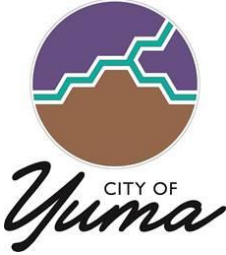


**Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

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 March 23, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza., Yuma, AZ.

	<p><b>Summary</b></p> <p><b>Planning and Zoning Commission Meeting</b> <i>City Hall Council Chambers</i> <i>One City Plaza</i> <i>Yuma, AZ</i></p> <p><b>Monday, March 23, 2020, 4:30 p.m.</b></p>
---	--

CALL TO ORDER 4:30 PM Vice-Chairman Dammeyer, and Commissioners Gregory Counts, Barbara Beam, Lorraine Arney. Chairman Chris Hamel was absent. There are two vacancies.

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

February 24, 2020 (3 of 4 required: Hamel, Counts, Beam, and Arney)

WITHDRAWALS BY APPLICANT –

1. **GP-28299-2019:** This is a General Plan Amendment request by Shelley Anderson on behalf of the Anderson E W & Elizabeth Trust 4/2/76, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.54 acres, for the properties located between 8th Place, 9th Street, 14th Avenue and Arena Drive. (This is the second of two public hearings.) (Continued from March 9, 2020)

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS –

1. **SUBD-29031-2020:** This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the preliminary plat for the Patagonia Subdivision. This subdivision will contain approximately 29.39 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,581 square feet to 102,795 square feet. The property is located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ. (Continued from March 9, 2020)

**Motion by Counts, second by Beam, to APPROVE Case Number SUBD-29031-2020 on the APPROVALS section of the Consent Calendar. Voice Vote: Approved 4-0**

2. **CUP-29082-2020:** This is a request by Enterprise Leasing Co of Phoenix, LLC, on behalf of Jim D. Smith, for a Conditional Use Permit for retail sale or rental of goods in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2811 S Ave 2 ½ E, Yuma, AZ. (Continued from March 9, 2020)

**Motion by Arney, second by Beam, to APPROVE Case Number CUP-29082-2020 on the APPROVALS section of the Consent Calendar. Voice Vote: Approved 4-0**

3. **ZONE-29231-2020:** This is a request by Dahl, Robins, and Associates, on behalf of Jeffrey Conte, to rezone approximately 18.34 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, for the property located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ.

**Motion by Beam, second by Counts, to APPROVE Case Number ZONE-29231-2020 on the APPROVALS section of the Consent Calendar. Voice Vote: Approved 4-0**

4. **CUP-29214-2020:** This is a request by Land Development Consultants, LLC., on behalf of Circle K Stores, Inc., for a Conditional Use Permit to allow the retail sale of motor fuels and a convenience market on a 2.28 acre parcel in the Agriculture (AG) / Conditional General Commercial (B-2) District, for the property located at 6544 E. 32nd Street.

**Motion by Beam, second by Arney, to APPROVE Case Number CUP-29214-2020 on the APPROVALS section of the Consent Calendar. Voice Vote: Approved 4-0**

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.

## 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 4:50 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.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*