



City of YUMA

SUMMARY

Planning and Zoning Commission Meeting

Public Works Training Room
155 W. 14th Street

Monday, June 23, 2008, 4:30 p.m.

CALL TO ORDER – AT 4:30 PM

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

JUNE 9, 2008 - **APPROVED**

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS - **APPROVED**

S2006-015-01TE: This is a request by Dahl, Robins & Associates, on behalf of Curtis Citrus, LLC, the Sam and the Mary Louise Perricone Trust, and Cha Cha, LLC, for approval of a time extension of the final plat for the Produce Industrial Park Subdivision, Unit 1. This subdivision contains approximately 39.66 acres and is proposed to be divided into 16 lots, ranging in size from approximately 1.25 acres to 3.24 acres. The property is located on the west side of the 'B' Canal at the southwest corner of 40th Street and Avenue 4E, 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.

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1. GP2008-003: This is a General Plan Amendment request by Nicklaus Engineering, on behalf of David Voyles, to change the land use designation from Medium Density Residential to Mixed Use for 4.68 acres. The property is located at 11109 S. Adam Avenue, Yuma, AZ. **(2nd of 2 public hearings)**
2. GP2008-004: This is a General Plan Amendment request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 33.4 acres. The requested land use change is located at the northwest corner of 48th Street and Avenue 6E, Yuma, AZ. **(2nd of 2 public hearings)**
3. S2006-015-02: This is a request by Dahl, Robins & Associates, on behalf of Curtis Citrus, LLC, and The Sam and Mary Louise Perricone Trust, for approval of the final plat for the Produce Industrial Park Subdivision, Unit 2. This subdivision will contain approximately 80.42 acres and is proposed to be divided into 29 lots, ranging in size from approximately 1.4 acres to 3.69 acres. The property is located at the southeast corner of 44th Street and Avenue 3E, Yuma, AZ.

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4. Z2008-007: This is a request by the City of Yuma for a Zoning Code Text Amendment to Title 15, Chapter 154, to change the text referencing “Design Review Committee” to “Design Review Commission”.
5. Z2008-008: This is a request by the City of Yuma for a Zoning Code Text Amendment to Title 15, Chapter 154, Section 004, revising the definition of “child day care services, small” changing text referencing “six” to “five”; and revising the definition of “child day care services, large” changing text referencing “seven” to “six”. This change is proposed to provide a consistent definition of small and large day cares with the City of Yuma Fire Department and Building Safety Division.
6. CU2008-002: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Ingold Family Investments, LLC, for a Conditional Use Permit to allow an off-road vehicle accessory assembly and retail business in the Heavy Industrial (H-I) District. The property is located at 7016 E. 30th Street, Suite #102, Yuma, AZ.

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.

NONE

INFORMATION AND DISCUSSION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
2. COMMISSION
3. STAFF
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

ADJOURN – AT 6:30 PM

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.