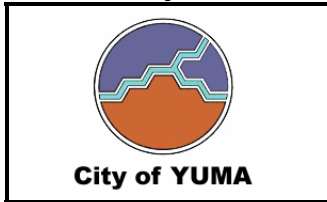


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 July 13, 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, July 13, 2009, 4:30 p.m.

CALL TO ORDER AT 4:30

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 – NONE

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES

1. **Z2009-001**: This is a request by Dahl, Robins and Associates, on behalf of Cholla Desert land, Inc. for a **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 a date uncertain)*

APPROVALS

1. **Z2009-008**: This is a request by Roy Tyler, on behalf of RCT Properties LLC, to rezone approximately 0.34 **Approved** acres from the Agriculture (AG) District to the Low Density Residential (R-1-6) District. The property is located approximately ¼ mile west of the southwest corner of 3rd Street and 28th Avenue, Yuma, AZ. *(Continued from the meeting of June 22, 2009)*

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. **S2009-001**: This is a request by Edais Engineering, on behalf of 4th Avenue Industrial Development, AZ, **Approved** for approval of the preliminary plat for the 4th Avenue Industrial Subdivision, Phase 2. This subdivision contains approximately 9.78 acres, and is proposed to be divided into 7 lots, ranging in size from approximately 53,949 square feet to 58,124 square feet. The property is generally located at the northwest corner of 39th Place and 1st Avenue, Yuma, AZ. *(Continued from the meeting of June 22, 2009)*

2. **CU2009-003**: This is a request by Jonathan Matheus, on behalf of the Ingold Family Investments LLC, for **Approved** a Conditional Use Permit to allow U.S. Customs and Border Protection Offices on approximately 2 acres in the Industrial (H-I) District. The property is located at 7102 E. 30th St., Suites 102-104, Yuma, AZ. *(Continued from the meeting of June 22, 2009)*

COMMISSIONER REQUEST ITEM

Commissioner Sorensen has requested reconsideration of the Planning and Zoning commission action approving the request by Desert Sun Engineering, on behalf of Yuma Land and Cattle Company, to rezone approximately 3.8 acres from the Low Density Residential (R-1-8) District to the Low Density Residential (R-1-6) District, on an upcoming agenda. The property is located at the southwest corner of 24th Street and 31st Avenue, 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.

GENERAL DISCUSSION ON PLANNING PRINCIPLES - ZONING

INFORMATION ITEMS

1. COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
2. COMMISSION
3. STAFF – **LAWSUIT OUTCOME**
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 5:06

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.