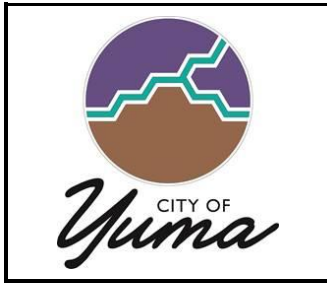


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 August 26, 2019, at 4:30 p.m. at the City Hall Conference Room 190, One City Plaza, Yuma, AZ.



Summary

Planning and Zoning Commission Meeting

City Hall Conference Room 190
One City Plaza

Monday, August 26, 2019, 4:30 p.m.

CALL TO ORDER **4:53 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 12, 2019 (3 of 4 required: Hamel, Counts, Mohindra, Ott)

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS – NONE

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

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead

Absent: Vice-Chairman Dammeyer 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. **GP-26140-2019:** This is a General Plan Amendment request by Edais Engineering on behalf of Riedel Construction Company, LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 19.3 acres, for the property located east of the southeast corner of Avenue 8½E and 40th Street. (This is the 2nd of two public hearings.)

A motion was made by Commissioner Mohindra, second by Commissioner Counts, to CLOSE GP-26140-2019. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead

Absent: Vice-Chairman Dammeyer and Commissioner Ott

A motion was made by Commissioner Counts, second by Commissioner Mohindra, to APPROVE GP-26140-2019. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead

Absent: Vice-Chairman Dammeyer and Commissioner Ott

2. **CUP-26755-2019:** This is a request by Antonia F. Warner, on behalf of Arturo E. Sanchez, for a Conditional Use Permit to allow a refrigeration service, repair office and workspace in the Light Industrial/Infill Overlay (L-I/O) District within 600 feet of a residential zoning district and use. The property is located at 1037 S. 3rd Avenue, Yuma, AZ.

A motion was made by Commissioner Counts, second by Commissioner Mohindra, to APPROVE CUP-26755-2019. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead

Absent: Vice-Chairman Dammeyer and Commissioner Ott

3. **SUBD-26672-2019:** This is a request by Colvin Engineering, Inc., on behalf of Elliot Construction, Inc., for approval of the preliminary plat for The Araby North Subdivision. This subdivision contains approximately 4.87 acres and is proposed to be divided into 15 residential lots, ranging in size from approximately 10,678 square feet to 12,949 square feet, for the property located at the southeast corner of S. Araby Road and E. 32nd Street, Yuma, AZ.

A motion was made by Commissioner Mohindra, second by Commissioner Counts, to CLOSE SUBD-26672-2019. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead

Absent: Vice-Chairman Dammeyer and Commissioner Ott

4. **ZONE-26714-2019:** This is a request by Dahl, Robins, & Associates, Inc., on behalf of KDC of Yuma, LLC, to rezone approximately 33.38 acres from the Agriculture (AG) District to the Low Density Residential (R-1-40) District, for the property located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

A motion was made by Commissioner Counts, second by Commissioner Whitehead, to APPROVE ZONE-26714-2014. The motion carried by the following vote:

**Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Mohindra, and Commissioner Whitehead
Absent: Vice-Chairman Dammeyer 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 5:12 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).