

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 October 12, 2009 at 4:30 p.m. at the City of Yuma Public Works Training Room, 155 W. 14th Street, Yuma, AZ.



City of YUMA

AGENDA

Planning and Zoning Commission Meeting

Public Works Training Room

155 W. 14th Street

Monday, October 12, 2009, 4:30 p.m.

CALL TO ORDER

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

SEPTEMBER 14, 2009

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS

1. **S2005-017-01TE:** This is a request by Dahl, Robins and Associates, on behalf of YLI, LLC, for approval of a time extension for the final plat of the Triple S Industrial Park Subdivision, Phase 2. This subdivision contains approximately 34.5 acres and is proposed to be divided into 40 lots, ranging in size from approximately 20,928 square feet to 64,195 square feet. The property is located at the southeast corner of 36th Street and Arizona Avenue, Yuma, AZ. *(Continued from the meeting of September 28, 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. **GP2009-002:** This is a request by the City of Yuma to amend the City of Yuma 2002 General Plan on-site sign posting size requirement. *(2nd of 2 Public Hearings)*
2. **GP2009-003:** This is a General Plan Amendment request by Ron Cantrell of Psomas, on behalf of Estancia LLC, to change the land use designation from Rural Density Residential and expand the area of the City of Yuma General Plan to include the following land uses: Resort, Recreation and Open Space, Public/Quasi-Public, Suburban, Low, Medium and High Density Residential, Mixed Use, Commercial, Business Park and Agriculture/Industrial for seventy properties. The properties total approximately 3,741.5 acres. The requested land use change is generally located south of County 15½ Street, north of County 19th Street, east of Avenue A and west of Avenue 4E. *(2nd of 2 Public Hearings)*
3. **CU2004-001R-2:** This is a request by Abigail Rios, on behalf of Landmarc Capital and Investment Co. / Arizona Department of Financial Institutions, for a Conditional Use Permit to allow a Large Daycare Center within the Low Density Residential (R-1-6) District. This request includes an exception for minimum landscaping requirements. The request is to remove all landscaping requirements adjacent to 21st Avenue and 6th Street. The property is located at 637 South 21st Avenue, Yuma, Arizona

POLICY DIRECTION

INFORMATION ITEMS

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

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.