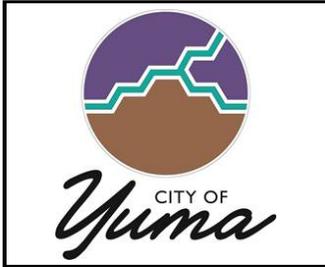


## Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 June 8, 2015, 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, June 8, 2015, 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

April 27, 2015 (3 of 5 required: Hamel, Conde, Miller, Pruitt, Sorenson)

May 11, 2015 (3 of 5 required: Hamel, Conde, Pruitt, Sorenson, Underhill)

#### 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. **ZONE-9101-2015:** This is a request by Richard Neault, on behalf of Marguerite Bryan, to rezone approximately 1.67 acres from the High Density Residential (R-3) District to the Limited Commercial (B-1) District. The property is located at 1280 W. 24<sup>th</sup> Street, Yuma, AZ.
2. **ZONE-9378-2015:** This is a request by Fowler Malone, on behalf of Richard Musgrove, to rezone approximately .9 acres from the Agriculture (AG) District to the Low Density Residential (R-1-12) District. The property is located at 2070 & 2090 S. Araby Road, Yuma, Arizona.
3. **CUP-9562-2015:** This is a request by Leonard Sanchez for a Conditional Use Permit to allow a dance studio in the Light Industrial (L-I) District. This request includes an exception to reduce the landscaping and setback from 20' to 0' along 3rd Avenue and reduce the setback on 13th Street from 20' to 7'. The property is located at 1301 South 3rd Avenue, Yuma, AZ.
4. **GP-8866-2015:** This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Saguaro Desert Land, Inc., to change the land use designation from Low Density Residential to High Density Residential for approximately 7 acres. The requested land use change is located at the northwest corner of 24th Street and Avenue 9E. *(This is the first of two public hearings.)*

#### 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.