



PUBLIC NOTICE

PLANNING & ZONING HEARING YOUNGTOWN, ARIZONA

AGENDA

The Town of Youngtown provides notice that it will conduct a **Planning and Zoning Hearing on August 9, 2022** through *in-person and technological* means. The Planning & Zoning Hearing Officer may attend the hearing in-person or via video/telephone conference, as authorized by A.R.S. Section 38-431(4). The public may listen to the meetings by calling in telephonically using the conference call and meeting identification number provided below.

Case GP2022-01– Request for a Minor General Plan Amendment to change the land use classification of approximately 0.151 acres of real property generally located at 11101 W. Elk Avenue Youngtown, AZ 85363 facing N. 111TH Avenue from MEDIUM DENSITY RESIDENTIAL land use classification in the Town's General Plan to MEDIUM DENSITY RESIDENTIAL WITH A LIVE/WORK AREA land use classification. The effect of the amendment is to change the plan of development for the property in the General Plan and allow for rezoning to Residential District with Neighborhood Commercial Overlay, related to the creation of mixed-use overlay districts for certain neighborhood commercial activities in the R-3 single-family dwelling district.

The application and project file may be viewed **Monday through Friday, 8:00 a.m. to 4:00 p.m.** at the Town of Youngtown in the Community Development Department, located at 12030 N. Clubhouse Square, Youngtown, Arizona. Written comments may be sent to the Town of Youngtown, Community Development Department, 12030 N. Clubhouse Square, Youngtown, Arizona 85363. Written comments may also be submitted at the public hearings.

August 9, 2022 at 1:30 P.M.

PLACE: Join the Planning and Zoning Hearing by calling
1-346-248-7799

Meeting ID: 851 4853 3664

Password: 013005

Link to the Zoom Meeting:

https://us02web.zoom.us/j/85148533664?pwd=TqRTpve8BkVe4F8UEa_xAdLn3Cn01z.1

Address for in-person attendance: Town Hall Conference Room
12030 N. Clubhouse Sq.
Youngtown, AZ 85363

1. **Call to Order:** Case GP2022-01– Request for a Minor General Plan Amendment
 - A. Staff Report
 - B. Applicant Presentation
 - C. Open Public Hearing and take testimony from the public related to the minor general plan amendment
 - D. Close Public Hearing

- E. **Planning & Zoning Hearing Officer Discussion and/or Action Re: Recommendation to Council to approve, approve with modifications, or deny the minor general plan amendment request for GP2022-01.**

The Council decision shall be rendered at a hearing on **August 18, 2022 at 5:30 p.m.**

2. **Adjournment.**

***NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the Town Hall office at 623-933-8286 or TDD 623-974-3665 no later than 24 hours in advance of the regularly scheduled meeting time. To speak on an Agenda item, a comment form must be presented 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 under the jurisdiction of the Planning and Zoning Hearing Officer, however, the Planning and Zoning Hearing Officer 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 **5:00 p.m. on July 16, 2022** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.



Nicole Smart, Town Clerk