

**TOWN OF YOUNGTOWN
AMENDED NOTICE OF PUBLIC HEARING**

PURSUANT TO A.R.S. § 39-204 AND 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARINGS in the Town of Youngtown, Arizona, relating to the following requests for changes in land use regulations:

Ridgeview Minor General Plan Amendment:

GP18-000001: Request for Minor General Plan Amendment to change the land use classification of approximately 7.74 acres of real property generally located between Rancho Estates and Agua Fria Ranch with the most northern point being Peoria Avenue, which bisects the Life Stream Retirement Facility from Rural District (R) land use classification to Single Family Dwelling District (R-3) land use classification. The effect of this amendment will be to change the plan of development for the property to allow residential development in land that is currently designated for rural non-development purposes.

Ridgeview Zoning Map Amendment (Rezoning):

Z17-000012: Request to rezone approximately 30 acres of real property generally located between Rancho Estates and Agua Fria Ranch with the most northern point being Peoria Avenue, which bisects the Life Stream Retirement Facility from Town of Youngtown Rural District (R) zoning district and Single-Family Dwelling District to Town of Youngtown Planned Area Development Overlay zoning district with underlying zoning district of Single-Family Dwelling District (R3) and to modify restrictions of the R3 zoning district related to decrease of minimum lot sizes, decrease of minimum lot widths, reduction of front, side, and rear yard setbacks, increase of building height, increase of maximum fence height, and reduction of street width requirements.

The Ridgeview application and project file may be viewed by the public 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. Any interested person may appear and be heard at the following public hearings.

THE PLANNING AND ZONING HEARING OFFICER will hold a public hearing and discussion and may make a recommendation to the Youngtown Town Council regarding the general plan amendment and zoning map amendment at his meeting on:

January 16, 2018 at 1:30 P.M.

Town of Youngtown Council Chambers located at 12033 N. Clubhouse Square, Youngtown, Arizona.

THE YOUNGTOWN TOWN COUNCIL will hold a public hearing and discussion on the general plan amendment and zoning map amendment and may vote to approve, approve with modifications, or deny the request set forth above at its meeting on:

February 1, 2018 at 7:00 p.m.

Town of Youngtown Council Chambers located at 12033 N. Clubhouse Square, Youngtown, Arizona.

For more information, contact Nicole Smart, Citizen Services Specialist, Town of Youngtown, 12030 Clubhouse Square, Youngtown, AZ 85363 or call 623-933-8286; Jeanne Blackman, Town Manager, may also be reached at 623-388-7899.

The Town of Youngtown endeavors to make all public meetings accessible to persons with disabilities. Please call 623-933-8286 at least 48 hours prior to the meeting to request a reasonable accommodation to participate in these meetings. All interested citizens are invited to attend and provide testimony on these proposed special use requests.

I, MARY REYNOLDS, TOWN CLERK, DO HEREBY CERTIFY THAT AN AMENDED COPY OF THIS PUBLIC NOTICE FOR CASE Z17-000012 and GP18-000001 WAS POSTED IN THREE PLACES ON THE 12TH DAY OF JANUARY, 2018.

/SMARY REYNOLDS
Mary Reynolds, Town Clerk