


**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 March 24, 2008 at 4:30 p.m. at the City of Yuma Public Works Training Room at 155 W. 14th Street, Yuma, AZ.

 City of YUMA	SUMMARY Planning and Zoning Commission Meeting <i>Public Works Training Room</i> <i>155 W. 14th Street</i> Monday, March 24, 2008, 4:30 p.m.
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CALL TO ORDER – **AT 4:39PM**

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.

ALL CONSENT CALENDAR ITEMS APPROVED

APPROVAL OF MINUTES

March 10, 2008

WITHDRAWALS BY APPLICANT

CU2008-001: This is a request by Dwayne Alford, on behalf of Paul and Laurie Mondragon, for a Conditional Use Permit to allow a church on approximately .89 acres in the Light Industrial (L-I) District. The property is located at 2515 S. Avenue 2 ½E, Yuma, AZ.

TIME EXTENSIONS – NONE

CONTINUANCES

Z2008-001: This is a request by the City of Yuma for a Zoning Code Text Amendment, to refine the definition of Rooming and Boarding Houses as Permitted Uses in the Low, Medium and High Density Residential Districts by adding the following text to Title 15, Chapter 154-067 (B), Chapter 154-082 (I) and Chapter 154-097 (F): "*with an occupant to bedroom ratio no greater than 1:1*". ***(Continued to the meeting of May 12, 2008)***

APPROVALS

3. **S2007-012-01:** This is a request by Dahl, Robins & Associates, on behalf of P.R. Normandale Hotels, LLC, for approval of the final plat for the P.R. Normandale Hotels Subdivision. This subdivision will contain approximately 7.94 acres and is proposed to be divided into 6 lots, ranging in size from approximately 30,840 square feet to 1.86 acres. The property is located at the northwest corner of Interstate 8 and Avenue 3E, Yuma, AZ.

PUBLIC HEARINGS – The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

ALL PUBLIC HEARING ITEMS APPROVED

1. **GP2007-011:** This is a General Plan Amendment request by Cecil Carney, on behalf of Steve Schroeder, to change the land use designation from Medium Density Residential and Commercial to Mixed Use for approximately 8.14 acres. The property is located at 2545 W. 8th Street, Yuma, AZ. ***(2nd of 2 Public Hearings)***
2. **GP2007-012:** This is a General Plan Amendment request by Dahl, Robins and Associates, on behalf of Whitman Properties, LLC, to change the land use designation from Business Park to

Resort, Recreation and Open Space for approximately 18 acres. The property is located at the northeast corner of Interstate 8 and Avenue 3E. **(2nd of 2 Public Hearings)**

POLICY DIRECTION – The Planning & Zoning Commission will discuss and may vote or take action on the following items. Each item is considered separately and will have separate action by the Planning & Zoning Commission.

- Continuation of cases when Staff present at the meeting cannot talk on behalf of an absent City employee who may have discussed making a City commitment to the applicant.

DISCUSSED

INFORMATION AND DISCUSSION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
2. COMMISSION
3. STAFF
 - General discussion about Boarding Houses – concerns and impacts - **DISCUSSED**
 - Presentation by Paul Brooberg, Director of City Engineering, on the status of the current 2008-2017 Capital Improvement Program – **DEFERRED TO A FUTURE AGENDA**
4. 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 **AT 5:10PM**

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

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, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Planning & Zoning Commission of the City of Yuma

By: **Rene' Truax**