

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 November 23, 2009 at 4:30 p.m. at City Hall Council Chambers, One City Plaza, Yuma, AZ.



City of YUMA

Revised Agenda Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza

Monday, November 23, 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

OCTOBER 12, 2009

OCTOBER 26 2009

WITHDRAWALS BY APPLICANT

Z2009-018: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 421, Exempt Signing; to allow two (2) temporary banner signs per business when visibility and access are impacted by current roadway construction in front of and/or adjacent to the property. The signs will be required to meet certain size/height standards.

TIME EXTENSIONS — NONE CONTINUANCES — NONE

APPROVALS

1. **Z2006-028R**: This is a request by Wayne Eide, on behalf of the Terraces Townhomes, LLC., to amend the Planned Unit Development (PUD) to include four (4) additional products for sale. This PUD contains approximately 18.8 acres and consists of 113 dwelling units. The properties are located on the southwest corner of Sunset Terrace Boulevard and 26th Street, Yuma, AZ.
2. **Z2009-016**: This is a request by the City of Yuma, on behalf of the Yuma County Airport Authority Representative for Yuma County, to rezone two (2) adjacent parcels totaling approximately 1.6 acres from the Light Industrial (L-I) District to the Heavy Industrial (H-I) District. The properties are located at 3861 & 3885 S. Pico Avenue, 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.

1. **CU2009-008**: This is a request by Warren Geoffrey Beddall, on behalf of Troy Sutton, for a Conditional Use Permit to allow an animal crematorium on a 1.13 acre parcel in the Light Industrial (L-I) District. The property is located at 4424 E. 30th Place, Yuma, AZ.
2. **CU2009-009**: This is a request by KDF Architectural Group, on behalf of Fry's Food Stores of Arizona, for a Conditional Use Permit to allow a Fuel Station at the Fry's Grocery in the General Commercial District (B-2) District. The property is located at 2330 South 4th Avenue, Yuma, AZ.
3. **Z2009-020**: This is a request by the City of Yuma for a Zoning Code Text Amendment to Section 154-273, Auto Center Overlay, to allow permanent freestanding and wall-mounted banner signs.

POLICY DIRECTION - NONE

INFORMATION ITEMS

1. STAFF
 - COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS
 - CIP PROGRESS REPORT
 - **2012 GENERAL PLAN UPDATE – TRANSPORTATION, PARKS AND HOUSING**
2. COMMISSION
 - DISCUSSION OF PRE-ANNEXATION ANALYSIS CONCEPT
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.