

**Planning and Zoning Commission Meeting Minutes
October 8, 2018**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 8, 2018, at the City of Yuma Council Chambers, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel, and Commissioners Gregory Counts, Tyrone Jones, Tiffany Ott, Vinod Mohindra. Commissioner Fred Dammeyer was absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Rodney Short, Deputy City Attorney; Agustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Chad Brown, Assistant 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 – September 24, 2018

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – 1. **ZONE-23131-2018**: This is a request by Scott Audsley, on behalf of McDonald's Real Estate Company, to rezone approximately 28,336 square feet from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1195 E. 16th Street, Yuma, AZ.

Motion by Jones, second by Mohindra, to APPROVE the Consent Calendar as presented. Motion carried unanimously (5-0).

PUBLIC HEARINGS

GP-22258-2018: This is a Major General Plan Amendment request by Dahl, Robins & Associates on behalf of Avenue 6E Land LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 15.4 acres for properties located at the northeast corner of Avenue 5½E and 48th Street. (*This is the second of two public hearings.*)

Jennifer Albers, Principal Planner, summarized the staff report recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Sandy Jones, 5359 E. Hamlin Place, Yuma, AZ, stated she recently purchased her property and was unaware of this request. She added that she purchased the property because of how it was situated. She expressed her concern with the impact this proposal would have on her autistic son. She said the proposed residential homes should have two acre parcels. **Jones** asked the Commission to consider the surrounding neighbors that would be impacted by this request.

MOTION

Motion by Jones, second by Mohindra, to APPROVE Case Number GP-22258-2018. Motion carried (3-2) with Hamel and Ott voting nay.

Lineberry informed the Commission that the applicant for Case Number GP-22376-2018 was not in attendance.

Hamel requested to move Case Number GP-22376-2018 to the end of the meeting.

GP-22574-2018: This is a Major General Plan Amendment request by Thomas J. Pancrazi on behalf of Vista Farms LLC, to change the land use designation from Commercial, Mixed Use and Medium Density Residential to Low Density Residential for approximately 69.25 acres for a property located at the southwest corner of Araby Road and 32nd Street. (*This is the second of two public hearings.*)

Jennifer Albers, Principal Planner, was available for questions.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Ott, to APPROVE Case Number GP-22574-2018. Motion carried unanimously (5-0).

Hamel called for the staff presentation.

Chad Brown, Assistant Planner, gave a presentation on the Aesthetic Overlay.

Hamel thanked staff for the presentation.

Commissioner Counts asked why the Aesthetic Overlay District was not applied to the entire City. Lineberry explained that adding the Aesthetic Overlay was politically challenging. She said City Council allowed the Aesthetic Overlay on the Gateway Routes.

Commissioner Jones asked for clarification on why Case Number ZONE-23131-2018 was placed on the Consent Calendar. Lineberry explained the case placed on the consent calendar did not receive opposition and added that the applicant agreed with the Conditions of Approval. She said the Commission could pull the case from the consent calendar.

GP-22376-2018: This is a Major General Plan Amendment request by Colvin Engineering, Inc. on behalf of Elliot Construction, Inc., to change the land use designation from Commercial to Low Density Residential for approximately 4.87 acres, for the property located at the southeast corner of S. Araby Road and E. 32nd Street. (*This is the second of two public hearings.*)

Robert Blevins, Principal Planner, said because the applicant was not in attendance, the meeting had to be continued to a later date.

Hamel continued Case Number GP-22376-2018 to Monday, October 22, 2018.

INFORMATION ITEMS

Staff

None

Commission

None


Public

None

ADJOURNMENT

The meeting was adjourned at 4:49 p.m.

Minutes approved this 22 day of October, 2018



Chairman