



Planning and Zoning Commission

Regular Meeting

Agenda

Monday, June 21, 2021 6:00 PM

City Hall, Council Chambers

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. PLEDGE OF ALLEGIANCE	
4. CALL TO PUBLIC <i>This is the time for the public to comment. Members of the Planning and Zoning Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later time.</i>	
5. CONSENT AGENDA <i>All matters listed here are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the CONSENT AGENDA and will be considered separately.</i>	
5.1. Approval of Minutes Minutes from May 17	3 - 5
6. PUBLIC HEARING	
6.1. REZONING CASE PLN21-00014 A request by Ramon Arias on behalf of Nomar Properties and Pensco Trust for the rezoning of the following properties - 1401 N Somerton Avenue: R1-6 (Single Family Res.) TO R-3 (Multi-Family) - 1415 N Somerton Avenue: R1-6 (Single Family Res.) TO R-3 (Multi-Family) - 1431 N Somerton Avenue: C-2 (General Commercial) TO R-3 (Multi-Family) - 1449 N Somerton Avenue: C-2 (General Commercial) TO R-3 (Multi-Family) These parcels are not located within the High Noise or Accident Potential Zone (HNAPZ) as that term is defined in A.R.S. § 28-8461. Staff Report Exhibits	6 - 19
6.2. FINAL PLAT CASE PLN21-00016 A final 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. Staff Report Exhibits	20 - 29
6.3. CONDITIONAL USE PERMIT CASE PLN21-00017 A Conditional Use Permit approval request by Eli Rodriguez on behalf of Ovet Esparza To allow the establishment of an Auto Detailing Business (Minor Automobile Repair) at 109 W Cactus, Assessor's Parcel Number 752-15-011, in the C-1 (Neighborhood Commercial) Zoning District in the City of Somerton, AZ.	30 - 39

as required per Zoning Ordinance Section 2.5; Table 2.5-1; Table of Commercial Uses. This parcel is not located inside the High Noise or Accident Potential Zone as that term is defined in A.R.S. § 28-8461.

[Staff Report](#)

[Exhibits](#)

7. **SUMMARY OF CURRENT EVENTS / FUTURE AGENDA ITEMS**
8. **ADJOURNMENT**