

Planning and Zoning Commission Meeting Minutes
April 11, 2016

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 11, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Kim Hamersley, Alan Pruitt, and Richard Sorenson. Commissioners David Koopmann and Clinton Underhill were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner; Alyssa Linville, Senior Planner; Aubrey Trebilcock, Associate Planner, and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

None

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

None

MOTION

None

PUBLIC HEARINGS

CUP-13175-2016: *This is a request by Ronald Martin for a Conditional Use Permit to allow a commercial use, general offices, and an industrial use within 600 feet of residential in the Light Industrial (L-I) District. The property is located at 2211 East Palo Verde Street, Yuma, AZ.*

Aubrey Trebilcock, Associate Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

Chairman Hamel asked if the small portion north of the property would be a retention basin. **Trebilcock** said it was currently a median that had a power line.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ronald Martin, 13131 S. 4 ½ E Yuma, AZ, said he was moving his RAM Pest company to the property. He stated there were two power poles that were located in the driveway area of the property, and they were relocating the power lines underground. **Martin** said they would clean

up the property and the offices would be a good use. **Martin** complimented staff and said they were great to work with.

PUBLIC COMMENT

None

MOTION

Motion by Pruitt, second by Abplanalp, to APPROVE Case Number CUP-13175-2016. Motion carried unanimously (5-0).

ZONE-13178-2016: *This is a request by Xanthi Panos, on behalf of the City of Yuma, to rezone approximately 0.15 acres from the Transitional (TR) District to the General Commercial (B-2) District. The property is located approximately 160 feet south of the southwest corner of 5th Avenue and 16th Street, Yuma, AZ.*

Alyssa Linville, Senior Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Pruitt, to APPROVE Case Number ZONE-13178-2016. Motion carried unanimously (5-0).

ZONE-13179-2016: *This is a request by Dahl, Robins, and Associates, on behalf of Irvin and Lynn Foss, to rezone approximately 0.48 acres from the Light Industrial (L-1) District to the General Commercial (B-2) District and the Medium Density Residential (R-2) District. The property is located at the southeast corner of 3rd Avenue and 11th Street, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

Hamel asked if the applicant was proposing to sell the south end of the property. **Blevins** said yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl, 1560 S. 5th avenue, Yuma, AZ, said the applicants were planning on doing a Lot Tie and Lot Split to create two parcels to sell.

Hamel commented that it was nice to see property owners putting old buildings to use.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE Case Number ZONE-13179-2016. Motion carried unanimously (5-0).

Commissioner Sorenson declared a conflict of interest and left the dais at 4:53 p.m. Sorenson did not return to the meeting.

SUBD-13498-2016: *This is a request by Core Engineering Group, PLLC, on behalf of Diez Familia, LLC, for approval of an amended final plat for the La Tierra Subdivision. This subdivision contains 7.92 acres and is divided into 36 lots, ranging in size from approximately 4,934 square feet to 73,181 square feet. The proposed amendment changes the noted 7' side yard setbacks to 5' side yard setbacks on the following lots: #1- west side yard only; both sides of #2 through #8, #15 through #29, #30 through #34; and the east side yard only on lot # 35. The subdivision is located at the southwest corner of Avenue C and the Central Drain, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Hamel asked if the side yard setbacks were the only changes from when this subdivision was originally presented to the Commission. Blevins said yes. Hamel asked if the multi-family complex would be discussed. Blevins said no.

Laurie Lineberry, Director of Community Development, explained when this property was originally rezoned, The Low Density Single-Family Residential (R-1-5) District was not yet in place. If it had been, this property would have been rezoned to R-1-5, which would allow for the five foot side yard setbacks. The property was rezoned to the Medium Density Residential (R-2) district, which required larger side yard setbacks. Lineberry stated staff supported the change of the side yard setbacks on this proposed plat, consistent with R-1-5 zoning.

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Burge, 200 E. 16th Street Suite 150, Yuma, AZ, said the applicant was proposing a higher quality development with larger dwellings.

Hamel commented that it was nice to see this development move forward.

PUBLIC COMMENT

James Essinger, 2257 S. 42nd Avenue, Yuma, AZ, expressed his concern with the view from his home because the new development would be adjacent to his property. He asked for clarification on the proposed townhomes in the La Tierra subdivision. Lineberry stated they would be single family homes. Essinger asked if the homes would be single story. Lineberry said no plans had been submitted. Commissioner Hamersley stated that the proposed townhomes would be to the east, adjacent to Ave C, and not abutting the homeowner's property.

MOTION

Motion by Abplanalp, second by Hamersley, to APPROVE Case Number SUBD-13498-2016. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:02 p.m.

Minutes approved this 25 day of April, 2016



Chairman