

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 February 9, 2009 at 4:30 p.m. at the City of Yuma Council Chambers at One City Plaza, Yuma, AZ.



City of YUMA

SUMMARY

Planning and Zoning Commission Meeting
Yuma City Hall Council Chambers
One City Plaza
Monday, February 9, 2009, 4:30 p.m.

CALL TO ORDER AT 4:33

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

Approved OCTOBER 27, 2008
JANUARY 12, 2009
JANUARY 26, 2009

WITHDRAWALS BY APPLICANT – NONE TIME EXTENSIONS – NONE CONTINUANCES – NONE

APPROVALS

A. **S2005-020-01:** This is a request by N. Bruce Jacobson, on behalf of Cielo Verde Development Limited Partnership, LLC, for approval of the final plat for the Cielo Verde Subdivision, Unit #2. A previously approved time extension for this final plat expired in August 2008. This subdivision contains approximately 7.6 acres and is proposed to be divided into 32 lots, ranging in size from approximately 5,000 square feet to 8,000 square feet. Unit #2 is north of and adjacent to Cielo Verde Units #1 and #3, and south of the Cielo Verde Specific Plan master blocks designated for commercial use along 32nd Street. The property is located approximately 1000 feet south of the southeast corner of 32nd Street Avenue 8E, Yuma, AZ.

Approved

B. **S2008-008:** This is a request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, for approval of the preliminary plat for the Villa Serena Subdivision. This subdivision will contain approximately 33.36 acres and is proposed to be divided into 11 residential lots, ranging in size from approximately 8,765 square feet to 19,374 square feet. The property is located at the northwest corner of Avenue 6E and 48th Street, Yuma, AZ.

Approved

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. **GP2008-013:** This is a General Plan Amendment request by Wayne Benesch, Esq., on behalf of Tanimura & Antle General Partnership, Laurel Properties, LLC, and La Mesa Ranch, LLC, to change the land use designations from High Density Residential, Mixed Use and Public/Quasi-Public to Medium Density Residential for three properties. The properties total approximately 240 acres. The requested land use change is generally located south of 24th Street, north of the Gila Main Canal, east of the Ave 4 5/8 E alignment and west of the Avenue 6 1/8 E alignment. (1st of 2 Public Hearings)

Discussed

2. **CU2008-008:** This is a request by Craig Colvin for a Conditional Use Permit to allow retail sales of medical equipment and supplies with delivery in the Light Industrial (L-I) District. The property is located at 2515 S. Avenue 2 ½ E, Suite 3, Yuma, AZ.

Approved

3. **CU2008-009:** This is a request by Frank Ruiz with Desert Best Technologies L.L.C, on behalf of Ingold Family Investments L.L.C, for a Conditional Use Permit to allow manufacturing of agriculture sanitizer, plant cell propagation, and related uses, on approximately 2 acres in the Heavy Industrial (H-I) District. The property is located at 7101 E. 29th St., Yuma, AZ.

Approved

4. **CU2008-010:** This is a request by Craig Colvin for a Conditional Use Permit to allow general offices in the Light Industrial (L-I) District. The property is located at 2515 S. Avenue 2 ½ E, Suites 1 & 2, Yuma, AZ.

Approved

5. **M2008-003:** This is a request by Jesus C. and Jennie Landeros for abandonment of 500 square feet of right-of-way located in the alley behind 545 S. 1st Avenue, Yuma, AZ.

Continued

6. **Z2008-015:** This is a request by the City of Yuma for a Zoning Code Text Amendment to allow 4H and FFA project animals in all low density residential districts subject to requirements. (Continued from the Meeting of November 24, 2008)

Continued

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 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 5:53

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.