

ORDINANCE NO. O2026-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE MANUFACTURED HOUSING PARK (MHP) DISTRICT TO THE HIGH DENSITY RESIDENTIAL (R-3) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on December 8, 2025 in Zoning Case No: ZONE-44544-2025 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the High Density Residential (R-3) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on October 31, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44544-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

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

SECTION 1: The following described real property, depicted in Exhibit A, attached:

A portion of the Northwest quarter of the northwest quarter (NW¹/₄NW¹/₄) of Section 34, Township 16 South, Range 22 East of the San Berardino Meridian, City of Yuma, Yuma County, State of Arizona, and more particularly described as follows:

Parcel 2 of the LONERAM Lot Split / Lot Tie, dated 6/12/2025, FEE # 2025-14531, Recorded in Book 37 of Plats, Page 23, Yuma County Records.

Containing 2.78 Acres, more or less.

shall be placed in the High Density Residential (R-3) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the High Density Residential (R-3) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the High Density Residential (R-3) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

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.

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.
4. Owner/Developer to install sidewalk per City standard 3-135 along north Colorado St. frontage.
5. Owner/Developer to install handicap sidewalk ramp per City standard 3-145 at the northwest corner of Colorado Street and 19th Avenue.
6. Owner/Developer to install vertical curb and sidewalk along 19th Avenue frontage per City standard 3-060 & 3-135.
7. Owner/Developer to install two streetlights per city standard 7-010 on the west side of 19th Avenue frontage.
8. Owner/Developer shall dedicate to the City of Yuma a corner triangle with 14-foot legs at the Northwest corner of Colorado Street and 19th Avenue.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of this rezoning ordinance or prior to the issuance of a building permit or 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 A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

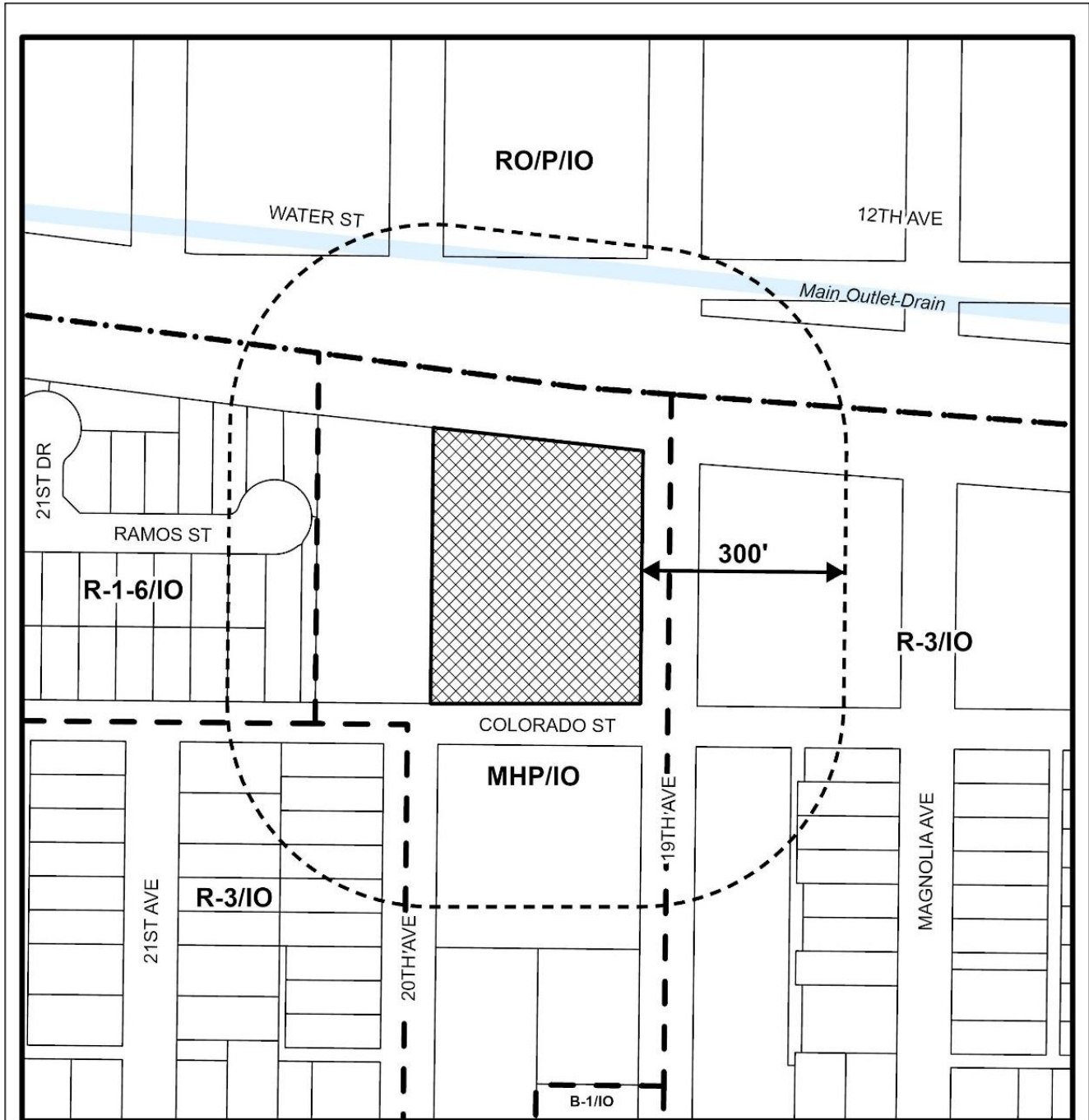
ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Exhibit A



LOCATION MAP



LOCATION OF SUBJECT PROPERTY



Prepared by: DG

Checked by: MB



Department of Community
Development GIS

Date: 9/25/2025

Revised:

Revised:

Case #:

ZONE-44544-2025