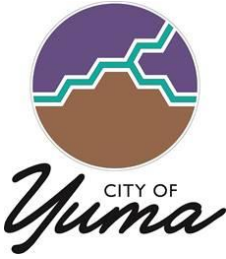


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 June 24, 2019, at 4:30 p.m. at the City Hall Council Chambers, Yuma, AZ.

 <p>CITY OF <i>Yuma</i></p>	<p>Summary Planning and Zoning Commission Meeting <i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p>Monday, June 24, 2019, 4:30 p.m.</p>
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CALL TO ORDER **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

June 10, 2019 (3 of 5 required: Counts, Dammeyer, Merten, Mohindra, Ott)

WITHDRAWALS BY APPLICANT – None

TIME EXTENSIONS – None

CONTINUANCES –

1. **ZONE-25470-2019:** This is a request by Chris Delgado, on behalf of BelHeights, LLC, to rezone approximately 4.99 acres feet from the Agriculture (AG) District to the Recreation Vehicle Subdivision (RVS) District, for the property located at 925 S. George Belle Avenue, Yuma, AZ. (*Continued to August 12, 2019.*)

APPROVALS –

1. **SUBD-26025-2019:** This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the final plat for the Desert Sands Subdivision Unit 1, proposed to be divided into 132 residential lots ranging in size from 5,100 square feet to 12,019 square feet. The property is located at the southwest corner of E. 44th Street and S. Avenue 8E, Yuma, AZ.

A motion was made by Counts, second by Mohindra, to APPROVE the Consent Calendar as presented.

The motion carried by the following vote:

Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Whitehead, and Commissioner Mohindra

Absent: 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. **GP-25035-2019:** This is a General Plan Amendment request by Dahl, Robins & Associates on behalf of Yucca Land Company LLC, to change the land use designation from Commercial to Mixed Use for approximately 19.4 acres, for the property located at the southeast corner of Mississippi Avenue and 44th Street. (*This is the 2nd of two public hearings.*)

Motion by Dammeyer, second by Whitehead, to APPROVE Case Number GP-25035-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Whitehead, and Commissioner Mohindra

Absent: Commissioner Ott

2. **CUP-25560-2019:** This is a request by Steve Gerber, on behalf of Conservative Mexican Baptist Church, for a Conditional Use Permit to construct a parking shade structure within the Low Density Residential/Infill Overlay (R-1-6/IO), for the property located at 906 S. Avenue A, Yuma, AZ.

Motion by Counts, second by Dammeyer, to APPROVE Case Number CUP-25560-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Whitehead, and Commissioner Mohindra

Absent: Commissioner Ott

3. **CUP-26028-2019:** This is a request by Jan Sucha, on behalf of P. R. Normandale Hotels, LLC, for a Conditional Use Permit to allow the construction of a convenience market, to allow the retail sales of motor fuel, and to allow the construction of a drive-through fast food restaurant in the General Commercial/Airport Overlay (B-2/AD) District. The property is located at the southwest corner of 24th Street and Avenue 3E, Yuma, Arizona.

Motion by Dammeyer, second by Whitehead, to APPROVE Case Number CUP-26028-2019. Motion carried by the following vote:

Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Whitehead, and Commissioner Mohindra

Absent: 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 4:43 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).