


**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 April 14, 2008 at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p>City of YUMA</p>	<p>SUMMARY</p> <p>Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p>Monday, April 14, 2008, 4:30 p.m.</p>
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CALL TO ORDER **AT 4:30PM**

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.

APPROVAL OF MINUTES

March 24, 2008

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES

**ALL ITEMS ON THE CONSENT
CALENDAR WERE
APPROVED**

GP2008-002: The City of Yuma is in the process of developing the 2009-2018 Capital Improvement Program (CIP). This is the annual update to the CIP. The CIP is a schedule of public physical improvements to the City's infrastructure and identifies where City facility improvements will be done and expanded and where City dollars will be spent.
(Continued to the meeting of May 12, 2008)

APPROVALS

Z2008-003: This is a request by the City of Yuma, on behalf of various property owners, to rezone approximately 60.9 acres totaling 140 lots. This action proposes to rezone 104 residential lots from the Agriculture (AG) District to the Low Density Residential (R-1-6) District, and 36 industrial lots from the Agriculture (AG) District to the Light Industrial (L-I) District. The properties are generally located south of Wellington Street (9th Street alignment), north of 12th Street, west of Maple Avenue and the Union Pacific Railroad, and east of 2nd Avenue, 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.

1. **GP2007-013:** This is a General Plan Amendment request by the City of Yuma to change the land use designation from Medium Density Residential to Low Density Residential for 9 properties with a combined size of approximately 7.87 acres. The properties are located 610 feet west of Avenue B south of 5th Street, Yuma, AZ. ***(1st of 2 public hearings)*** **PUBLIC COMMENT TAKEN**
2. **GP2008-001:** This is a General Plan Amendment request by the City of Yuma, to change the land use designation from Low Density Residential to Mixed Use for approximately .4 acres. The requested land use change is located at 2450 S. Madison Avenue. ***(1st of 2 public hearings)*** **PUBLIC COMMENT TAKEN**

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.

- **PLANNING & ZONING COMMISSION POLICY 2008-01 – APPROVED BY COMMISSION**

INFORMATION AND DISCUSSION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
2. COMMISSION
3. STAFF
 - **Room and Boarding Houses - DISCUSSED**
 - **PAUL BROOBERG – UPDATE ON STATUS OF CURRENT CAPITAL IMPROVEMENT PROGRAM DISCUSSED**
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

ADJOURN AT 6:11PM

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.