



PUBLIC NOTICE

YOUNGTOWN PLANNING AND ZONING HEARING YOUNGTOWN, ARIZONA

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the Youngtown Planning and Zoning Hearing Officer and the General Public that a hearing open to the public will be held on **June 4, 2019 at 1:30 p.m.**, in the Clubhouse, 12033 N. Clubhouse Square, Youngtown, AZ., to take testimony related to the following request for changes in land use regulations:

Case Z19-04— Request to rezone approximately 4.45 acres of real property generally located at the northwest corner of Olive Avenue and Agua Fria Ranch Road (a portion of Tract AAA) of Agua Fria Ranch Subdivision from Planned Area Development with the underlying zoning district of Commercial District Two (C-2) and Single Family Dwelling (R-1) to Planned Area Development with the underlying zoning district of Single Family Dwelling Unit (R-3) and to modify restrictions of the R-3 zoning district related to decrease of minimum lot size, reduce the minimum lot width, decrease the required front, side, and rear yard setbacks and increase building height.

1. Call to Order

2. **Case Z19-04** Request to rezone approximately 4.45 acres of real property generally located at the northwest corner of Olive Avenue and Agua Fria Ranch Road (a portion of Tract AAA) of Agua Fria Ranch Subdivision from Planned Area Development with the underlying zoning district of Commercial District Two (C-2) and Single Family Dwelling (R-1) to Planned Area Development with the underlying zoning district of Single Family Dwelling Unit (R-3) and to modify restrictions of the R-3 zoning district related to decrease of minimum lot size, reduce the minimum lot width, decrease the required front, side, and rear yard setbacks and increase building height.

A. Staff Report

B. Applicant Presentation

C. Open Public Hearing and take testimony from the public related to this rezoning and zoning map amendment.

D. Close Public Hearing

E. Planning & Zoning Officer Discussion and/or Action Re: To recommend to the Town Council whether to approve, deny or approve the rezoning and zoning map amendment.

The Town Council Meeting decision shall be rendered at a hearing on **June 20, 2019 at 5:30 p.m.**

3. Adjournment.

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact Town Hall office at 623-933-8286 or TDD 623-974-**

3665 no later than 24 hours in advance of regular scheduled meeting time. To speak on an Agenda item, a comment form must be presented to the Town Clerk at least five (5) minutes before the Hearing. Citizens may appear before the Planning and Zoning Hearing Officer to present their views on any subject concerning the agenzized item. The Planning and Zoning Hearing Officer, however, may not discuss, consider, or decide items NOT on the agenda (A.R.S. 38-431.02 (H)). Due to the limitation of time, citizens' comments are requested not to exceed five (5) minutes.

POSTING CERTIFICATION OF THIS NOTICE

The undersigned hereby certifies that a copy of the attached notice and agenda were duly posted by **6:00 p.m. on April 12, 2019** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.

A handwritten signature in cursive script, reading "Nicole Smart", is written over a horizontal line.

Nicole Smart, Deputy Town Clerk