

 <p>City of YUMA</p>	<p>Summary</p> <p>Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p>Monday, September 13, 2010, 4:30 p.m.</p>
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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

Approved AUGUST 9, 2010

WITHDRAWALS BY APPLICANT

NONE

TIME EXTENSIONS

1. **S2006-015-02TE:** This is a request by Dahl, Robins & Associates, on behalf of Curtis Citrus, LLC, Sam and Mary Louise Perricone Trust, and Cha Cha, LLC, for approval of a time extension of the final plat for the Produce Industrial Park Subdivision, Unit 2. This subdivision contains approximately 80.42 acres and is proposed to be divided into 29 lots, ranging in size from approximately 1.4 acres to 3.69 acres. The property is located at the southeast corner of 44th Street and Avenue 3E, Yuma, AZ.
Approved

CONTINUANCES

NONE

APPROVALS

1. **Z2010-009:** This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yuma Desert Land LLC, to rezone approximately 50.46 acres from the Agriculture (AG) District to the Low Density Residential (R-1-5) District and the Medium Density Residential (R-2-5) District. The property is located at the southeast corner of Avenue 7E and 36th Street, 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. **CU2010-008:** This is a request by Edais Engineering, on behalf of Loneram, LLC, for a Conditional Use Permit to allow a Call Center in the Light Industrial (L-I) District. The property is located within the Olde 80 Business Park Subdivision at 4342 E. 31st Street, Yuma, AZ.
Approved

2. **GP2010-003:** This is a General Plan Amendment request by Barry Olsen, on behalf of Robert L. Johnson Trust and the Norman R. & Louise C. Johnson Trust, to change the land use designations from Low Density Residential to Commercial for two properties. The requested amendment totals approximately 12.5 acres. The requested land use change is located at the southeast corner of Avenue 8½E and 32nd Street.
Closed

3. **GP2010-004:** This is a General Plan Amendment request by Ellington Development, LLC., to change the current land use designation from Estate Residential to Low Density Residential for one parcel (Yuma County Assessor Parcel 663-13-005D). The requested amendment totals approximately 44.58 acres. The requested land use change is located at the Northwest Corner of 47th Avenue and County 8½ Street (City 12th Street), Yuma, AZ.
Closed

4. **S2006-015-01TE2:** This is a request by Dahl, Robins & Associates, on behalf of Curtis Citrus, LLC, Sam and Mary Louise Perricone Trust, and Cha Cha, LLC, for approval of a time extension of the final plat for the Produce Industrial Park Subdivision, Unit 1. This subdivision
Continued to 11/8

contains approximately 39.66 acres and is proposed to be divided into 16 lots, ranging in size from approximately 1.25 acres to 3.24 acres. The property is located on the west side of the 'B' Canal at the southwest corner of 40th Street and Avenue 4E, Yuma, AZ.

5. **S2010-002-01:** This is a request by Dahl, Robins, and Associates, Inc., on behalf of the Yuma Land and Cattle Company Inc., for approval of the preliminary and final plat for the Ponderosa Estates Unit #6 Subdivision. This subdivision will contain approximately 7.56 acres and is proposed to be divided into 21 residential lots, ranging in size from approximately 8,000 square feet to 10,700 square feet. The property is located at the southwest corner of 24th Street and 31st Avenue, Yuma, AZ.

Approved

INFORMATION ITEMS

1. STAFF
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 AT 6:37 PM

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.