



City of YUMA

SUMMARY

Planning and Zoning Commission Meeting

City Hall Council Chambers

One City Plaza

Monday, December 14, 2009, 4:30 p.m.

CALL TO ORDER AT 4:30PM

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 – NOVEMBER 23, 2009 - APPROVED

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS – NONE

ALL CASES 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. **Z2009-022:** This is a request by Bruce Jacobson, on behalf of Cielo Verde Development Ltd. Partnership, for Code Text Amendment to the Cielo Verde Specific Plan Residential District amending the Primary Uses to allow religious institutions, including related buildings and activities, on parcels which are adjacent to or have frontage on 36th Street within the Cielo Verde development.
2. **Z2009-021:** This is a request by Wayne C. Benesch, on behalf of Ingold Family Investments, LLC, for a Zoning Code Text Amendment to Section 154-331, Light Industrial District, to allow some commercial uses as permitted uses.
3. **S2009-002:** This is a request by Ocotillo Desert Development for approval of the preliminary plat for the Ocotillo Subdivision #6. This subdivision will contain approximately 10.98 acres and is proposed to be divided into 52 residential lots, ranging in size from approximately 6,000 square feet to 10,989 square feet. The property is located at the northeast corner of Avenue 6E and 46th Street, Yuma, AZ.
4. **Z2009-019:** This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Sections 173, 273, 277, and 415-421, by changing text from “signing” to “signage”.
5. **Z2009-017:** This is a request by the City of Yuma for a Zoning Code Text Amendment to Section 154-002(B)(2) Boundaries and Areas, to simplify the mapping of rezonings and lessen the need for complicated legal descriptions. It would allow zoning maps to automatically extend a new zoning district to the centerline of contiguous rights-of-way and use an existing legal description.
6. **CU2009-010:** This is a request by Pascal Aughtry and Associates, on behalf of Love’s Travel Stop and Country Store, for a Conditional Use Permit to allow a tire sales and repair service in the Light Industrial/Aesthetic Overlay (L-I/AO) District. The property is located at 2931 E. Gila Ridge Road, Yuma, AZ.
7. **Z2009-018R:** 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 temporary signs when business visibility and access are impacted by roadway construction.

POLICY DIRECTION - NONE

INFORMATION ITEMS

1. **STAFF**
 - **COUNCIL ACTIONS ON P & Z COMMISSION RECOMMENDATIONS – UPDATE GIVEN**
 - **CIP PROGRESS REPORT – NO REPORT GIVEN**
 - **2012 GENERAL PLAN UPDATE – REDEVELOPMENT AND CONSERVATION & ENVIRONMENTAL – UPDATE GIVEN**
2. **COMMISSION DISCUSSED**
 - **DISCUSSION AND POSSIBLE ACTION ON P&Z REQUEST FOR INVOLVEMENT WITH FUTURE ANNEXATIONS**
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.