

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, August 12, 2024, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda Summary
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza, Yuma, AZ
Monday, August 12, 2024, 4:30 p.m.

A. CALL TO ORDER **4:30 PM** **4:30 PM** **Chairman Chris Hamel, Vice Chairman Joshua Scott and Commissioners Ashlie Pendleton, John Mahon, and Chelsea Malouff were present. Commissioners Gregory Counts and Lorraine Arney were 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 – July 8, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continued from July 8, 2024).*

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continued from July 8, 2024).*

B.5 APPROVALS – NONE

Motion by Joshua Scott, second by John Mahon to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

C. ACTION ITEMS –

C.1 **CUP-42800-2024:** *This is a request by Gordon Jacobson, on behalf of SWA Logistics, LLC, for a Conditional Use Permit to allow an industrial use (off-loading railroad cars and warehousing) within 600’ of a residential zone and to allow a use requiring a state agency permit in the Light Industrial/Infill Overlay (L-I/IO) District. The properties are located at 1100 & 1130 S. Maple Avenue, Yuma, AZ. **Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE CUP-42800-2024 as presented. Motion carried unanimously, (5-0) with two absent.***

D. PUBLIC HEARINGS –

D.1 **ZONE-42650-2024:** *This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S. 10th Avenue, Yuma, AZ. (Continued from June 24, 2024). **Motion by John Mahon, second by Joshua Scott to APPROVE ZONE-42650-2024 as presented. Motion carried unanimously, (5-0) with two absent.***

D.2 **ZONE-42890-2024:** This is a request by Brenda Maldonado of Sun of a Gun Cigars to rezone an approximately 19,166 square foot lot from the Limited Commercial (B-1) District to the General Commercial (B-2) District, for the property located at 1651 S. Arizona Avenue, Yuma, AZ. **Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE ZONE-42890-2024 as presented. Motion carried unanimously, (5-0) with two 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 **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).