

ORDINANCE NO. O2025-048

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 GENERAL COMMERCIAL (B-2) DISTRICT TO THE HIGH DENSITY RESIDENTIAL/AESTHETIC OVERLAY (R-3/AO) 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 October 13, 2025 in Zoning Case No: ZONE-44333-2025 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the High Density Residential/Aesthetic Overlay (R-3/AO) 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 September 20, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44333-2025 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:

Parcel 3A, YUMA LUMBER LOT SPLIT NO. 2, according to Book 16 of Plats, Page 25 Records of Yuma County, Arizona.

Parcel 2, YUMA LUMBER LOT SPLIT, according to Book 15 of Plats, Pages 90 and 91 Records of Yuma County, Arizona.

Containing 6.65 acres, more or less.

shall be placed in the High Density Residential/Aesthetic Overlay (R-3/AO) 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/Aesthetic Overlay (R-3/AO) 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/Aesthetic Overlay (R-3/AO) 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 dedicate to City of Yuma by warranty deed, the right-of-way shown along the Avenue B frontage in the Yuma Lumber Lot Split, Fee # 1998-13533, and the Yuma Lumber Lot Split No. 2, Fee # 1999-02715. The County of Yuma Assessors Map, and County of Yuma's GIS system does not appear to show the true half width of the listed dedications.
4. The Owner/Developer shall dedicate a 1' foot non access easement along the west edge of the Avenue B right-of-way, except for approved driveway locations.

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 _____, 2025.

APPROVED:

Douglas J. Nicholls
Mayor

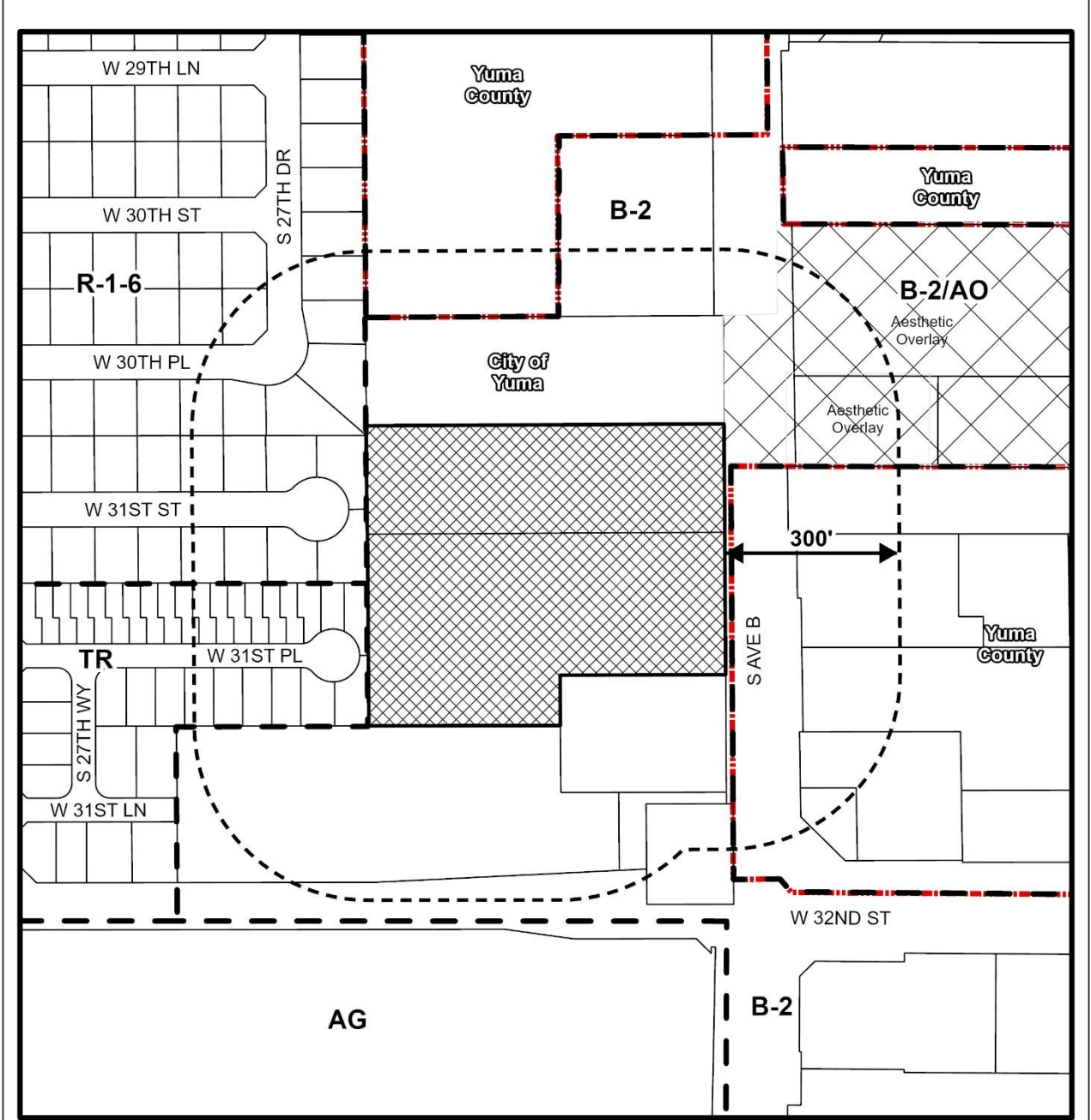
ATTESTED:

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: MR



Date: 7/15/2025
Revised:
Revised:

Case #:
ZONE-44333-2025