


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, August 26, 2024, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

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|  | <p>Agenda</p> <p>Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza, Yuma, AZ Monday, August 26, 2024, 4:30 p.m.</p> |
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A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission, or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES – August 12, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – **Continue to September 9, 2024**

SUBD-42905-2024: *This is a request by Dahl, Robins & Associates, on behalf of Hard Red Turtle, LLC, for approval of the preliminary plat for the HRT Subdivision Unit Nos. 1, 2, 3, 4 and 5. This subdivision will contain approximately 77.1 acres and is proposed to be divided into 304 residential lots, ranging in size from approximately 6,061 square feet to 20,384 square feet, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.*

B.5 APPROVALS – NONE

C. ACTION ITEMS – NONE

D. PUBLIC HEARINGS –

D.1 **ZONE-42943-2024:** *This is a request by the City of Yuma for Zoning Code Text Amendments to amend Title 15, Chapter 154: Article 01- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting.*

D.2 **ZONE-42944-2024:** *This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.*

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.3 PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Planning and Zoning Commission Meeting Minutes
August 12, 2024

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 12, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-chairman Joshua Scott and Commissioners, Chelsea Malouff, John Mahon, and Ashlie Pendleton. Commissioners Gregory Counts and Lorraine Arney were absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning & Neighborhood Services; Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Robert Blevins, Principal Planner; Zenia Fiveash, Assistant Planner; and Lizbeth Sanchez, Administrative Specialist.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – July 8, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continued to October 28, 2024).*

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continued to October 28, 2024).*

APPROVALS – None

Motion by Joshua Scott, second by John Mahon to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Action Items–

CUP-42800-2024: *This is a request by Gordon Jacobson, on behalf of SWA Logistics, LLC, for a Conditional Use Permit to allow an industrial use (off-loading railroad cars and warehousing) within 600' of a residential zone and to allow a use requiring a state agency permit in the Light Industrial/Infill Overlay (L-I/IO) District. The properties are located at 1100 & 1130 S. Maple Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Chris Hamel asked if there would be a retaining wall around the property. **Blevins** said there would be a solid wall for security purposes.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE CUP-42800-2024 as presented. Motion carried unanimously, (5-0) with two absent.

Public Hearings –

ZONE-42650-2024: *This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.*

Zenia Fiveash, Assistant Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by John Mahon, second by Joshua Scott to APPROVE ZONE-42650-2024 as presented. Motion carried unanimously, (5-0) with two absent.

ZONE-42890-2024: *This is a request by Brenda Maldonado of Sun of a Gun Cigars to rezone an approximately 19,166 square foot lot from the Limited Commercial (B-1) District to the General Commercial (B-2) District, for the property located at 1651 S. Arizona Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE ZONE-42890-2024 as presented. Motion carried unanimously, (5-0) with two absent.

INFORMATION ITEMS

Staff

None

Commission

None

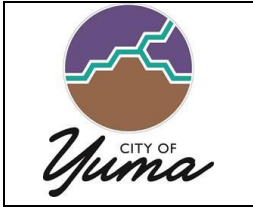
Public

None

Chairman Chris Hamel adjourned the meeting at 4:43 PM.

Minutes approved this _____ day of _____, 2024.

Chairman



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: BOB BLEVINS**

Hearing Date August 26, 2024

Case Number: ZONE-42943-2024

Project Description: This is a request by the City of Yuma for Zoning Code Text Amendments to amend Title 15, Chapter 154: Article 01- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting.

Staff recommendation: Staff recommends **APPROVAL** of the text amendments to Title 15, Chapter 154: Article 01- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting

Suggested Motion: Move to **APPROVE** the text amendments in ZONE-42943-2024 as presented in the staff report.

Effect of the Approval: By approving the text amendments, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154: Article 1- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting.

Staff Analysis: The text amendments update the existing outdoor lighting regulations to:

- Add LED (light emitting diode) lighting to the code for shielding and color temperature.
- Bring photometric survey standards in line with modern practices.
- Clarify the bottom-mounted/ground-mounted light fixture angles.
- Extend the area for a photometric survey beyond the property line.
- For new fuel canopies: flush/recessed fixtures to reduce glare.
- Clarify limits on light trespass.

The goal of these text amendments is to provide adequate lighting while limiting excessive, unnecessary light trespass onto neighboring properties. With the advent of LED lighting and its unique characteristics, the City Code needs to acknowledge advances in lighting fixtures, methods to measure lighting, and positioning on the property for the most efficient coverage while keeping the light on the subject property.

Background:

Watts vs. Lumens

With more efficient lighting choices, there is a need to reconsider how the brightness of a “bulb” is rated in order for the consumer to make an accurate and educated selection. When shopping for lighting, you will notice the packaging lists “watts”, “watts equivalent”, and/or “lumens”.

For more than a century, most all lighting was incandescent, where a filament inside a bulb was heated by electricity with the by-product being light. In simple terms, the more electricity- the more light. It was easy to estimate the brightness of an incandescent bulb: the higher the wattage, the more light emitted. We all know that a 100 watt bulb is far brighter than a 40 watt bulb. Now with LED, halogen, or fluorescent lighting, the wattage is not an accurate way to measure output since these alternatives are vastly more energy-efficient and use less wattage.

To help better compare light output from different types of bulbs/fixtures, the lumen rating is included to help compare. Lumens measure the total amount of light emitted by the bulb, while watts measure the amount of power consumed by the bulb. Adding the more accurate lumens number on the bulb packaging gives a precise scale to compare how bright the light will be. The wattage is of course still of interest especially when comparing how little energy is used when comparing, for example, an incandescent bulb with an LED bulb.

Unique Characteristics of LED Lighting:

While this code update does not require LED outdoor lighting, most new and retrofit installations are LED due to the benefits of smaller fixtures, cost-savings, energy-efficiency, and controllable output of color and the ability to direct the light in precise ways.

LEDs emit very little heat. In comparison, incandescent bulbs release 90% of their energy as heat and fluorescent lights release about 80% of their energy as heat. The cooler LED light helps in the design of more efficient and creative light fixtures (luminaires).

The human eye may see warmer light is “not as bright” so considerations are needed to adjust the output to a higher lumen/footcandle for optimum coverage at night. A 3,000K light can have a variety of lumen outputs depending on the need.

LEDs can be designed for a variety of Correlated Color Temperatures (CCT). The color temperature of a light source is not necessarily the brightness of the light, but the color of the light ranging from a harsh blue (10,000K) to a warm yellow/orange (1,000K). The “K” stands for Kelvin, relating to the Kelvin Scale which is an industry-standard of measuring the characteristics of the light output, specifically in the code for LED lighting.

Typical LED outdoor lighting ranges from 2,700K to 5,000K. The City of Yuma uses street light fixtures of 3,000K which is also the goal of this text amendment. The warmer 3,000K lighting is proposed to uphold the Arizona Revised Statutes, Title 49, Chapter 7 with regard to light pollution and the “Dark Sky” goals of reducing waste, glare, light trespass, interference of artificial light, and adverse effects on wildlife; therefor increasing safety, and the visibility of the night sky. Additionally, the 3,000K standard will provide a seamless transition from the public right-of-way to private outdoor lighting.

A survey of other jurisdictions, focusing on Arizona, was done to see what their code standards require for new and retrofits of outdoor lighting.

Research found includes:

- Phoenix, Flagstaff, Coconino County and Sedona have 2,600K-2,700K maximums;
- Fountain Hills, Camp Verde, and Glendale has a 3,000K maximum;
- Goodyear has a 3,200-3,500K maximum;
- Tucson, Sahuarita, Pima County, and Prescott Valley have a 3,500K maximum;
- Chandler has a 4,000K maximum.

Parking Lots and Other Needs and Retrofits:

Public outreach brought forth the concern of how to deal with specific parking lot and other outdoor lighting (nighttime car dealer display, industrial outdoor manufacturing, outdoor spectator events, as examples) in relation to industry standards. The text amendment reflects a closer match to the industry standard for parking lot lighting and to minimize light trespass on residential properties. A process has been developed as part of this text amendment for exceptions from City lighting standards to accommodate particular lighting situations.

Light Trespass:

With increases in population and housing density, the use of outdoor lighting can cause conflicts when it spills over onto neighboring properties. Since LED lighting can be perceived to be brighter, and LEDs emit light in a specific direction - this Code update includes some shielding, height, and distance standards to moderate the unique LED attributes.

Public Outreach:

In order to involve and address industry issues and concerns with outdoor lighting, two rounds of stakeholder review were accomplished.

Round One: On April 23rd, 2024, the City hosted a Stakeholder Meeting to discuss lighting code issues for commercial projects. The conversation focused on a number of identified areas. Thirteen local electrical contractors, engineers, and suppliers were directly invited and 15 interested persons attended plus City Staff.

Round Two: A summary of the discussion and a review of the proposed changes was sent out after the Stakeholder Meeting to gather further input and any needed clarification. (See Attachment D)

This outreach enhanced the code update by bringing out situations encountered by the contractors, and suppliers who deal directly with their customers when creating site plans for new parking lots, work areas, and other outdoor venues and/or for energy-efficient upgrades to old light fixtures/luminaires.

Detailed Description of each Proposed Amendment:

Article 1 Definitions: Moving and updating definitions relating to outdoor lighting. The definitions will now be in Article 18- Outdoor Lighting Regulations.

Article 14 Aesthetic Overlay District: Updates the minimum and average footcandles required for properties located in the Aesthetic Overlay District. This is in keeping with current techniques for measuring light.

Article 16 Improvement of Parking Lots: Updates the minimum and average footcandles required for parking lots in keeping with current techniques for measuring light and the most efficient layout of light fixtures to limit wasted energy and for safety and visibility.

Article 18 Outdoor Lighting Regulations: Clarifies and updates: definitions for shielding, and bottom-mounted fixtures; adds LED lighting to the mix of light sources; updates some terminology and techniques for measuring and containing light; adds light trespass to the code and its limitations and exceptions; update of photometric survey requirements; and the design of under canopy lighting.

Criteria Questions:

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The proposed amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No. The proposed amendment will change certain lighting standards and requirements for particular uses, but will have no impact on the range of uses permitted within the zoning code.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The proposed amendment will modify certain development standards of the lighting requirements within the zoning code.

5. What are the potential impacts of the proposed amendment?

No negative impacts have been identified with the proposed text amendment.

Potential positive impacts include lessening of Light Pollution by upholding the Arizona Revised Statutes "Dark Sky" goals of reducing waste, glare, light trespass, interference of artificial light, and adverse effects on wildlife; therefor increasing safety, and the visibility of the night sky.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

Yes.

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

Yes.

Public Comments Received: See Attachment D .

External Agency Comments: None Received.

Attachments:

| A | B | C | D |
|------------|----------------------|--------------------------|----------------------|
| Draft Text | Agency Notifications | List of all Stakeholders | Stakeholder Comments |

Prepared By: *Robert M. Blevins* **Date:** 07/26/24
Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Reviewed By: *Jennifer L. Albers* **Date:** 7/26/24
Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 08/15/2024
Alyssa Linville
Director, Planning and Neighborhood Services

**ATTACHMENT A
DRAFT TEXT**

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 01 Section 07, Definitions, be amended to delete the strike through text:

~~**FULLY SHIELDED.** That fixtures are shielded in such a manner that light rays emitted by the fixture either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.~~

~~**MAINTAINED FOOTCANDLE.** Predicted footcandles, at a given location, calculated through application of a light loss factor.~~

~~**PARTIALLY SHIELDED.** That fixtures are shielded in such a manner that the bottom edge of the shield is below the plane of the centerline of the lamp reducing light above the horizontal.~~

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 14, Section 01 Aesthetic Overlay District (AO), Subsection D be amended to insert the bolded text and delete the strike through text:

- (6) *Lighting.* Minimum standards for lighting for properties located within the Aesthetic Overlay District are as follows.
- (a) Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of **an average of 0.5** ~~a minimum of one maintained~~ footcandles at the ground level and at seven feet vertical between sunset and sunrise.
 - (b) Open parking lots shall be illuminated with **an average of 0.5 footcandles with a minimum 0.2 footcandles over the parking spaces** ~~a minimum of one maintained footcandle of light on the parking surface~~ and at seven feet vertical between sunset and sunrise.
 - (c) All exterior entrances shall be illuminated with ~~a minimum~~ **an average** of five ~~maintained~~ footcandles at ground level and at seven feet vertical between the hours of sunset and sunrise, with a minimum 15-foot radius from the center point of the entrance.
 - (d) Closed and covered parking structures and carports shall be illuminated with ~~a minimum~~ **an average** of five ~~maintained~~ footcandles at ground level and at seven feet vertical between the hours of sunset and sunrise; during daylight hours, the area shall be illuminated with a minimum of ten footcandles.
 - (e) Greenway trails, pathways, linear parks, multi-use trails and similar facilities shall be illuminated with a minimum of **0.5** ~~one-half maintained~~ **average** footcandle at ground level and at seven feet vertical between sunset and sunrise.

Table No. 8 - Shielding Requirements

| Fixture Lamp Type | Shielding Requirements |
|---------------------------------|-------------------------------|
| Any light source of 70W or less | None |
| Fluorescent | Fully shielded (3) |

| | |
|--|----------------|
| Glass tubes filled with neon, argon, krypton | None |
| High pressure sodium | Fully shielded |
| Incandescent 150W or less | None |

Table No. 8 - Shielding Requirements

| Fixture Lamp Type | Shielding Requirements |
|--------------------------|-------------------------------|
| Low pressure sodium (1) | Partially shielded |
| Metal halide (2) | Fully shielded |
| Quartz (4) | Fully shielded |

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 16, Section 03, Subsection B Improvement of Parking Lots be amended to insert the bolded text and delete the strike through text:

- (6) Lighting standards shall be placed so as to reflect the light away from the adjacent areas, and so as not to interfere with traffic movement or control. Illumination of **the** parking area shall be required for all parking areas with five or more parking spaces. Open parking lots **shall incorporate the requirements of Article 18 and** shall illuminate parking stalls with **an average of 0.5 footcandles with a minimum 0.2 footcandles over the parking spaces** ~~a minimum of one maintained footcandle of light on the parking surface~~ and seven feet vertical between sunset and sunrise.

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 18 Outdoor Lighting Regulations, Sections 01 through 04, be amended to insert the bolded text and delete the strike through text:

§ 154-18.01 Purpose.

The principal purpose of the outdoor lighting regulations is to create standards for outdoor lighting which do not conflict with the reasonable use and enjoyment of property within the city and with astronomical observations. It is the intention of this subchapter to encourage the conservation of energy while increasing night-time safety, utility, security and productivity, through regulation of the types, kinds, construction, installation and use of outdoor electrically powered illuminating devices, lighting practices and systems. **The provisions of Arizona Revised Statutes, Title 49- The Environment, Chapter 7- Light Pollution, shall be followed to uphold the “Dark Sky” goals of reducing waste, glare, light trespass, interference of artificial light, and adverse effects on wildlife; therefor increasing safety, and the visibility of the night sky.**

§ 154-18.02 General Requirements.

(A) **Definitions:**

FULLY SHIELDED. That fixtures are shielded in such a manner that light rays emitted by the fixture either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

PARTIALLY SHIELDED. That fixtures are shielded in such a manner that the bottom edge of the shield is below the plane of the centerline of the lamp reducing light above the horizontal.

FOOTCANDLE, AND LUMEN: The footcandle and lumen measure light, although in different ways for different lighting situations. Light output is measured in lumens. The number of lumens measures the total amount of visible light emitted by a light source. It gauges the brightness of the light. The footcandle measures how much light falls upon a certain spot.

LIGHT TRESPASS: A condition in which artificial light emitted from a luminaire on one property, not inclusive of light incidentally scattered or reflected from adjacent surfaces, is directed in such a manner that the light source is visible from any other property.

(B) *Top-mounted.* Outdoor advertising sign lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements **noted in this section** in ~~Table No. 8.~~

~~(1) This is the preferred light source to minimize undesirable light emission into the night sky affecting astronomical observations.~~

~~(2) Metal halide lighting used primarily for display purposes shall not be used for security lighting after 11:00 p.m. Metal halide lamps shall be installed only in enclosed luminaires. These lamp fixtures shall be “filtered”, a glass, acrylic or translucent enclosure of the light source (quartz glass does not meet this requirement).~~

~~(3) Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within, do not require shielding. Dark backgrounds with light lettering and warm white and natural lamps are preferred to minimize detrimental effects.~~

~~(4) For purposes of this subchapter, quartz lamps shall not be considered an incandescent light source.~~

(C) *Bottom-mounted. (ground-mounted, up-lighting, feature-lighting).* An outdoor advertising sign illuminated by any type of bottom-mounted outdoor lighting system or fixture, which is installed at or on **the ground or** the lower portion of any outdoor advertising sign or fixture shall be prohibited unless said lighting fixture is shielded to confine the light to the sign face. **All such fixtures with lighting which is directed upwards shall be placed so that the angle of the lamp shall not be greater than forty-five degrees (45°) measured from a horizontal plane to a line projected through the center of the lamp.**

(D) *Mercury vapor.* Mercury vapor lamps and fixtures are prohibited for use as outdoor lighting. ~~Mercury vapor lamps in use for outdoor lighting on the effective date of this chapter shall not be used after January 1, 2011.~~

(E) *Searchlights.* Prohibited.

(F) *Recreational facilities.* Public or private recreational facilities, which are illuminated with outdoor lighting fixtures conforming to these regulations may operate any time with such illumination. Outdoor recreational facilities not conforming to these regulations shall not be illuminated after 11:00 p.m. except to conclude a specific recreational or sporting event or any other similar activity conducted at or in the facility which was in progress under such illumination; prior to 11:00 p.m.

(G) *Outdoor advertising off-site signs.* The electrical illumination of outdoor advertising off-site signs including those internally illuminated, is prohibited between the hours of 12:00 a.m. midnight and sunrise.

- (H) *Flagpoles.* Outdoor lighting fixtures used to illuminate a flagpole shall be mounted on the top of the flagpole structure and adhere to the shielding requirements outlined in **this section** ~~Table No. 8~~. In cases where it is impossible to light a flagpole structure from the top, bottom-mounted lights shall be connected to a timer which extinguishes all but the minimal light source necessary to illuminate the flag between the hours of 11:00 p.m. and sunrise.
- (I) **The maximum light pole height is 12 feet when within 25 feet of a residential use.**
- (J) **Light Emitting Diode (LED) and Low Pressure Sodium are the preferred light sources to minimize undesirable light emissions to neighboring properties and the night sky.**
- (K) **Metal halide lighting used primarily for display purposes shall not be used for security lighting after 11:00 p.m. Metal halide lamps shall be installed only in enclosed luminaries. These lamp fixtures shall be “filtered”, a glass, acrylic or translucent enclosure of the light source (quartz glass does not meet this requirement) and this lighting requires full shielding.**
- (L) **Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within, do not require shielding. Dark backgrounds with light lettering and warm white and natural lamps are preferred to minimize detrimental effects.**
- (M) **For purposes of this subchapter, quartz lamps shall not be considered an incandescent light source.**
- (N) **LED lighting must be 3,000K (Kelvin corrected color temperature (CCT)) or less for all commercial uses.**
- (O) **Any light source of 70 watts (700 lumens) or equivalent does not require shielding.**
- (P) **Neon, argon, and other noble gas glass tube lighting does not require shielding.**
- (Q) **High Pressure Sodium, low pressure sodium, and quartz halogen lighting requires full shielding.**
- (R) **Light trespass is prohibited, except for fixtures exempted from this ordinance or from shielding requirements in this section.**

§ 154-18.03 ~~Permanent~~ Exemptions.

- (A) *Nonconforming fixtures.* Legally installed outdoor lighting not conforming to the provisions of this chapter shall be allowed to remain, provided such fixtures are extinguished between the hours of 11:00 p.m. and sunrise by automatic shut-off device.
- (B) *Fossil fuel light.* All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from all requirements of this code.
- (C) *State and federal facilities.* Outdoor light fixtures installed on, and in connection with those facilities and land owned or operated by the federal government or the State of Arizona, or any department, division, agency or instrumentality thereof, are exempt from all requirements of this chapter. Voluntary compliance with the intent of this chapter at those facilities is encouraged.

(D) Deviations from the lighting standards provided in this chapter may be approved for private properties if approved by the Zoning Administrator.

(E) Applications to deviate from the lighting standards shall include the following information:

- (1) A site plan depicting the location of proposed lighting on the site;**
- (2) A lighting inventory that provides, at minimum:**
 - a. The brightness (in lumens) and correlated color temperature (in Kelvin) of each luminaire;**
 - b. The height of each fixture;**
 - c. The directional angle of each fixture;**
 - d. The character of shielding for each luminaire, if any;**
 - e. Identification of luminaires that diverge from the standards of this Chapter and are subject to the deviation request;**
 - f. Detailed description of the circumstances which necessitate the deviation;**
 - g. Such other data and information as may be required by the Zoning Administrator.**
- (3) The deviation may be granted if the following findings are made:**
 - a. There are unique circumstances affecting the subject property or unique design and land use characteristics that make it infeasible or impractical to comply with strict application of the lighting standards detailed in this chapter.**
 - b. The proposed deviation will achieve the intent of this chapter to the maximum extent feasible.**

§ 154-18.04 Submittal of Plans.

- (A) Submittal contents.** The applicant for any permit required by any provision of the laws of this jurisdiction in connection with proposed work involving outdoor light fixtures shall submit (as part of the application for permit) evidence that the proposed work will comply with this chapter. The submittal shall contain, but shall not be limited to, the following:
- (1) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors and other devices;**
 - (2) Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required); and**
 - (3) Photometric data, such as that furnished by manufacturers, or similar, showing the angle of cut off of light emissions. . **For commercial projects, a Photometric Survey is required, and it shall show lit areas including 1 foot beyond the subject property to show no light trespass onto neighboring properties.****
 - (4) For new construction or retrofits of fuel canopy lighting: Fully-recessed fuel canopy lighting/flat lenses are required. All light fixtures mounted on or recessed into the lower surface of service station canopies shall be fully shielded and utilize flat lenses. Such shielding must be provided by the fixture itself. Shielding by surrounding structures such as canopy edges is not a suitable alternative.**

- (B) *Subdivision plat certification.* If any subdivision proposes to have installed street or other common or public area outdoor lighting, the final plat shall contain a statement certifying compliance with the regulations of this chapter.

**ATTACHMENT B
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 08/02/24
- 34 Commenting/Reviewing Agencies noticed: 07/11/24
- Neighborhood Meeting: N/A
- Hearing Date: 08/26/24
- Comments due: 07/22/24

| External List (Comments) | Response Received | Date Received | “No Comment” | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | YES | 07/15/24 | X | | |
| Yuma County Engineering | NR | | | | |
| Yuma County Public Works | YES | 07/12/24 | X | | |
| Yuma County Water Users’ Assoc. | YES | 07/12/24 | X | | |
| Yuma County Planning & Zoning | NR | | | | |
| Yuma County Assessor | NR | | | | |
| Arizona Public Service | NR | | | | |
| Time Warner Cable | NR | | | | |
| Southwest Gas | NR | | | | |
| Qwest Communications | NR | | | | |
| Bureau of Land Management | 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 | | | | |
| Arizona Game and Fish | NR | | | | |
| United States Postal Service | NR | | | | |
| Yuma Metropolitan Planning Org. | NR | | | | |
| El Paso Natural Gas Co. | NR | | | | |
| Western Area Power Administration | YES | 07/11/24 | X | | |
| City of Yuma Internal List (Conditions) | Response Received | Date Received | “No Conditions” | Written Conditions | Comments Attached |
| Police | NR | | | | |
| Parks & Recreation | NR | | | | |
| Development Engineering | NR | | | | |
| Fire | YES | 07/15/24 | X | | |
| Building Safety | NR | | | | |
| City Engineer | NR | | | | |
| Traffic Engineer | NR | | | | |
| MCAS / C P & L Office | YES | 07/18/24 | X | | |
| Utilities | NR | | | | |
| Public Works | NR | | | | |
| Streets | NR | | | | |

ATTACHMENT C
LIST OF ALL STAKEHOLDERS

Isaac Liggett of Liggett Electrical

Orlando Morin, Joe Cabrera and Gibran Carbajal of O&M Electric

Fred Dammeyer and Ernesto Morales of D&H Electric

Nate Schug and Joe Montenegro of Westmoor Electric

Keith Boyd and Glenn Stewart of Klein's Electric

Robert Goin, Gilbert Felix and Juan C. Ramos of Yuma Winlectric

Jim Adler of JOL Enterprises

David Watson, Tim Locklear and Jedidiah Ward of Sternco Engineering

Jorge Nunez, Mark DeAnda and Ariel Sanchez of Specialty Electric

Alfred Moore of One Source Wholesale

Jeff Flermoen of C.E.D. Wholesale

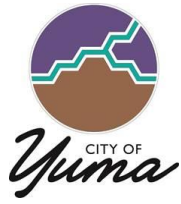
Scott Thomson of T41 Architects

Chris Thompson of Thompson Design Architects

ATTACHMENT D Stakeholder Comments

| | |
|---|---|
| Issue #1 – Clarify bottom-mounted/ground-mounted light fixture angle | |
| Summary of discussion: | |
| | <ul style="list-style-type: none"> ▪ Concern is that uplighting is not lighting the targeted area ▪ Need to better aim the light onto the subject sign or object ▪ Protect neighbors and traffic from glare ▪ This can also be resolved by limiting lumens |
| Staff recommendation: | |
| | <ul style="list-style-type: none"> • Clarify within the code that any bottom-mounted lighting includes shielding to limit the lighting to the area being illuminated and the angle is no more than 45 degrees |
| Issue #2 – Extend area for photometric survey beyond property line | |
| Summary of discussion: | |
| | <ul style="list-style-type: none"> ▪ Concern that light may trespass onto neighboring properties ▪ This discussion crossed over into the residential side noting concerns the code does not include a means to address light trespass from private homeowners |
| Staff recommendation: | |
| | <ul style="list-style-type: none"> • For commercial projects, expand the requirements for photometric surveys to within 1 foot of the property line • For residential uses, add to the code a means to address light trespass |
| Issue #3 – For new fuel canopies: flush/recessed fixtures | |
| Summary of discussion: | |
| | <ul style="list-style-type: none"> ▪ Concern that current allowed lighting may be causing glare and light trespass ▪ Need to quicken the adjustment of vision for people when moving from a dark area to a very bright area. |
| Staff recommendation: | |
| | <ul style="list-style-type: none"> • Add to code that for new fuel canopies lighting shall be completely recessed |
| Issue #4 – Add LED lighting to code for shielding and color temperature for commercial projects | |
| Summary of discussion: | |
| | <ul style="list-style-type: none"> ▪ To bring code up-to-date on modern lighting, suitable uses, and unique characteristics. ▪ LEDs are “directional” light sources, which means they emit light in a specific direction, unlike incandescent and CFL, which emit light and heat in all directions. ▪ Discussion on color of light (kelvin) and intensity of light (foot-candle) ▪ General discussion that 3,000K for color is acceptable and also what the county requires ▪ But 3,000K can be expensive and difficult to acquire ▪ Discussion on fully and partially shielded |
| Staff recommendation: | |
| | <ul style="list-style-type: none"> • Update Table 8 – Shielding Requirements (154-18.02) within the code to address LED’s with a maximum 3,000K color temperature • Update code to expand definitions for Fully and Partially Shielded fixtures and include examples • Staff will include a special exception process to be decided by the Zoning Administrator in cases where the color temperature should exceed 3,000K |
| Issue #5 – Parking Lot Lighting: 1 foot candle | |
| Summary of discussion: | |
| | <ul style="list-style-type: none"> ▪ The 1-foot candle maintained is in conflict with accepted standards and IES recommendations ▪ Consider adjusting pole height to limit light trespass |
| Staff recommendation: | |
| | <ul style="list-style-type: none"> • Allow .5-foot candle average with a minimum .2-foot candle over parking space areas • Require maximum pole height of 12 feet within 25 feet of residential areas |

| | |
|-----------------------------|---|
| Additional issues discussed | |
| | Billboards – need to clarify/enforce time limits and brightness levels |
| | International Energy Conservation Code – discussion about updating code from 2009. - Staff will look into this issue during scheduled code updates |
| | Needs to be a means to allow for exceptions to the standards based on the use - Staff will include a special exception process to be decided by the Zoning Administrator |



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: BOB BLEVINS

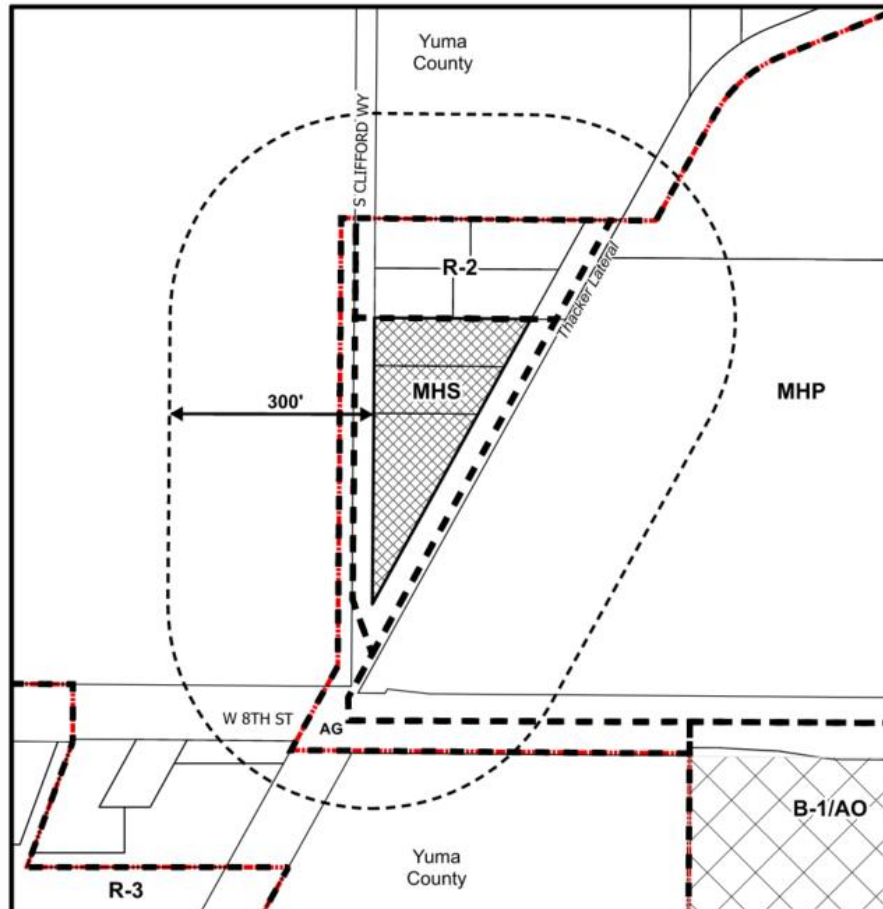
Hearing Date: August 26, 2024

Case Number: ZONE-42944-2024

Project Description/Location: This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.

| | Existing Zoning | Use(s) on-site | General Plan Designation |
|-------|---|-----------------------|----------------------------|
| Site | Manufactured Home Subdivision (MHS) | Residences | Medium Density Residential |
| North | Medium Density Residential (R-2) | Residences | Medium Density Residential |
| South | Agriculture (AG) | Thacker Lateral Canal | Medium Density Residential |
| East | Manufactured Home Park (MHP) | Winter Gardens Co-op | Medium Density Residential |
| West | County Medium Density Residential (R-2) | Field in Agriculture | Medium Density Residential |

Location Map



Prior site actions: Annexation: Ord. 2008-032 (10/03/2008); Lot Split: Gonzalez Lot Split (Fee # 2011-21828).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-42944-2024 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 recommending approval to the City Council for the request to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ., 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 was annexed in 2008 as one parcel. The Manufactured Home Subdivision (MHS) Zoning District was assigned upon annexation. The three parcels were created in 2011.

Parcel A is 14,725 sq. ft. and is vacant;
Parcel B is 12,049 sq. ft. and is vacant;
Parcel C is 21,433 sq. ft. and contains residences, and storage buildings.

The property owner wishes to rezone in anticipation of the construction of new site-built residences.

Zoning & General Plan:

Further specified in §154-07.01, the following are some of the development standards required of a development with the Medium Density Residential (R-2) District:

1. The minimum lot size is 4,500 sq. ft.;
2. The maximum lot coverage shall not exceed 55% of the lot area;
3. A minimum front yard setback is 20 feet;
4. A minimum side yard setback is 5 feet;
5. A minimum rear yard setback is 10 feet; and
6. A maximum building height of 40 feet (20 ft. when adjacent to AG).

The request to rezone the property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District is in conformance with the Commercial Land Use Category in 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?
No.

| FACILITY PLANS | | | | | | |
|--|---|------------------|---------|--------|--------|-------|
| Transportation Master Plan | Planned | Existing | Gateway | Scenic | Hazard | Truck |
| Clifford Way: Local Street- Residential | 29 FT H/W ROW | 30 FT H/W ROW | | | | |
| Bicycle Facilities Master Plan | Thacker Lateral Canal- Proposed Bike Path | | | | | |
| YCAT Transit System | Avenue B- Green Route | | | | | |
| 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: Kiwanis Park | | | Future: Kiwanis Park | | | | |
| Community Park: | Existing: Joe Henry Memorial Park Complex | | | Future: Joe Henry Memorial Park Complex | | | | |
| Linear Park: | Existing: East Main Canal Linear Park | | | Future: Thacker Lateral 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 | X | No | | | | | |
| Conservation, Energy & Environmental Element: | | | | | | | | |
| Impact on Air or Water Resources | Yes | | No | X | | | | |
| Renewable Energy Source | Yes | | No | X | | | | |
| Public Services Element: | | | | | | | | |
| Population Impacts Population projection per 2018-2022 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 | Police | Water | | Wastewater | |
| | <i>Single Family</i> | | Population | Impact | Consumption | | Generation | |
| | Maximum | Per Unit | | Officers | GPD | AF | GPD | |
| | 10 | 2.7 | 27 | 0.05 | 5,589 | 6.3 | 1,890 | |
| Minimum | | | | | | | | |
| 5 | 2.7 | 14 | 0.03 | 2,795 | 3.1 | 945 | | |
| Fire Facilities Plan: | Existing: Fire Station No. 4 | | | Future: Fire Station No. 4 | | | | |
| Water Facility Plan: | Source: | City | X | Private | Connection: | 6" line on Clifford Way | | |
| Sewer Facility Plan: | Treatment: | City | X | Septic | Connection: | 8" line on Clifford Way | | |
| Issues: | None | | | | | | | |
| Safety Element: | | | | | | | | |
| Flood Plain Designation: | X | | | Liquefaction Hazard Area: | Yes | | No | X |

| | | | | | | | | |
|-----------------------------|-------------------------|--|-----------------------------------|--|---------------------------------|--|------|---|
| Issues: | None | | | | | | | |
| Growth Area Element: | | | | | | | | |
| Growth Area: | Araby Rd & Interstate 8 | | Arizona Ave & 16 th St | | Avenue B & 32 nd St. | | | |
| | North End | | Pacific Ave & 8 th St | | Estancia | | None | X |
| 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.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: See Attachment C.

Proposed conditions delivered to applicant on: July 25, 2024

Final staff report delivered to applicant on: August 12, 2024

- Applicant agreed with all of the conditions of approval on: July 25, 2024
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

| A | B | C | D | E | F |
|------------------------|----------------------|-------------------------------|----------------------------|-------------------|--------------|
| Conditions of Approval | Agency Notifications | Neighborhood Meeting Comments | Neighbor Notification List | Neighbor Postcard | Aerial Photo |

Prepared By: *Robert M. Blevins* **Date:** 07/25/24
 Robert M. Blevins
 Principal Planner Robert.Blevins@yumaaz.gov (928) 373-5189

Reviewed By: *Jennifer L. Albers* **Date:** 7/25/24
 Jennifer L. Albers
 Assistant Director of Planning

Approved By: *Alyssa Linville* **Date:** 08/15/2024
 Alyssa Linville
 Director, Planning and Neighborhood Services

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.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189:

3. 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
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/02/24
- **300' Vicinity Mailing:** 7/08/24
- **34 Commenting/Reviewing Agencies noticed:** 07/11/24
- **Neighborhood Meeting:** 07/22/24
- **Hearing Date:** 08/26/24
- **Comments due:** 07/22/24
- **Site Posted on:** 07/10/24

| External List (Comments) | Response Received | Date Received | “No Comment” | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | YES | 07/15/24 | X | | |
| Yuma County Engineering | YES | 07/12/24 | X | | |
| Yuma County Public Works | NR | | | | |
| Yuma County Water Users' Assoc. | YES | 07/12/24 | X | | |
| Yuma County Planning & Zoning | NR | | | | |
| Yuma County Assessor | NR | | | | |
| Arizona Public Service | NR | | | | |
| Time Warner Cable | NR | | | | |
| Southwest Gas | NR | | | | |
| Qwest Communications | NR | | | | |
| Bureau of Land Management | 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 | | | | |
| Arizona Fish and Game | NR | | | | |
| USDA – NRCS | NR | | | | |
| United States Postal Service | NR | | | | |
| Yuma Metropolitan Planning Org. | NR | | | | |
| El Paso Natural Gas Co. | NR | | | | |
| Western Area Power Administration | YES | 07/11/24 | X | | |
| City of Yuma Internal List (Conditions) | Response Received | Date Received | “No Conditions” | Written Conditions | Comments Attached |
| Police | NR | | | | |
| Parks & Recreation | NR | | | | |
| Development Engineer | NR | | | | |
| Fire | YES | 07/15/24 | X | | |
| Building Safety | NR | | | | |
| City Engineer | NR | | | | |
| Traffic Engineer | NR | | | | |
| MCAS / C P & L Office | YES | 07/11/24 | X | | |
| Utilities | NR | | | | |
| Public Works | NR | | | | |
| Streets | NR | | | | |

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

Date Held: 07/22/24

Location: 733 S. Clifford Way

Attendees: Maria Gonzalez, property owner; City Staff: Bob Blevins, Community Planning.
No other persons in attendance.

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT: NONE

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

| Property Owner | Mailing Address | City | State | Zip Code |
|---|----------------------------|---------------|--------------|-----------------|
| CORONADO ADRIAN | 2550 W COUNTY 14TH ST | YUMA | AZ | 85365 |
| DWR INVESTMENTS LLC | 3266 S PINTO WAY | YUMA | AZ | 85365 |
| FRIENDLY ACRES MOBILE HOME & RV PARK AZ LLC | 77 W CHICAGO ST #4 | CHANDLER | AZ | 85225 |
| GARDEN OASIS ESTATES LLC | 9454 WILSHIRE BLVD STE 920 | BEVERLY HILLS | CA | 90212 |
| GONZALES MARIA DEL ROSARIO | 733 S CLIFFORD WAY | YUMA | AZ | 85364 |
| GONZALES MARIA DEL ROSARIO | 733 S CLIFFORD WAY | YUMA | AZ | 85364 |
| GONZALES MARIA DEL ROSARIO | 733 S CLIFFORD WAY | YUMA | AZ | 85364 |
| KOSNAC RYANE MARIE | 709 S CLIFFORD WAY | YUMA | AZ | 85364 |
| ORCHARD GARDENS CO-OPERATIVE AN AZ CORP | 650 S AVENUE B LOT SP 58 | YUMA | AZ | 85364 |
| SOTO PEDRO URIAS | 695 S CLIFFORD WAY | YUMA | AZ | 85364 |
| VALENZUELA ROSA & | 7221 ALLOT AVE APT 4 | VAN NUYS | CA | 91405 |
| WINTERGARDENS CO-OPERATIVE | 2700 W 8TH ST | YUMA | AZ | 85364 |
| YUMA CITY OF | ONE CITY PLAZA | YUMA | AZ | 85364 |
| ZARAGOZA ROBERTO R & CAROLINA JT | 412 S 22ND AVE | YUMA | AZ | 85364 |
| ZARAGOZA ROBERTO R & CAROLINA JT | 412 S 22ND AVE | YUMA | AZ | 85364 |

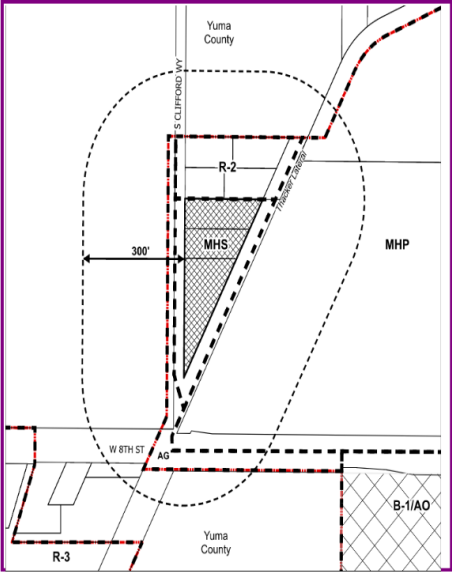
**ATTACHMENT E
NEIGHBOR POSTCARD**

This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-42944-2024**

**NEIGHBORHOOD MEETING
07/22/2024 @ 5PM ON-SITE**

**PUBLIC HEARING
8/26/ 2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of 733 S. Clifford Way, Yuma, AZ., you are invited to attend the meetings to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

**ATTACHMENT F
AERIAL PHOTO**

