

CITY OF SOMERTON
Planning and Zoning Commission
Special Meeting Minutes

January 3, 2018

Call to Order:

Chairman Flores called the meeting to order at 6:00pm at the Somerton City Hall, Council Chambers, 143 N. State Avenue, Somerton, Arizona.

Roll Call:

Present: Chairman Daniel Flores, Vice-Chairman Ronald Rice, Commissioner Candelario Rangel, and Commissioner Cristobal Garcia.

Absent: Commissioner Armando Leon, Commissioner Lorena Zendejas, and Commissioner David Gonzalez.

Staff Present

Carmen Juarez - Community Development Director
Saul Albor - Planner I
Hector Tapia - Interim City Manager

Pledge of Allegiance: Recited in unison

Approval of Minutes:

Minutes for the regular meeting on December 18, 2017 were presented for approval. Commissioner Rice first motioned to approve, second by Commissioner Garcia. Motion passed 4-0.

Call to the Public:

No public comments were presented.

PUBLIC HEARING:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

1. **Preliminary and Final Plat Case #P02-17 Townhomes at Somerton Square:** Ms. Juarez presented this item, explained this is a request to recommend Council approval of Preliminary and Final plats to subdivide .96 acres of land at the northwest corner of

Spring St. and Musgrove Ave., APN 743-63-037, into ten lots for a townhome residential development in a Multi-Family Residential-3 (R-3) Zoning District. Ms. Juarez stated that this project is considered an infill development therefore the design poses some challenges as the utilities and services were installed long before this development was designed. Ms. Juarez went through the staff report explaining the different elements in the General Plan and adjacent/site zoning districts that had to be reviewed and in compliance to allow this development to move forward.

Ms. Juarez also explained how the Developer and staff agreed on the 20% of open space required in the Zoning Code that would make this subdivision compliant. Due to the size and layout of the project, the developer will comply with the 20% of open space but in lieu of the required 5% usable open space, the Developer will contribute financially or in-kind to the construction of the future Centennial Park located across the street from this proposed project, with an amount equal to the cost (including labor and material) of the required 5% usable open space. The cost amount will be submitted by the applicant as part of their engineer subdivision cost report and reviewed and approved by Parks and Rec. Department. Ms. Juarez also explained the conditions of approval in the staff report as well as the rest of exhibits.

Ms. Juarez handed out copies of the revised Preliminary and Final plats explaining that these had been submitted by the developer the day before.

Fernando Villegas, Agent for this project also presented the Commission with information about the future townhomes to be built at this location and answered several questions from the Commission.

Vice-Chairman Rice first motioned to recommend City Council approval of this request, Case #P02-17 with the conditions presented by Staff under Exhibit B of the staff report. Second by Commissioner Rangel, motion passed 4-0.

Summary of Current Events:

1. Next regular meeting is scheduled for January 22, 2018.
2. Update of current events: Burger King construction plans under review, Valle del Sol Phase 4-preliminary plat under review, La Isla Estates improvements under construction.

Adjournment:

Motion: Vice-Chairman Rice motioned to adjourn. Commissioner Garcia second the motion. Motion passed 4-0. Meeting adjourned at 6:56PM.

Daniel Flores
Chairman

1-22-18
Date