



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 6, 2025 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 February 6, 2025 Regular Meeting Minutes.

ACTION: APPROVED THE FEBRUARY 6, 2025 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

Item #4 is postponed to the April 3, 2025 Planning & Zoning Commission Meeting.

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING – ZONING MAP CHANGE Z25-001** - Request for approval of a zoning map change from C1 (Commercial: Neighborhood Sales and Service) to R2MF (Residential: Multiple-Family) for a .17-acre parcel of land located at 1540 Turquoise Road and described as Buena Vista, Tract 1143, Block 4, Lot 5, Section 16, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE A ZONING MAP CHANGE FROM C1 (COMMERCIAL: NEIGHBORHOOD SALES AND SERVICE) TO R2MF (RESIDENTIAL: MULTIPLE-FAMILY) FOR A .17-ACRE PARCEL OF LAND LOCATED AT 1540 TURQUOISE ROAD AND DESCRIBED AS BUENA VISTA, TRACT 1143, BLOCK 4, LOT 5, SECTION 16, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

3. **PUBLIC HEARING – GENERAL PLAN AMENDMENT P25-001** - Request for an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from RC (Regional Commercial) to MHDR (Medium High Density Residential) for an approximately 33.7-acre portion of a parcel of land described as a portion of Section 11, T19N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO THE LAND USE PLAN OF THE BULLHEAD CITY GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM RC (REGIONAL COMMERCIAL) TO MHDR (MEDIUM HIGH DENSITY RESIDENTIAL) FOR AN APPROXIMATELY 33.7-ACRE PORTION OF A PARCEL OF LAND DESCRIBED AS A PORTION OF SECTION 11, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

4. **PUBLIC HEARING– CONDITIONAL USE PERMIT U25-001** - Request for a conditional use permit to allow a multi-unit storage building in connection with the Chaparral Terrace Tract 4020 subdivision, on parcels of land zoned PAD-R1L (Planned Area Development, Residential: Single-Family Limited), located at 1175 Chaparral Drive and described as Chaparral Terrace, Tract 4020, Parcels K & L, Section 29, T20N, R22W, Bullhead City, AZ.

ACTION: ITEM POSTPONED. NO DISCUSSION TOOK PLACE.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

None.

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

None.

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

None.

ADJOURNMENT

Dated this 17th day of March 2025



Susan Carroll, 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.