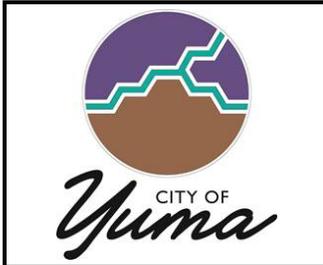


## Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 regular meeting open to the public on August 24, 2015, at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma, AZ.



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

**Monday, August 24, 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

July 27, 2015 (3 of 5 required: Hamel, Conde, Miller, Pruitt, Underhill)

#### WITHDRAWALS BY APPLICANT

None

#### TIME EXTENSIONS

None

#### CONTINUANCES

None

#### APPROVALS

1. **SUBD-10636-2015** This is a request by Dahl, Robins, and Associates, Inc., on behalf of KDC of Yuma LLC, for approval of the amended preliminary plat for the Kerley Subdivision Unit #3, proposed to be divided into 31 residential lots ranging in size from 12,003 square feet to 33,255 square feet. The property is located at the southwest corner of the 36<sup>th</sup> Street Alignment and Avenue 6E, 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. **CUP-10540-2015:** This is a request by Legacy Church, Inc. for a Conditional Use Permit to allow a church in the Agriculture (AG) Zoning District with two exceptions:
  1. Increase the allowable signage from 24 square feet to 180 square feet.
  2. Reduction of landscaping along the north, east, south, and southwest property boundaries from 20 feet to 0 feet and reduction of the landscaping along 4th Avenue from 40 feet to 14 feet.The property is located at 3875 South 4<sup>th</sup> Avenue, Yuma Az.
2. **CUP-10649-2015** This is a request by Dahl, Robins, & Associates, Inc., on behalf of Custom Ag Pak, for a Conditional Use Permit to allow for the packing and processing of agricultural products in the Light Industrial (L-I) District. This request includes an exception to reduce the required on-site parking from 84 spaces to 23 spaces. The property is located at 2591 S. Brown Avenue, Yuma, Arizona.
3. **CUP-10654-2015** This is a request by Ronald Martin on behalf of the Salvation Army, for a Conditional Use Permit to recognize the existence of the Boys and Girls Club with Church Services in the Low Density Residential (R-1-6) District; request the addition of a new 3,000 s.f building onsite and reduce required onsite parking from 53 to 18 spaces. The property is located at 1100 South 13<sup>th</sup> Avenue, 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.