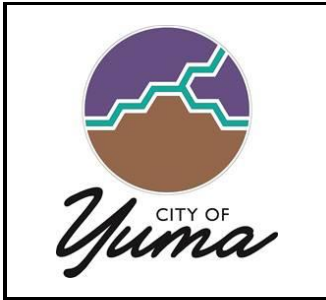


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 February 24, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza., Yuma, AZ.



Summary
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza
Yuma, AZ
Monday, February 24, 2020, 4:30 p.m.

CALL TO ORDER 4:30 PM Chairman Hamel, and Commissioners Gregory Counts, Barbara Hengl, Lorraine Arney. Vice-Chairman Dammeyer and Commissioner Follmuth were absent. There are two vacancies.

ELECTION OF OFFICERS – CHAIR AND VICE-CHAIR

Motion by Counts, second by Hengl to elect Hamel as Chairmen. Voice Vote: Approved 4-0

Motion by Hamel, second by Counts to elect Dammeyer as Vice-Chairmen. Voice Vote: Approved 4-0

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

January 27, 2020 (3 of 4 required: Hamel, Counts, Ott, and Dammeyer)

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS –

1. **SUBD-28737-2019:** This is a request by Vega and Vega Engineering, on behalf of Proxima Centauri Development, LLC, for approval of the final plat for the Autumn Valley Subdivision, proposed to be divided into 22 residential lots ranging in size from 6,000 square feet to 11,559 square feet. The property is located at the southeast corner of 16th Street and 44th Avenue, Yuma, AZ. (Continued from February 10, 2020.)
2. **ZONE-28855-2019:** This is a request by Land Development Consultants, LLC., on behalf of Circle K Stores, Inc., to rezone a 2.28-acre parcel from Agriculture (AG) to General Commercial (B-2), for the property located at 6544 E. 32nd Street. (Continued from February 10, 2020.)

Motion by Counts, second by Hengl, to APPROVE the Approvals section of the Consent Calendar. The minutes of January 27, 2020 were deferred to the next scheduled meeting. 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.

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. (Continued from February 10, 2020.)

Motion by Counts, second by Arney, to CLOSE Case GP-28299-2019. Voice Vote: Approved 4-0

1. **SUBD-28854-2019:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Christopher George Merziotis Trust, for approval of the final plat for the Spirit Park Subdivision. This subdivision will contain approximately 19.31 acres, and is proposed to be divided into 13 industrial lots, ranging in size from 44,907 square feet to 116,023 square feet. The property is located at the southeast corner of Avenue 3E and the 38th Street alignment, Yuma, AZ. (Continued from February 10, 2020.)

Motion by Counts, second by Hengl, to APPROVE the Case Number SUBD-28854-2019. Voice Vote: Approved 4-0

2. **CUP-28856-2019:** This is a request by Katherine Nickle, on behalf of Javier and Maria Almeida, for a Conditional Use Permit to allow a skin care salon and construction office in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 2580 S. 24th Street, Suite B and C, Yuma, AZ. (Continued from February 10, 2020.)

**Motion by Hengl, second by Arney, to APPROVE Case Number CUP-28856-2019. Voice Vote:
Approved 4-0**

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 5:04 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).