

Planning and Zoning Commission Meeting Minutes
June 12, 2023

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 12, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Branden Freeman, Edgar Olvera, and John Mahon. Commissioner Ashlie Pendleton was absent.

STAFF MEMBERS present included; Emily Hart, Assistant City Attorney; Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Jerry Anaya, Engineering Manager; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; and Alejandro Marquez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – May 22, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

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.

Action Items–

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.*

Amelia Domby, Senior Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Chairman Chris Hamel asked if the drive-through lanes would be going north to South. **Domby** clarified that the drive-through lanes would be going west to east.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

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

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.*

Robert Blevins, Senior Planner summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Antonio Martinez, Marine Corps Air Station Yuma, stated that the proposed project was within the noise contours of the Marine Corps Air Station and noted that the parcel is also within the accident potential zone. **Martinez** clarified that the accidental potential zone is only adopted by the Marine Corps Air Station and not the City of Yuma.

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

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.*

Erika Peterson, Associate Planner summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Vice-Chairman Lorraine Arney asked if a traffic study would be conducted to address the concerns of the neighbors regarding traffic. **Peterson** stated that a traffic study conducted in 2006 was accepted for the proposed development and deferred any additional questions to the City of Yuma Engineering manager. **Jerry Anaya, Engineering Manager**, clarified that the 2006 traffic study was accepted because it included a development that was much larger, on the southwest corner of Avenue C and 32nd Street, which also included the school. **Chairman John Mahon** asked if the condition to have turn lanes going westbound were a result of the 2006 traffic study. **Anaya** was unsure if the westbound turn lane condition was a result of the 2006 traffic study but noted that it was a condition for the proposed development.

Chairman Hamel if the proposed development only had one entrance and one exit. **Peterson** noted that there were two, with a second entrance being on Pinto Way. **Hamel** expressed his concerns regarding both entrances being on 32nd Street, noting that traffic would be a problem.

Commissioner Branden Freeman asked if there was a plan to expand 32nd Street or Avenue C. **Anaya** stated that a plan for expansion was not included in the Capital Improvement Plan (CIP) but that City Administration planned to improve that area.

APPLICANT/APPLICANT'S REPRESENTATIVE

Christopher Robins, Dahl, Robins & Associates, 1560 S. 5th Ave, Yuma, AZ made himself available for questions and said he was in agreement with the conditions of approval. Robins suggested that the public ask their questions first so that he could address their concerns.

PUBLIC COMMENT

Robert Mitchell, 4338 W. Charro Lane, Yuma, AZ commented on the condition of the road, noting that it was in horrible condition to drive.

Anaya clarified that City Administration had plans to improve the road from Avenue C to Avenue D.

Mark Siemens, 4411 W. Charro Lane, Yuma, AZ opposed to the proposed development. **Siemens** expressed his concerns regarding traffic and mentioned that the proposed development would not fit in well with the surrounding areas. **Siemens** also said that the housing density is too high and this will have a negative impact on property values and showed a lot layout from 2006 that had 161 lots, with 6.5 acres of green space. **Siemens** said applicant should follow previous plan.

Susan Cullen, 4323 W. Vaquero Lane, Yuma, AZ, speaking for Jeff Tater, expressed concerns about traffic and suggested an intra neighborhood walkway between the neighborhood and the schools. Cullen also expressed her disappointment in the development not having a designated green space.

Christopher Robins, Dahl, Robins & Associates, 1560 S. 5th Ave, Yuma, AZ said that he was aware of the traffic concerns and noted that this problem occurred in other schools as well and that the traffic issue was not caused by the proposed development. **Robins** mentioned that during the rezone process for the proposed development some changes were made to address the concerns regarding the traffic surrounding the school, with one of the changes being the relocation of the entrance to the subdivision further east away from the school zone. **Robins** also addressed the question related to greenspace, and said that it was difficult to get grass to grow on retention basins because the alkali soils and high ground water would be a problem.

Chairman Hamel said that he did not like the two traffic lanes going into the proposed subdivision, noting that this would add to the traffic problem in the area.

Commissioner Mahon said that he lived in the area, and noted that having more traffic on 32nd Street would be better than having more traffic on Avenue C. **Robins** added that in a 2022 traffic count, Avenue C had a daily count of 6,551 vehicles and 32nd Street had a count of 6,950 vehicles.

Commissioner Olvera asked for an estimated time of completion for the construction of the proposed project. **Robins replied that** construction would start in the fall. Chairman Hamel asked if the construction would have an impact on surrounding area or schools. **Robins** said they would work around the schedule in areas where they had roadway work.

Vice-Chairman Arney thanked Robins for working with residents of the area and addressing their concerns.

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

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).*

Alyssa Linville, Director of Planning & Neighborhood Services summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Mahon asked if the infill area was tied to Housing and Urban Development (HUD) areas that were eligible for Community Development Block Grant (CDBG) funds. **Linville** said that CDBG HUD funds are available for revitalization areas but the Infill Overlay applies to all areas that may need the reinvestment. **Mahon** then asked why some identified HUD revitalization areas were not included in the infill overlay district. **Linville** replied that the Neighborhood Services Division has identified the current revitalization areas in the City of Yuma, and these areas met certain requirements to be eligible for CDBG HUD.

Mahon asked if the request to amend the text amendment is to remove the 6.1 map out of the General Plan. **Linville** stated that the map would be removed within the zoning code, and it would be based on the General Plan.

Assistant Director of Planning, Jennifer Albers added that the study areas that were identified in the General Plan where areas recognized by staff as having issues like dilapidated homes. **Albers** also said that some of the study areas have carried over from the 2002, 2012 and 2022 General Plan. Albers added that the Neighborhood Services Division was still waiting for the 2020 census numbers and for HUD to identify low income requirements to readdress certain areas if needed.

Commissioner Freeman asked what the process would be if the City or City Council would want to change the revitalization areas. **Albers** said that they could amend the plan and noted that the adopted boundaries would not change, unless City Council took action.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

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

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.*

Alyssa Linville, Director of Planning & Neighborhood Services summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Hamel said he was concerned the public would push back with a high-density area backing up to other homes. **Linville** reminded Hamel that the densities were supported by the voters in 2022.

Commissioner Mahon congratulated Linville, noting that the request would provide more housing opportunities in the City.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

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

INFORMATION ITEMS

Staff

Commission

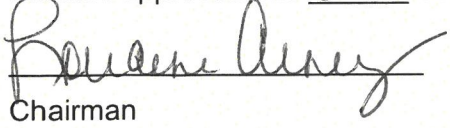
None

Public

None

Chairman Hamel adjourned the meeting at 5:43 PM.

Minutes approved this 26 day of June, 2023


Chairman