

# MONTHLY UPDATE

## NEWSLETTER

*The most important zoning insights for Arizona*

MAY 2024



ReZone  
Arizona

May 21, 2024

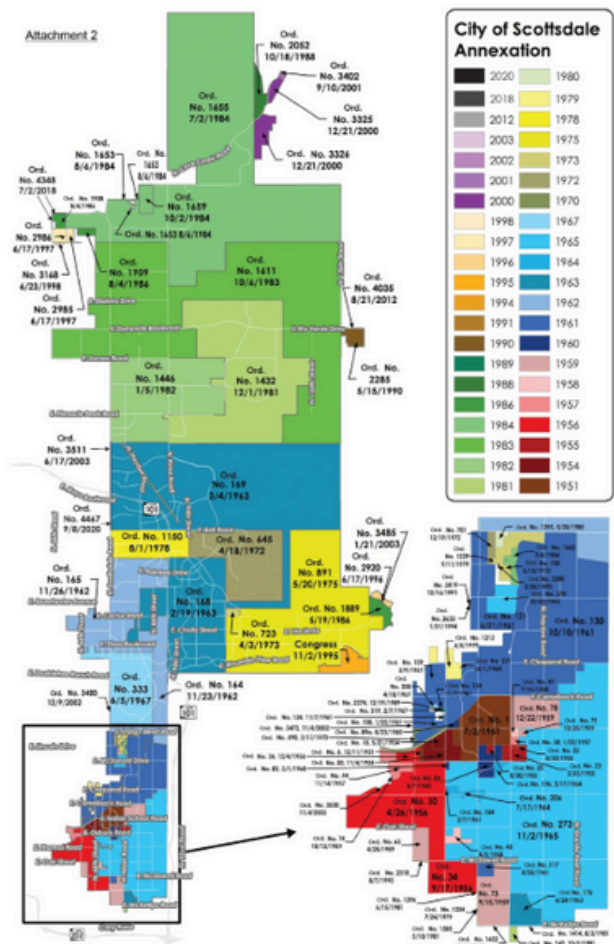
# Controlled Expansion

## Scottsdale

The city of Scottsdale was incorporated in 1951. Back then, Scottsdale was a town of less than one square mile and merely 2,000 residents. Today, the city boasts an impressive 185 square miles in size and ~250,000 residents. In order to control the expansion, the city council adopted a new annexation policy that intends to guide the city for future expansion. This policy establishes clear criteria for the city's consideration of future annexations, ensuring alignment with the community's long-term interests and current plans.

The City has decided to evaluate annexations on the following criteria:

1. Compatibility with the adopted General Plan
2. Provide/Commit a 100-year sustainable and accessible water supply
3. Long-term desirability
4. Historical, ecological, and community importance of the annexation area
5. Ability of the city to adopt zoning classifications that permit densities and uses not greater than permitted by the neighboring county
6. Pay all costs to extend infrastructure
7. Ability to provide basic services (i.e. public safety, sanitation, etc.)
8. Prioritize all available areas
9. A positive financial impact analysis



Scottsdale annexation history

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May 15, 2024

# Transformative Rezoning

## Phoenix

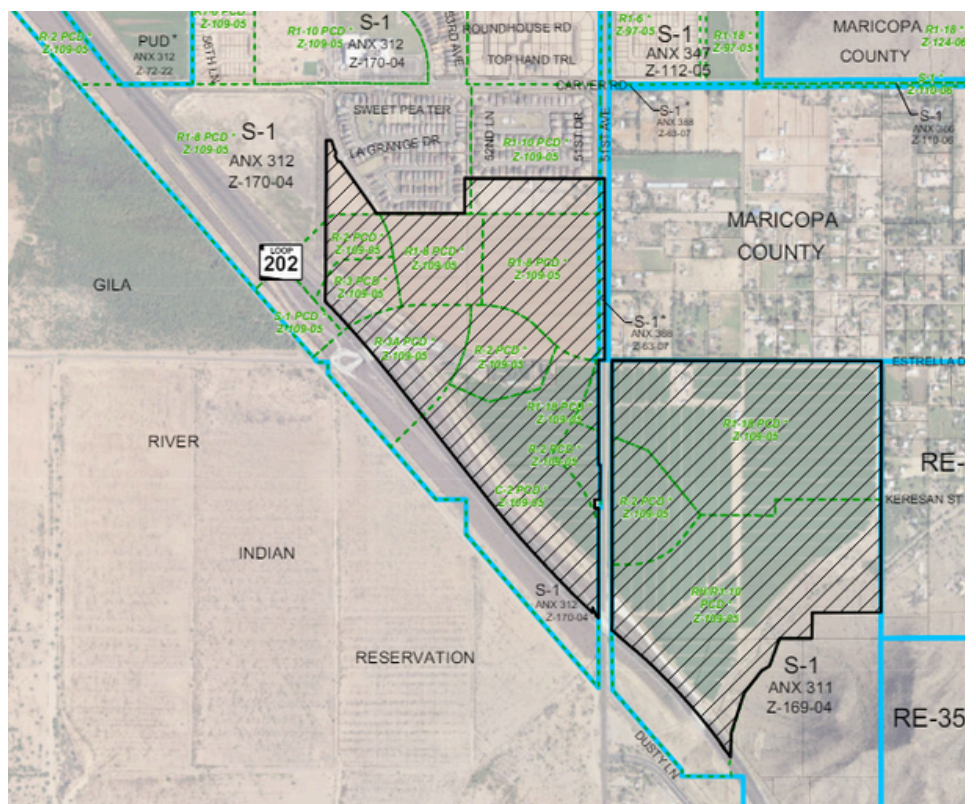
Rezoning application Z-53-22-8 was adopted by the city council of Phoenix. It rezones 288.63 acres from various R1, R2, R3, S-1, and C-2 zoning districts to a PUD (Planned unit development). This allows single and multifamily residential, commercial uses, and some commerce park.

The site is currently mostly vacant, and residents of the surrounding areas mostly opposed the proposed development.

The site is located at 11842 and 12000 S. 51st Ave. and 4951 and 5141 W. Estrella Drive, Phoenix, AZ, and is owned by Lines Ruskin R. JR, et al. This transformative PUD plans

to facilitate diverse housing options, essential services, and economic activities. It plans to offer a blend of residential and commercial opportunities.

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Gila Foothills PUD Zoning



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# Yuma is expanding east

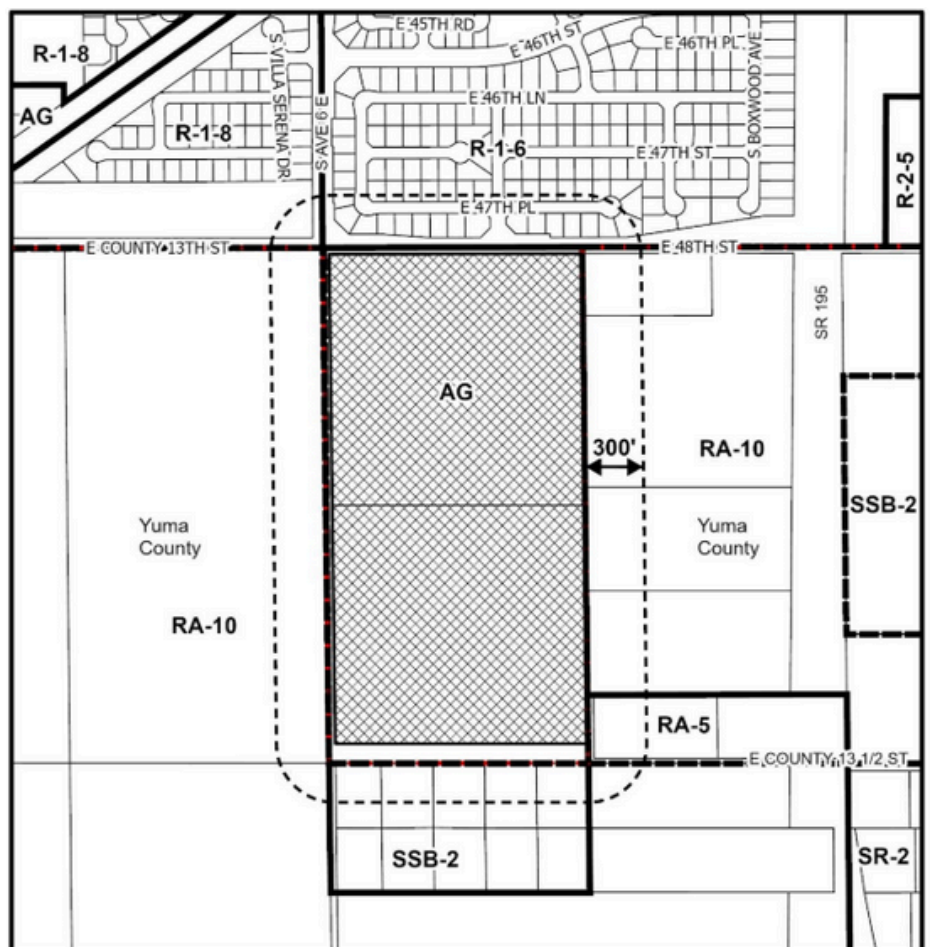
## Yuma

In a significant move to accommodate the city's growing residential needs, the Yuma City Council has approved the rezoning of approximately 77 acres of agricultural land to low-density residential districts. This decision reflects Yuma's strategic efforts to balance urban growth with community and environmental considerations.

The current Agricultural (AG) designation will be replaced by Low Density Residential (R-1-6, R-1-8, and R-1-12) districts. This rezoning aims to develop 298 residential lots ranging from 6,000 to 12,000 square feet.

This adoption modifies the Joint Land Use Plan (JLUP) that was established in 1996 between Yuma City, Yuma County, and the Marine Corps Air Station (MCAS) Yuma. JLUP initially

established a one-mile buffer zone to limit development near the Barry M. Goldwater Range. However, evolving land use needs have necessitated provisions. [Learn More](#)



*Southeast corner of Avenue 6E and 48th Street*



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# Revitalization of MHCs

## Tucson

Tucson pushes to enhance quality of life for residents of manufactured housing communities (MHCs). The city council just submitted a grant application for \$22.5 million from the U.S. Department of Housing and Urban Development (HUD). This application falls under the Community Development Block Grant Preservation and Reinvestment Initiative for Community Enhancement (CDBG-PRICE) program, aiming to stabilize and preserve MHCs through comprehensive redevelopment activities.

This initiative sets out to revitalize up to 300 units of manufactured housing, starting with the Geronimo Estates community. The focus lays on replacing pre-1976 mobile homes, conducting extensive rehabilitation, upgrading energy efficiency, and improving weatherization and accessibility features. Additionally, two MHCs, including Geronimo Estates, will be converted into resident-owned communities (ROCs), with the goal to empower residents to control their living conditions and costs.

More MCHs will be selected based on criteria such as health and safety risks and the needs of vulnerable populations.

Providing eviction prevention services to up to 500 vulnerable households is another aim of this initiative. This includes legal and financial assistance to prevent evictions and support housing stability.

The estimated total cost for these activities is approximately \$24.7 million, with the city of Tucson seeking \$22.5 million from HUD and leveraging additional funds from various sources.

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