORTEGA JOSEFINA F	2622 S 19TH AVE	YUMA	AZ	85364
PASQUE PARTNERS AZ LP	2144 W 24TH ST STE 1	YUMA	AZ	85364
PEREZ RAMON C & AVELINA JT	3585 W VENUS DR	SOMERTON	AZ	85350
PEREZ SONIA	2694 S 18TH DR	YUMA	AZ	85364
PUEBLO HOUSING AND COMMUNITY DEVELOPMENT	1670 W MAIN STREET	SOMERTON	AZ	85350
RAY CYNTHIA ANN SUB-TRUST	23 OXFORD DR	LATHAM	NY	12110
RODRIGUEZ GABRIEL & NILZA C JT	2676 S 18TH DR	YUMA	AZ	85364
RVCBD AZ LLC	PO BOX 330	YUMA	AZ	85366
SIMIEN DONNA	2634 S 18TH DR	YUMA	AZ	85364
TMD25 LLC	2093 W 25TH ST	YUMA	AZ	85364
UBLA PROPERTIES LLC	PO BOX 6531	YUMA	AZ	85366
VALDEZ JORGE L	2615 S 20TH AVE	YUMA	AZ	85364
VELARDE ROSAMARIA D	2628 S 18TH DR	YUMA	AZ	85364
VILLARREAL HECTOR & CIRA C JT	PO BOX 1215	YUMA	AZ	85366
VISION ASSETS LLC	1036 S MUSTANG AVE	YUMA	AZ	85364
WAL-MART STORES INC DE CORP	PO BOX 8050	BENTONVILLE	AR	72712
YCHS PROPERTY HOLDINGS LLC	2100 W 28TH ST	YUMA	AZ	85364
YUMA COUNTY OF	198 S MAIN ST	YUMA	AZ	85364
YUMA REAL ESTATE INVESTORS TN LLC	PO BOX 3480	CLEVELAND	TN	37320
YUMA REGIONAL MEDICAL CENTER	2400 S AVEUE A	YUMA	AZ	85364

ATTACHMENT F
AERIAL PHOTO

