

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 28, 2014 at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma, AZ.



Agenda

Planning and Zoning Commission Meeting

*City Hall Council Chambers
One City Plaza*

Monday, July 28, 2014, 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
July 14, 2014

WITHDRAWALS BY APPLICANT
None

TIME EXTENSIONS
None

CONTINUANCES
None

APPROVALS
None

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. **CUP-6435-2014:** This is a request by Sternco Engineers, Inc., on behalf of DatePac LLC, for revisions to two existing Conditional Use Permits to expand the facility with an office building in the Light Industrial (L-I) and Heavy Industrial (H-I) Districts. This request includes an exception to reduce the street setback along 23rd Lane from 20' to 13'3". The property is located at 2575 E. 23rd Lane, Yuma, AZ.
2. **CUP-6436-2014:** This is a request by Sternco Engineers, Inc., on behalf of RTB Enterprises LLP, for a Conditional Use Permit to allow a parking lot as a primary activity in the Light Industrial (L-I) District within 600 feet of a Low Density Residential (R-1-6) Zoning district. The property is located at 2180 South Pacific Avenue, Yuma, AZ.
3. **ZONE-6465-2014:** This is a request by Dahl, Robins & Associates, on behalf of DS Phillips Farms, LLC, to rezone approximately 19.39 acres from the Agriculture (AG) District to the Low Density Residential / Public Overlay (R-1-6/P) District. The property is located at the southeast corner of Avenue C and 16th Street, Yuma, AZ.

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

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, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.