

# 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 August 25, 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, August 25, 2014, 4:30 p.m.

CALL TO ORDER AT 4:30PM

**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 18, 2014

WITHDRAWALS BY APPLICANT  
**CUP-6672-2014:** This is a request by Steve Warfield, on behalf of Yuma Mesa, LLC, for a Conditional Use Permit to allow a drive-through in the Limited Commercial (B-1) District. The property is located at 1601 South 4<sup>th</sup> Avenue, Yuma, AZ.

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. **CUP-6659-2014:** This is a request by Kara Vazquez for a Conditional Use Permit to allow retail services, office, and training services in the Heavy Industrial (H-I) District. The property is located at 1609 E 24<sup>th</sup> Street, Suite 2, Yuma, Arizona.

2. **CUP-6667-2014:** This is a request by Vega and Vega Engineering, on behalf of Michael Tucker, for a Conditional Use Permit to allow a dance instruction studio in the Light Industrial (L-I) District. The property is located at 3942 South Avenue 4 ½ E, Yuma, AZ.

3. **CUP-6335-2014:** This is a request by Pew & Lake, PLC, on behalf of B-8 Yuma, LLC, for a Conditional Use Permit to allow a drive-thru pharmacy in the Limited Commercial/Aesthetic Overlay (L-C/AO) District. The property is located at 2545 W. 8<sup>th</sup> Street, Yuma, AZ.

4. **ZONE-6490-2014:** This is a request by the City of Yuma for a Zoning Code Text Amendment to add Title 15, Chapter 154, Section 15.15 to provide regulations for accessory structures and to permit accessory structures within certain identified residential zoning districts. (*Continued from the meeting of August 11, 2014.*)

### INFORMATION ITEMS

1. STAFF – UPDATE ON MOBILE FOOD VENDORS
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 AT 5:28PM

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.