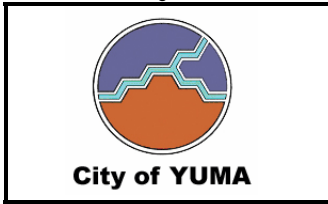


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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



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

CALL TO ORDER AT 4:34

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

- FEBRUARY 9, 2009
- FEBRUARY 23, 2009

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES

A. **Z2009-001:** This is a request by Dahl, Robins and Associates, on behalf of Cholla Desert Land, Inc. for **Continued** Code Text Amendment to the Medium Density Residential (R-2) District amending common area maintenance requirements for small lot single-family subdivisions. *(Continued to the meeting of April 27, 2009)*

APPROVALS

A. **Z2008-022:** This is a request by the City of Yuma to rezone three (3) adjacent parcels totaling approximately 114.8 acres from the Recreational Vehicle Subdivision (RVS) District and the Agriculture / Public Designation (AG/P) District. The properties are located on the southeast corner of 34th Street and Avenue 6 E, Yuma, AZ. **Approved** *(Continued from the meeting of February 23, 2009)*

B. **Z2008-023:** This is a request by City of Yuma, on behalf of William Thacker, to rezone two (2) adjacent parcels totaling approximately 1.5 acres from the Agriculture (AG) District to the Residential Estate (RE-1) District. The property is located at 4450 W. 8th Street, Yuma, AZ. **Approved** *(Continued from the meeting of February 23, 2009)*

C. **S2008-009:** This is a request by Dahl, Robins and Associates, on behalf of LEEP, LLC, for approval of a preliminary plat for the Eagle 20 Subdivision. This subdivision will contain approximately 19.92 acres which is proposed to be divided into 23 residential lots, ranging in size from approximately 21,367 square feet to 50,953 square feet. The property is located at the southwest corner of Avenue C and the 36th Street alignment, Yuma, AZ. **Approved** *(Continued from the meeting of February 23, 2009)*

D. **Z2009-002:** This is a request by Yuma Territorial Engineering, on behalf of Ricardo and Eva Jaramillo, to rezone a 7,440 square foot lot from the Low Density Residential (R-1-6) District to the Transitional (TR-1) District. The property is located at 1533 S. 11th Avenue, 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. **Z2008-015:** This is a request by the City of Yuma for a Zoning Code Text Amendment to allow 4H and 4B animals in all residential districts subject to requirements. **Approved** *(Continued from the meeting of February 9, 2009)*

2. **GP2008-014:** This is a request by the City of Yuma to amend the Bicycle Facilities Master Plan. This policy document provides a current inventory of existing facilities, an analysis of bicycle needs, and a guide for bicycle facility planning and education. The update will amend the bicycle facilities plan and is the result of significant changes in the development patterns of Yuma and the increased public interest in bicycle facilities as a method for transportation. **Approved** *(Continued from the meeting of February 23, 2009)*

3. **M2008-002:** This is a request by Juan Leal Rubio and Carlos F. Flores for abandonment of 500 square feet of lot-of-way located in the alley behind 535 S. 1st Avenue, Yuma, AZ. **Continued** *(Continued from the meeting of January 12, 2009)*

4. **S2008-005-01:** This is a request by Dahl, Robins & Associates, on behalf of Cholla Desert Land, Inc., for approval of the final plat for the Saguaro Subdivision, Phase 1. This subdivision will consist of 1 commercial lot of approximately 22 acres, 62 medium density residential lots on approximately 14.7 acres, and 84 low density residential lots on approximately 23.2 acres. The residential lots range in size from approximately 4,825 square feet to 9,993 square feet. The property is located on the southwest corner of 40th Street and Avenue 8E, Yuma, AZ. (This item was moved from **APPROVALS** to **PUBLIC HEARINGS**)

Approved

5. **Z2009-004:** This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 17, Chapter 154, Section 008 (A) by adding the following text: "(6) Determine other permitted uses consistent with the purpose of each Zoning District." (Continued from the meeting of February 23, 2009)

Approved

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 8:26

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.