

# 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 September 8, 2014 at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma, AZ.



## Summary

### Planning and Zoning Commission Meeting

City Hall Council Chambers  
One City Plaza

Monday, September 8, 2014, 4:30 p.m.

CALL TO ORDER AT 4:30 PM

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 25, 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. **SUBD-6756-2014:** This is a request by Edais Engineering, on behalf of Tuscany Holdings LLC, for approval of the preliminary and final plat for the Tuscany Medical & Professional Plaza subdivision, Phase 2. This is a resubmittal of an approved final plat that expired in 2009. This subdivision will contain approximately 5.78 acres and is proposed to be divided into 10 lots, ranging in size from approximately 6,048.06 square feet to 26,156.02 square feet. The property is located on the southwest corner of 28th Street and 21st Drive, Yuma, AZ.

Approved

2. **GP-6521-2014:** This is a Major General Plan Amendment request by Kenyons Market Inc. and the City of Yuma to change the land use designation from Mixed Use and Low Density Residential to Commercial for approximately 5.6 acres. The requested land use change is for 17 parcels located in proximity to the intersection of 5th Avenue and 16th Street. *(This is the first of two public hearings.)*

Closed

#### INFORMATION ITEMS

1. STAFF

1. COMMISSION

2. 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 4:54 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, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.