



Summary
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza
Monday, December 9, 2019, 4:30 p.m.

CALL TO ORDER **4:30 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

October 28, 2019 (3 of 4 required: *Hamel, Counts, Follmuth, Ott, Mohindra*)

WITHDRAWALS BY APPLICANT –

1. **CUP-27954-2019:** This is a request by Nicklaus Engineering, Inc., on behalf of Rearden Management, LLC, for a Conditional Use Permit to allow the cultivation of hemp in the Light Industrial (L-I) District. The property is located at 653 E. 20th Street, Yuma, AZ.

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS –

1. **SUBD-27610-2019:** This is a request by Vega and Vega Engineering, on behalf of Proxima Centauri Development, LLC, for approval of the preliminary 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 November 25, 2019.*)
2. **SUBD-27629-2019:** This is a request by Dahl, Robins and Associates, on behalf of the First Church of the Nazarene of Yuma, for approval of the final plat for The Village Subdivision. This subdivision contains approximately 2.41 acres and is proposed to be divided into 12 residential lots, ranging in size from approximately 6,247.5 square feet to 9,734.6 square feet, for the property located at the southeast corner of S. 13th Avenue and W. 19th Street, Yuma, AZ. (*Continued from November 25, 2019.*)
3. **SUBD-27862-2019:** This is a request by Colvin Engineering, Inc., on behalf of Elliot Construction, Inc., for approval of the final 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. (*Continued from November 25, 2019.*)
4. **SUBD-27953-2019:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Christopher G. Merziotis, for approval of the preliminary 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 40,432 square feet to 106,862 square feet. The property is located at the southeast corner of Avenue 3E and the 38th Street alignment, Yuma, AZ.

Motion by Counts, second by Ott, to APPROVE the Consent Calendar as presented. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Count, Commissioner Ott

Absent: 2 – Commissioner Follmuth and Commissioner Whitehead

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-27420-2019:** This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaile Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32nd Street.

Motion by Counts, second by Dammeyer, to APPROVE Case Number GP-27420-2019. Motion carried by the following vote:

Aye: 4 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Count, Commissioner Ott

Absent: 2 – Commissioner Follmuth and Commissioner Whitehead

2. **ZONE-27899-2019:** This is a request by Dahl, Robins, and Associates, on behalf of Yucca Land Company, LLC, to rezone approximately 19.3 acres' feet from the Agriculture (AG) District to the Medium Density Residential (R-2) District and Medium Density Single-Family Residential (R-2-5) District, for the property located at the southeast corner of Avenue 7 ½ E and 44th Street, Yuma, AZ.

Motion by Ott, second by Dammeyer, to APPROVE Case Number ZONE-27899-2019. Motion carried by the following vote:

Aye: 4 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Count, Commissioner Ott

Absent: 2 – Commissioner Follmuth and Commissioner Whitehead

APPEAL HEARING –

1. **VAR-27386-2019:** This is an appeal of a previously approved variance which was approved by the Hearing Officer on September 26, 2019. The variance request was to allow the location of an accessory structure in line with the principal dwelling in the Low Density (R-1-6) District, for the property located at 1441 W. 16th Place, Yuma, AZ.

Motion by Dammeyer, second by Ott, to APPROVE Case Number VAR-27386-2019. Motion carried by the following vote:

Aye: 4 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Count, Commissioner Ott

Absent: 2 – Commissioner Follmuth and Commissioner Whitehead

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 5:11 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).