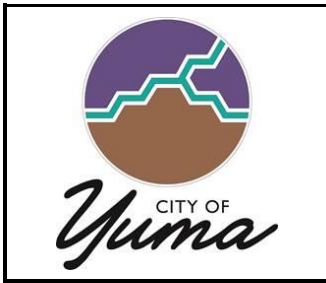


## Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 October 22, 2018, 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, October 22, 2018, 4:30 p.m.

CALL TO ORDER 4:30 PM

### EXECUTIVE SESSION

**Addition** An Executive Session may be called during this public meeting for the purpose of receiving legal advice for items included on the October 22, 2018, Planning and Zoning Commission Meeting, pursuant to A.R.S. Section 38-431.03 A3 and the following items:

- A. Discussion, consultation for legal advice with the attorney(s) of the public body regarding the rezoning at the northwest corner of E. 24<sup>th</sup> Street and S. Avenue 9E.

**A motion was made by Commissioner Counts, second by Dammeyer, to recess the meeting to Executive Session. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Vice-Chairman Jones, Commissioner Counts, and Commissioner Dammeyer.**  
**Absent: 2 – Commissioner Mohindra and Commissioner Ott.**

The meeting reconvened at 4:43 p.m.

**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

October 08, 2018 (3 of 5 required: Hamel, Counts, Jones, Mohindra, Ott)

#### WITHDRAWALS BY APPLICANT

None

#### TIME EXTENSIONS

None

#### CONTINUANCES

None

#### APPROVALS

1. **SUBD-23287-2018:** This is a request by Dahl, Robins and Associates, on behalf of The Nelson Family Trust, 4/13/95 and Kerry & Gail Schimpf Trust, 11/19/03, for approval of the preliminary plat for The Fields at Castle Dome Subdivision. This commercial subdivision will contain 25 acres and is proposed to create seven lots ranging size from 1.22 acres to 8 acres. The property is located north of the intersection of E. 8<sup>th</sup> Street and S. Castle Dome Avenue, Yuma, AZ.
2. **SUBD-23288-2018:** This is a request by Dahl, Robins and Associates, on behalf of Jakolin, LLC, for approval of the preliminary plat for Villa Serena Subdivision, Unit 1 and 2. This subdivision contains approximately 33.36 acres and is proposed to be divided into 82 residential lots, ranging in size from approximately 8,937 square feet to 25,582 square feet, for the property located at the northwest corner of S. Avenue 6E and E. 48th Street, Yuma, AZ.

**A motion was made by Vice-Chairman Jones, second by Counts, to APPROVE the Consent Calendar as presented. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Vice-Chairman Jones, Commissioner Counts, and Commissioner Dammeyer.**  
**Absent: 2 – Commissioner Mohindra and 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-23265-2018:** This is a request by Nicklaus Engineering, Inc., on behalf of the City of Yuma, for a Conditional Use Permit to allow a new Utilities Administration Complex in the Light Industrial/Infill Overlay (L-I/O) and High Density Residential/Infill Overlay (R-3/IO) District, within 600 feet of a residential zoning district and use, for the property located at 200 W. 13<sup>th</sup> Street, Yuma, AZ.

**A motion was made by Commissioner Dammeyer, second by Counts, to APPROVE Case Number CUP-23265-2018. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Vice-Chairman Jones, Commissioner Counts, and Commissioner Dammeyer.**

**Absent: 2 – Commissioner Mohindra and Commissioner Ott**

2. **CUP-23289-2018:** This is a request by Vega & Vega Engineering, on behalf of JRS Mobile Service, for a Conditional Use Permit to allow an industrial use within 600' of residential uses and zone in the Light Industrial (L-I) District, on the property located at 2697 South Avenue 2 ½ E, Yuma, AZ.

**A motion was made by Commissioner Counts, second by Dammeyer, to APPROVE Case Number CUP-23289-2018. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Vice-Chairman Jones, Commissioner Counts, and Commissioner Dammeyer.**

**Absent: 2 – Commissioner Mohindra and Commissioner Ott**

3. **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 second of two public hearings.*) (*Continued from October 8, 2018*)

**A motion was made by Commissioner Dammeyer, second by Counts, to APPROVE Case Number GP-22376-2018. The motion carried by the following vote:**

**Aye: 4 – Chairman Hamel, Vice-Chairman Jones, Commissioner Counts, and Commissioner Dammeyer.**

**Absent: 2 – Commissioner Mohindra and 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 5:14 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.

*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.*