

# **Planning and Zoning Commission**

## **Regular Meeting Minutes**

April 16, 2007

### **Call to Order**

Chairman Armando León called the meeting to order at 6:33 pm at the Library Annex, 240 W. Canal Street.

### **Roll Call**

Present: Armando León, Chairman; Renee Vuksan, Vice-Chairwoman; Carlos Gonzalez, Commissioner; Juan Villafàna, Commissioner; Jose Treviño Commissioner absent; Jose Yepez, Commissioner absent; Gema Anaya, Commissioner absent.

### **Pledge of Allegiance**

**Approval of Minutes** – Special Meeting – March 12, 2007. Commissioner Gonzalez motioned to approve the minutes. Vice-Chairwoman Vuksan seconded the motion. **Motion passed 4-0.**

### **Call to the Public**

No public comments.

### **Public Hearings**

#### **1) Rezoning Case # Z02-07 (Somerton Plams TownHomes):**

Jim Donahue, Community Development, Planner II, presented this case. Penn Holdings LLC of Escondido, CA is requesting the rezoning of seven (7) fifty-foot (50') lot (the south 91 feet of lot 25-31 and the south 91 feet of the west 20 feet of lot 32, all in block 3 of the Company Addition to Somerton Town site) located at the northeast corner of Cano Street and Musgrove Avenue from C-1 Limited Commercial to R-3 High Density Residential to allow for the construction of 10 town homes.

#### **Open Public Hearing**

Vianney Vega representing Edias Engineering explained about their project. They are proposing 10 (ten) town homes with 2 (two) or 3 (three) bedrooms including a garage, and a 6 (six) feet solid walls. Vice-Chairwomen Vuksan asked if the entrance would be gated. Mr. Vega responded they have not yet determined if it would be a gated community or just install signs allowing only the home owners to enter and exit. Chairman Leon asked if they had any plans in improving Cano Street, since the street is narrowed. Mr. Vega responded that they are working on improving Cano Street.

Commissioner Villafàna asked if the town homes would be for sale or rent only. Mr. Vega responded that it will depend on the market at the time.

**Staff recommendation:**

Staff recommends **Approval** to the City Council of the R-3 (High-Density Residential) zoning request. The proposed use meets the goals and objectives of the Somerton General Plan as outlined in Section 4.30 and the project is deemed appropriate as it provides a buffer between the commercial development to the north and the older single-family residential development to the south of Can Street as well as providing a new option for residential housing in Somerton.

**Close Public Hearing**

**Motion:** Vice-Chairwoman Vuksan moved to recommend **APPROVAL** to City Council for Rezoning Case #Z02-07. Commissioner Gonzalez seconded the motion.

**Motion passed 4-0.**

**2) Rezoning Case #Z03-07.**

Jim Donahue, Community Development, Planner II, presented this case. Fernando Villegas on behalf of Nomar Developments Inc. is requesting the rezoning of Tracts A and B, Veranda Estates located at the southwest corner of Somerton Avenue and Madison Street (formerly County 15<sup>th</sup> Street) from R-1-6 Low Density Residential to C-2 General Commercial.

**Open Public Hearing**

No comments from the public.

**Staff recommendation:**

Staff recommends **Approval** to the City Council of the C-2 (General Commercial) zoning request. The proposed use meets the goals and objectives of the Somerton General Plan outlined in Section 4.50 and the project is deemed appropriate, as it provides a location for general business opportunities in this fast growing residential neighborhood.

**Close Public Hearing**

**Motion:** Commissioner Gonzalez moved to recommend **APPROVAL** to City Council for Rezoning Case #Z03-07. Vice-Chairwomen Vuksan seconded the motion.

**Motion passed 4-0.**

**3) Rezoning Case # Z04-07**

Jim Donahue, Community Development, Planner II, presented this case. Fernando Villegas on behalf of Normar Developments, Inc. of Yuma for a change in zoning from R-1-6 (Single-Family Residential) to R-3 (Multi-Family Residential) for the construction of a multi-family development project containing 0.49 acres in area, more or less and commonly known as Tract C, Veranda Estates subdivision in Somerton, Arizona, and located at the southwest corner of Somerton Avenue and Monroe Place.

**Open Public Hearing**

No comments from the public.

**Staff recommendation:**

Staff recommends **Approval** to the City Council of the R-3 (Multi-Family Residential) zoning request. The proposed use meets the goals and objectives of the Somerton General Plan outlined in Section 4.50 and the project is deemed appropriate, as it provides a type of residential housing needed in this fast growing part of our City.

**Close Public Hearing**

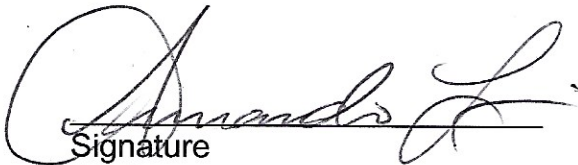
**Motion:** Commissioner Gonzalez moved to recommend **APPROVAL** to City Council for Rezoning Case #Z04-07. Vice-Chairwomen Vuksan seconded the motion.

**Motion passed 4-0.**

**Adjournment**

Commissioner Gonzalez moved to adjourn. Commissioner Villafàna seconded.

**Motion passed 4/0.** Meeting adjourned at 7:27p.m



Signature  
Chairman  
Armando Leòn

5/21/07  
Date