



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 3, 2022, AT 5:30 P.M.
BULLHEAD CITY COUNCIL CHAMBERS
1255 MARINA BLVD, BULLHEAD CITY, AZ

REMINDER: Please turn off or silence all cell phones and electronic devices.

NOTE: The Planning and Zoning Commission, by a duly passed motion, may vote in public session to adjourn to executive session to discuss confidential matters that arise concerning any agenda item pursuant to A.R.S. Section 38-431.03 including legal advice from its attorney.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

CALL TO THE PUBLIC

We will now have an open call to the public for citizens wishing to address the Commission on issues within the jurisdiction of the Commission. Your comments must be limited to three (3) minutes or less, unless you are speaking on behalf of a group of citizens present, and then the time is five (5) minutes with a maximum of fifteen (15) minutes allocated for call to the public. If you wish to address an item already on tonight's agenda, you should wait until that item is announced. At the conclusion of the open 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 put on a future agenda. However, members of the Commission cannot discuss or take legal action on matters not already on the agenda.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. Discussion and possible action to approve the January 6, 2022 Regular Meeting Minutes.

ACTION: APPROVED THE JANUARY 6, 2022 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – **ZONING MAP CHANGE Z22-001** – Request for a zoning map change from R2MF (Residential: Multiple-Family) to R1L (Residential: Single-Family Limited) for a .12 acre parcel of land located at 434 Whitewater Drive and described as Harbor View, Tract 1067, Lot 59, Section 24, T20N, R23W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL: MULTIPLE-FAMILY) TO R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) FOR A .12 ACRE PARCEL OF LAND LOCATED AT 434 WHITEWATER DRIVE AND DESCRIBED AS HARBOR VIEW, TRACT 1067, LOT 59, SECTION 24, T20N, R23W, BULLHEAD CITY, AZ. AS PRESENTED.

3. **PUBLIC HEARING – ZONING MAP CHANGE Z22-002** – Request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to C2 (General Commercial) for a .41 acre parcel of land located at 3813 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lot 2, Section 11, T19N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM C1 (COMMERCIAL: NEIGHBORHOOD SALES AND SERVICE) TO C2 (GENERAL COMMERCIAL) FOR A .41 ACRE PARCEL OF LAND LOCATED AT 3813 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOT 2, SECTION 11, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

4. **PUBLIC HEARING – ZONING MAP CHANGE Z22-003** – Request for a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to C2 (General Commercial) for a .41 acre parcel of land located at 3825 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lot 3, Section 11, T19N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM C1 (COMMERCIAL: NEIGHBORHOOD SALES AND SERVICE) TO C2 (GENERAL COMMERCIAL) FOR A .41 ACRE PARCEL OF LAND LOCATED AT 3825 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOT 3, SECTION 11, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

5. **PUBLIC HEARING – ZONING MAP CHANGE Z22-004** - Request for a zoning map change from R2MF (Residential: Multiple-Family) to C2 (General Commercial) and RP (Residential Park) pursuant to the PAD (Planned Area Development) District for a 5.26 acre parcel of land located at 328 Lee Avenue and described as a portion of Parcel B of Record of Survey Book 2, Page 85, Section 1, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL: MULTIPLE-FAMILY) TO C2 (GENERAL COMMERCIAL) AND RP (RESIDENTIAL PARK) PURSUANT TO THE PAD (PLANNED AREA DEVELOPMENT) DISTRICT FOR A 5.26 ACRE PARCEL OF LAND LOCATED AT 328 LEE AVENUE AND DESCRIBED AS A PORTION OF PARCEL B OF RECORD OF SURVEY BOOK 2, PAGE 85, SECTION 1, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

6. **PUBLIC HEARING – ZONING MAP CHANGE Z22-005** - Request for a zoning map change from R1L (Residential: Single-Family Limited) to R2MF (Residential: Multiple-Family) for a 47.5 acre parcel of land located west of Bullhead Fire Station #5 at Arroyo Vista Drive and Bullhead Parkway, and described as a portion of Section 1, T19N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) TO R2MF (RESIDENTIAL: MULTIPLE-FAMILY) FOR A 47.5 ACRE PARCEL OF LAND LOCATED WEST OF BULLHEAD FIRE STATION #5 AT ARROYO VISTA DRIVE AND BULLHEAD PARKWAY, AND DESCRIBED AS A PORTION OF SECTION 1, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

7. **PUBLIC HEARING – ZONING MAP CHANGE Z22-006** - Request for a zoning map change from PL (Public Lands) to C2 (General Commercial) for uses on the northeastern 5.82 acres of a parcel of land that is located at 2541 Highway 95 and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM PL (PUBLIC LANDS) TO C2 (GENERAL COMMERCIAL) FOR USES ON THE NORTHEASTERN 5.82 ACRES OF A PARCEL OF LAND THAT IS LOCATED AT 2541 HIGHWAY 95 AND DESCRIBED AS A PORTION OF SECTION 20, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

ADJOURNMENT

Dated this 4th day of February 2022.


Debie Ogden, MMC, CPM, Deputy City Clerk

**Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 or (928) 763-0143 (TTY) at least 24 hours prior to the meeting so that an accommodation may be arranged.