

CITY OF SOMERTON
Planning and Zoning Commission Meeting

Regular Meeting Minutes

June 15th 2020

Call to Order:

Chairman Daniel Flores, 6:00PM

Roll Call:

Present: Chairman Flores, Vice Chairman Rice, Commissioner Rangel, Commissioner Magaña

Absent: Commissioner Zendejas

Staff Present

Carmen Juarez, Community Development Director
Saul Albor, Planner II

Pledge of Allegiance: Recited in Unison

Approval of Minutes: From April 20th, 2020 Meeting. Minutes Approved without corrections. Motion to approve minutes moved by Vice Chair Rice, 2nd by Commissioner Rangel. Motion Passed 4-0

Call to the Public: No public comments were presented.

PUBLIC HEARING:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

1. **MINOR GENERAL PLAN AMENDMENT CASE NO. PLN19-00018:**

A minor amendment requested by the City of Somerton to change the 2010 General Plan Land Use Designation of a portion ten acres in size more or less of APN 195-33-028, a 19.87 Acre parcel from HDR (High Density Residential) to Commercial; and to change the General Plan Land Use Designation of APN 195-33-027, a 35.79 Acre parcel more or less from HDR (High Density Residential) and LDR (Low Density Residential) to Recreation and Open Space. The purpose of this Minor General Plan amendment is to allow the approval of Rezoning Case PLN19-00017. **PRESENTED CONCURRENTLY WITH REZONING CASE PLN19-00017.**

2. REZONING CASE No. PLN19-00017:

A rezoning request by the City of Somerton for the rezoning of a portion of ten acres more or less in size of APN 195-33-028, a 19.87 acre parcel from R-3 (Multi-Family Residential) to C-2 (General Commercial); and the rezoning of APN 195-33-027, a 35.79 Acre parcel more or less from R1-6 (Single-Family Residential) and R-2 (Multi-Family Residential) to OS (Open Space). The purpose of these rezoning requests is to allow the development of a future commercial center along Main Street and of a future regional park adjacent to the future Somerton High School.

PRESENTED CONCURRENTLY WITH MINOR GENERAL PLAN AMENDMENT CASE PLN19-00018.

Saul Albor, Planner II of the Community Development Department presented both items concurrently. Mr. Albor delivered his presentation of the staff report and exhibits to the Planning and Zoning Commission. Mr. Albor emphasized that the general plan amendment and concurrent rezoning were both city sponsored efforts part of the city's long-term goal to develop both a major commercial center and regional park on 75 acres of city owned land west of Cesar Chavez Avenue. Mr. Albor stated that the City's Economic Development Department is actively pursuing developers/partners for the proposed commercial center, potential future uses include large retailers, offices, clinics, theaters, restaurants, and a major hotel chain. Mr. Albor stated that longtime Somerton medical provider Sunset Clinic had expressed serious interest purchasing a lot in the future commercial center to relocate from their current location downtown. Lastly Mr. Albor stated that the Regional Park would likely be developed in conjunction with the future Somerton High School.

Mr. Albor asked the Commissioners, if they had any questions related to the proposed rezoning and/or minor general plan amendment. No questions came but the Commissioners expressed support.

Motion: Recommend Approval of General Plan Amendment Case PLN19-00018 with the conditions listed in Exhibit A.

Moved: Vice Chair Rice
2nd: Commissioner Rangel

Vote: 4-0, Motion Carried

Motion: Recommend Approval of Rezoning Case PLN19-00017 with the conditions listed in Exhibit A.

Moved: Commissioner Rangel
2nd: Vice Chair Rice

Vote: 4-0, Motion Carried

3. PRELIMINARY PLAT CASE NO. PLN20-00007:

A preliminary plat approval request by Alex Gallardo on behalf of Celerino A Gallardo LLC for the Maxx Subdivision, a single family subdivision 3.65 acres in size more or less to be located on the Southwest corner of Cesar Chavez Avenue and Madison Street. The applicant is proposing subdividing the property identified as APN 195-33-005 into 16 lots ranging in size from 6000 SF to 8165 SF

Saul Albor, Planner II of the Community Development Department presented the item. Mr. Albor delivered his presentation of the staff report and exhibits to the Planning and Zoning Commission.

Vice Chairman Rice asked if the developer would provide full or half street improvements to Madison Avenue, Mr. Albor informed the Commission that the developer would be required to provide improvements for 50' of street width. Mr. Vianey Vega, the applicant and engineer of record for the project added that the developer would provide a full street of improvements to match the existing pattern on Madison Street.

Commissioner Magaña asked if the development would generate additional traffic. Mr. Albor answered by saying that the small size of the project (16 lots) was not expected to generate a sufficient amount of traffic necessary to warrant a traffic study by the developer.

Chairman Flores asked what would be impact the impact of the subdivision for future development. Mr. Albor explained the proposed subdivision was a compatible land use with the current zoning district and 2010 General Plan land use classification. The subdivision was exactly the kind of the development the city wanted to see in that area. Mr. Albor displayed the zoning map and pointed out how the entire vicinity was zoned for single family residential making this a very compatible request. Albor explained that the impact would be a positive one the project would be the 1st single family subdivision constructed West of Cesar Chavez and North of Main Street. Mr. Albor credited this milestone as visual proof that Somerton is growing.

Motion: Recommend Approval of Preliminary Plat Case PLN20-00007 with the conditions listed in Exhibit A.

Moved: Commissioner Rangel

2nd: Vice Chair Rice

Vote: 4-0, Motion Carried

Summary of Current Events:

Presented by Carmen Juarez, Community Development Director.

Next Meeting:

The next regularly scheduled meeting of the Somerton Planning and Zoning Commission will be held on July 20th, 2020 at 6:00PM.

Adjournment:

Motion: Adjourn Meeting

Moved: Commissioner Rangel
2nd: Vice Chair Rice

Vote: 4-0, Motion Carried

Meeting Adjourned: 7:04 PM

A full video recording of this meeting is available for viewing online at
<https://www.youtube.com/watch?v=rezmsusFiy0>

Daniel Flores
Chairman

9-21-20
Date