

**Planning and Zoning Commission Meeting Minutes
August 26, 2019**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 26, 2019, at the City of Yuma, City Hall Conference Room 190, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, and Commissioners Gregory Counts, Vinod Mohindra and Shara Whitehead. Commissioners Fred Dammeyer and Tiffany Ott were absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Rodney Short Deputy City Attorney; Agustin Cruz, Senior Civil City Engineer, Alyssa Linville, Assistant Director DCD / Zoning Administrator, Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Richard Munguia, Principal Planner, and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:53 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – August 12, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Mohindra, second by Whitehead, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0 with 2 absent and 1 vacancy).

PUBLIC HEARINGS

GP-26140-2019: This is a General Plan Amendment request by Edais Engineering on behalf of Riedel Construction Company, LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 19.3 acres, for the property located east of the southeast corner of Avenue 8½ E and 40th Street. (*This is the 2nd of two public hearings.*)

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

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

MOTION

Motion by Mohindra second by Counts to CLOSE Case Number GP-26140-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

Motion by Counts second by Whitehead to APPROVE Case Number GP-26140-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

CUP-26755-2019: This is a request by Antonia F. Warner, on behalf of Arturo E. Sanchez, for a Conditional Use Permit to allow a refrigeration service, repair office and workspace in the Light Industrial/Infill Overlay (L-I/O) District within 600 feet of a residential zoning district and use. The property is located at 1037 S. 3rd Avenue, Yuma, AZ.

Richard Munguia, Senior Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Mohindra, to APPROVE Case Number CUP-26755-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

SUBD-26672-2019: This is a request by Colvin Engineering, Inc., on behalf of Elliot Construction, Inc., for approval of the preliminary plat for The Araby North Subdivision. This subdivision contains approximately 4.87 acres and is proposed to be divided into 15 residential lots, ranging in size from approximately 10,678 square feet to 12,949 square feet, for the property located at the southeast corner of S. Araby Road and E. 32nd Street, Yuma, AZ.

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

QUESTIONS FOR STAFF

Hamel commented it was good to see projects move forward.

APPLICANT / APPLICANT’S REPRESENTATIVE

Craig Colvin, 6105 E. Alyssa Lane, Yuma, AZ, was available for questions.

Mohindra asked if this proposal would impact property values of the existing development adjacent to this property. **Colvin** said he does analyze property values but he did not anticipate this request having a negative impact on the adjacent development. **Colvin** added that the proposed lot configuration was the most cost-effective for the developer and potential property owners.

PUBLIC COMMENT

None

MOTION

Motion by Mohindra, second by Counts, to APPROVE Case Number SUBD-26672-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

ZONE-26714-2019: This is a request by Dahl, Robins, & Associates, Inc., on behalf of KDC of Yuma, LLC, to rezone approximately 33.38 acres from the Agriculture (AG) District to the Low Density Residential (R-1-40) District, for the property located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

Alyssa Linville, Assistant Director DCD/Zoning Administrator, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

Jim Kerley, 6720 E. Mission Street, Yuma, AZ, was available for questions.

Hamel said the proposed lot sizes were larger than normal. **Kerley** said they were proposing larger lot sizes because of various easements running through the property.

PUBLIC COMMENT

Quincy Smith, 2497 S. Avenue 9E, Yuma, AZ, said his home was the only existing home on this property. **Smith** asked if he would be required to connect to City water. **Laurie Lineberry, Director of Community Development** said no.

Smith said he was excited to see this development move forward.

MOTION

Motion by Counts, second by Whitehead, to APPROVE Case Number ZONE-26714-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

INFORMATION ITEMS

Staff

None

Commission

None

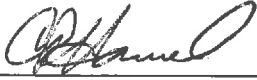
Public

None

ADJOURNMENT

The meeting was adjourned at 5:12 p.m.

Minutes approved this 9 day of September, 2019



Chairman