



SOMERTON PLANNING & ZONING COMMISSION PUBLIC NOTICE AND AGENDA SPECIAL MEETING

DATE: TUESDAY, JULY 31, 2018
TIME: 6:00 P.M.
PLACE: SOMERTON CITY HALL, COUNCIL CHAMBERS, 143 N. STATE AVE., SOMERTON, AZ.

COMMISSIONERS:

DANIEL FLORES
RONALD RICE
LORENA ZENDEJAS
ARMANDO LEÓN

CRISTÓBAL GARCIA
CANDELARIO RANGEL
VACANT

STAFF:

IAN MCGAUGHEY, CITY MANAGER
CARMEN JUAREZ, CDD
SAUL ALBOR, PLANNER I

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
MINUTES FOR REGULAR MEETING ON APRIL 16, 2018
4. CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Planning & 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 date.

PUBLIC HEARINGS:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

1. **PRELIMINARY PLAT CASE NO. P03-17 VALLE DEL SOL PHASE 4:**
Nieves Riedel on behalf of Riedel Holdings, LLC is requesting the subdivision of 10.62 acres of land, generally located at the northeast corner of Bingham Ave. and County 17th Street, APN 752-32-037 into forty-nine (49) lots and one (1) tract for residential development in a Single-Family Residential-6 (R-1-6) zoning district.
2. **Rezoning Case #PLN18-00008 and Minor General Plan Amendment Case #PLN18-00011:** Thomas Ryan on behalf of Housing America Corporation requests a change of zoning for 1.0 acre, more or less, from Multi-Family Residential (R-3) to Single-Family (R-1-6) for properties identified as APNs 743-54-106, 743-54-107, 743-62-005, 743-62-006, 743-62-007, 743-62-008 generally located on the East side of the 400 block of North State Avenue between Adams and Jacobs Streets. The purpose of this rezoning is to allow

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infill development of single family homes on two currently vacant lots as well any other lot within the scope of the rezoning. The request by the applicant will require a concurrent minor general plan amendment. The applicant therefore requests a minor general plan amendment to change the land use designation of 1.0 acre, more or less, from High Density Residential (HDR) to Low Density Residential (LDR) for all previously identified properties. The purpose of this amendment is to allow the rezoning of the subject parcels from R-3 (Multi-Family Residential) to R1-6 (Single Family Residential).

3. Conditional Use Permit Case #PLN18-00010:

Ministerio Fortaleza Espiritual LLC is requesting a Conditional Use Permit to allow the operation of a Group Recovery Home/Treatment Center at 314 W. Main Street., Assessor Parcel Number 743-63-115, in the MSC (Main Street Corridor) Zoning District in the City of Somerton, AZ. As required per Zoning Ordinance Section 2.4.3, Table 2.4-1 Table of Permitted Uses.

SUMMARY OF CURRENT EVENTS

- NEXT REGULAR MEETING ON AUGUST 20, 2018
- UPDATE OF CURRENT PROJECTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act, the City of Somerton does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: City of Somerton Human Resources Division, 143 N. State Avenue, P.O. Box 638, Somerton, AZ 85350; (928) 722-7400 or TTY (928) 627-8866. Handicapped individuals with special accessibility needs should contact the City at the number above at least 2 working days prior to the hearing with special need requirements.