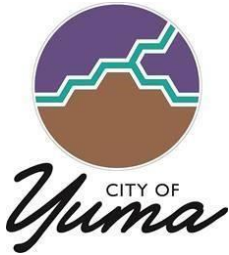


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 Monday, June 12 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p>The logo for the City of Yuma features a circular emblem with a stylized green and blue mountain range and a brown base. Below the emblem, the word "Yuma" is written in a large, cursive font, with "CITY OF" in a smaller, sans-serif font above it.</p>	<p style="text-align: center;">Agenda Summary Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, June 12, 2023, 4:30 p.m.</p>
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A. CALL TO ORDER **4:30 PM Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Edgar Olvera, John Mahon and Branden Freeman, were present. Commissioner Ashlie Pendleton was absent**

B. 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.

B.1 APPROVAL OF MINUTES –

May 22, 2023

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

Motion by Lorraine Arney, second by Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.

C. ACTION ITEMS –

C.1 **CUP-41307-2023:** *This is a request by BRR Architect Inc., on behalf of Walmart Stores Inc., for a Conditional Use Permit to allow the addition of a secondary drive-through lane for the Walmart Pharmacy, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2675 W. 8th Street, Yuma, Arizona.*

Motion by Lorraine Arney, second by Branden Freeman to APPROVE CUP-41307-2023 as presented. Motion carried unanimously, (6-0) with one absent

C.2 **CUP-41309-2023:** *This is a request by ThrivePoint High School, on behalf of Mitchell Caponi, LLC, for a Conditional Use Permit to allow a Charter High School in the Limited Commercial (B-1) District, for the property located at 2780 S. Pacific Avenue, Suite B, Yuma, AZ.*

Motion by Branden Freeman, second by Joshua Scott to APPROVE CUP-41309-2023 as presented. Motion carried unanimously, (6-0) with one absent.

C.3 **SUBD-41298-2023:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Ranch 800, LLC, for approval of the preliminary plat for the Barkley Ranch Units No. 8, 9, and 10. This subdivision will contain approximately 57.64 acres and is proposed to be divided into 239 residential lots, ranging in size from approximately 6,000 square feet to 14,685 square feet for the property located at the northwest corner of 32nd Street and Avenue C, Yuma, AZ*

Motion by Joshua Scott second by Branden Freeman to APPROVE SUBD-41298-2023 as presented. Motion carried unanimously, (6-0) with one absent

D. PUBLIC HEARINGS –

D.1 **ZONE-41276-2023**: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 14, Section 9, to modify the boundaries of the Infill Overlay District (IO).*

Motion by Lorraine Arney, second by Joshua Schott to APPROVE ZONE-41276-2023 as presented. Motion carried unanimously, (6-0) with one absent

D.2 **ZONE-41277-2023**: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, to update the definitions relating to housing types and to match the zoning district density requirements to the City of Yuma General Plan within the Medium (R-2) and High (R-3) Density Residential Districts.*

Motion by Branden Freeman, second by Edgar Olvera to APPROVE CUP-41277-2023 as presented. Motion carried unanimously, (6-0) with one absent

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.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 5:43 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).