


## 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 10, 2018, at 4:30 p.m. at the Public Works Training Room, 155 W. 14<sup>th</sup> Street, Yuma, AZ.

 <p>CITY OF <i>Yuma</i></p>	<p><b>Summary</b></p> <p><b>Planning and Zoning Commission Meeting</b> <i>Public Works Training Room</i> <i>155 W. 14<sup>th</sup> Street</i></p> <p><b>Monday, September 10, 2018, 4:30 p.m.</b></p>
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CALL TO ORDER **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

August 27, 2018 (3 of 5 required: *Hamel, Counts, Dammeyer, Jones, Ott*)

### WITHDRAWALS BY APPLICANT

None

### TIME EXTENSIONS

None

### CONTINUANCES

None

### APPROVALS

None

**A motion was made by Commissioner Counts, second by Dammeyer, to APPROVE the Consent Calendar as presented. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer, Commissioner Ott**

**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-22770-2018:** This is a request by Jon Matheus, on behalf of Jim D. Smith, for a Conditional Use Permit to allow an adult oriented business (adult boutique) in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at 639 E. 39<sup>th</sup> Street, Yuma, AZ.  
**A motion was made by Commissioner Dammeyer, second by Commissioner Ott, to APPROVE CUP-22770-2018. The motion carried by the following vote:**  
**Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer, Commissioner Ott**
- 2. GP-22312-2018:** This is a General Plan Amendment request by Dahl, Robins & Associates on behalf of Barkley Limited Partnership, to change the land use designation from Suburban Density Residential to Low Density Residential for approximately 16.7 acres, for the property located at the northwest corner of the Avenue B½ alignment and 40<sup>th</sup> Street. (*This is the first of two public hearings.*)  
**A motion was made by Commissioner Ott, to CLOSE GP-22312-2018. The motion carried by the following vote:**  
**Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer, Commissioner Ott**
- 3. 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 48<sup>th</sup> Street. (*This is the first of two public hearings.*)  
**A motion was made by Commissioner Dammeyer, second by Commissioner Counts, to CLOSE GP-22258-2018. The motion carried by the following vote:**  
**Aye: 3 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer Nay: 1 – Commissioner Ott**
- 4. 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. 32<sup>nd</sup> Street. (*This is the first of two public hearings.*)  
**A motion was made by Commissioner Counts, second by Commissioner Dammeyer, to CLOSE GP-22376-2018. The motion carried by the following vote:**  
**Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer, Commissioner Ott**

5. **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 32<sup>nd</sup> Street. (*This is the first of two public hearings.*)  
**A motion was made by Commissioner Ott, second by Commissioner Counts, to CLOSE GP-22574-2018. The motion carried by the following vote:**  
**Aye: 5 – Chairman Hamel, Commissioner Counts, Commissioner Dammeyer, Commissioner Ott**

## 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 **5:07 PM**

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.