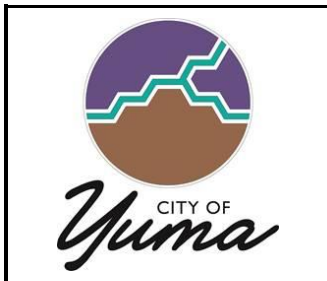


**Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

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 May 13, 2019, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



**Agenda**  
**Planning and Zoning Commission Meeting**  
*City Hall Council Chambers*  
*One City Plaza*  
**Monday, May 13, 2019,**

**Meeting has been cancelled due to lack of quorum. All cases on this agenda will be continued to June 10, 2019.**

**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 8, 2019 (3 of 4 required: *Hamel, Dammeyer, Mohindra, Ott*)

April 22, 2019 (3 of 4 required: *Hamel, Counts, Merten, Mohindra*)

**WITHDRAWALS BY APPLICANT** – None

**TIME EXTENSIONS** – None

**CONTINUANCES** – None

**APPROVALS**

1. **ZONE-25470-2019:** This is a request by Chris Delgado, on behalf of BelHeights, LLC, to rezone approximately 4.99 acres feet from the Agriculture (AG) District to the Recreation Vehicle Subdivision (RVS) District, for the property located at 925 S. George Belle Avenue, 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. 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.

1. **CUP-25335-2019:** This is a request by Dahl, Robins, & Associates, Inc., on behalf of the B & GS Family Limited Partnership, for a Conditional Use Permit to allow a drive-through for Mr. G's Restaurant, on a 40,855 square foot parcel in the General Commercial/Historic/Bed & Breakfast/Infill Overlay (B-2/H/B&B/IO) District, for the property located at 501 S. 4th Avenue, Yuma, AZ.
2. **CUP-25402-2019:** This is a request by John Kettunen, on behalf of JHK Properties AZ LLC and Yuma J&K Investment Properties AZ LLC, for a Conditional Use Permit to allow the construction of a drive-through car wash in the General Commercial (B-2) District. This request includes an exception to reduce the setback along 24th Street from 15' to 8'. The properties are located at 133 W. 24th Street and 2430 S. 1st Avenue, Yuma, Arizona.

**APPLICATION CONSIDERATION**

1. **ZONE-25713-2019:** The applicant, Saguaro Desert Land, Inc., has submitted a third request to rezone approximately 7 acres from the Agricultural (AG) District to the Medium Density Residential (R-2) District for the property located at the northwest corner of E. 24th Street and S. Avenue 9E. According to §154-03.03 (K) of the City of Yuma Zoning Code a new rezone request must be substantially different from the request previously denied. The Planning and Zoning Commission shall review the March 29, 2019 Application and compare it to the previously denied July 20, 2018 Application to determine if the new request is substantially different, in order for the March 29, 2019 rezone request to be heard without a 1 year waiting period from the City Council denial date.

**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**

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 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).