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July 8, 2015

Via Email: (jtorres@cityofsanluis.org)

City of San Luis
Attn: Jenny Torres, Community Development Director
1090 E. Union Street
San Luis, AZ 85349

Re: Rezoning of San Luis Plaza

Dear Ms. Torres:

I am writing to express this office's support to the City of San Luis in its efforts to rezone San Luis Plaza from C-1 (Neighborhood Commercial Zoning District) to C-2 (Community Commercial Zoning District).

As a result of our marketing efforts to lease the former Dollar General building, it has become very clear to us in recent months that the existing C-1 zoning will make it very difficult to lease or sell existing buildings located within San Luis Plaza, in large part, because of the narrow pool of prospects that can operate based on the uses permitted under the existing code, which will only hinder the future development of this commercial plaza. However, rezoning San Luis Plaza to C-2, will expand the pool of potential users by permitting all of the general business and commercial uses that are customarily found in similar commercial centers in Yuma County, which will help spur additional growth in the City of San Luis.

We frequently work with retail and commercial operators who are considering San Luis for their business operations, so we are very pleased that City staff has made the decision to move forward with the rezoning of San Luis Plaza, which will make this commercial center a more attractive and feasible consideration for prospective operators.

Thank you in advance for your thoughtful consideration to this rezoning case and if you have any questions or if our office can be of any further service that would assist you in your decision making process in any way, please don't hesitate to contact our office.

Best Regards,

Mark J. Banach