NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING CANCELLATION

Notice is hereby given that the Regular Planning and Zoning Commission meeting scheduled for Tuesday, November 8, 2016 at 7:00 p.m. at the San Luis Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, has been cancelled due to today's election taking place at City Hall. Therefore all items would be presented at a Special Meeting to be scheduled for Tuesday, November 29, 2016 at 7:00 p.m.

THIS NOTICE IS GIVEN BY:
/s/ Roman Pacheco, Planning Technician

AVISO DE CANCELACION DE LA JUNTA DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO

Por medio de este aviso, se notifica al publico en general que la Junta Regular de la Comisión de Planeación y Zonamiento de San Luis, Arizona, programada para el dia Martes, 8 de Noviembre del 2016 a las 7:00 p.m. en la Sala del Concilio, ubicada en el 1090 E. Union Street, San Luis, Arizona, ha sido cancelada por motivo alas elecciones que se estan llevando acabo el dia de hoy en las oficinas de el ayuntamiento. La Comisión de Planeacion y Zonamiento tendra un Junta Especial el dia Martes 29 de Noviembre alas 7:00 p.m. para discutir los asuntos previamente agendados para el dia de hoy.

ESTE AVISO ES DADO POR:
/f/ Roman Pacheco, Técnico en Planeación y Zonamiento

AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, November 8, 2016
7:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA
All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2016-0469. A request by Jesse Couch, on behalf of Border Ranches, LLC, owner, to rezone approximately 10 acres from High Density Residential (R-3) to Community Commercial (C-2) zoning district. Property located on the southwest corner of County 23 1/2 Street and Avenue F.

A. Motion to continue this item as per applicant's request

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2016-0471. A request by Jesse Couch, on behalf of Border Ranches, LLC, property owner, for a Conditional Use Permit to allow a mini storage facility to be located on the southwest corner of County 23 1/2 Street and Avenue F, San Luis, Arizona.

A. Motion to continue this item as per applicant's request

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2016-0498. A request by Edais Engineering, Inc., on behalf of Riedel Holding, LLC, owner, to rezone approximately 10 acres, located north of County 22nd Street and east of the East Main Canal from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district.

A. Open public hearing
1. Staff Presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Rezoning Case No. 2016-0498

5. **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2016-0517F. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bien Estar Inc., for the Final Plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E 1/2 and County 23 1/2 Street.

6. **INFORMATION AND DISCUSSION ITEMS** - Staff/Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date.

7. **NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS**

8. **CALL TO THE PUBLIC** - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

9. **ADJOURNMENT**

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting-CANCELLED

4. A.

Meeting Date: 11/08/2016

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2016-0469. A request by Jesse Couch, on behalf of Border Ranches, LLC, owner, to rezone approximately 10 acres from High Density Residential (R-3) to Community Commercial (C-2) zoning district. Property located on the southwest corner of County 23 1/2 Street and Avenue F.

A. Motion to continue this item as per applicant's request

SUMMARY:

On October 31, 2016 staff received a letter from the applicant requesting to continue this item until further notice (attached).

RECOMMENDED MOTION:

I move to CONTINUE Rezoning Case No. 2016-0469.

Attachments

Applicant request to continue item (10-31-16)

Jose A. Guzman

From: Jesse Couch <Jesse@tierramanagement.com>
Sent: Monday, October 31, 2016 1:50 PM
To: Roman Pacheco
Cc: John Starkey; Jose A. Guzman; Joshua Meyer
Subject: RE: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Roman,

After getting clarification, we would like to request a continuance for the Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 until further notice.

Thank you for your help.

Jesse Couch

From: Jesse Couch
Sent: Friday, October 28, 2016 9:37 AM
To: 'Roman Pacheco' <RPacheco@cityofsanluis.org>
Cc: John Starkey <JStarkey@cityofsanluis.org>; Jose A. Guzman <jaguzman@cityofsanluis.org>
Subject: RE: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Hello Roman,

Would it be possible to continue this process for the scheduled meetings? Josh said our plans are not as definite as we thought they were. We don't want to cancel, just continue for now. Is that possible? Sorry for any inconvenience.

Thanks,

Jesse Couch
Tierra Management, LLC
3220 Lakeside Village Dr.
Prescott, AZ 86301
928-445-0911 Office
928-445-0936 Fax
jesse@tierramanagement.com

From: Roman Pacheco [mailto:RPacheco@cityofsanluis.org]
Sent: Thursday, October 6, 2016 8:37 AM
To: Jesse Couch <Jesse@tierramanagement.com>

Cc: John Starkey <JStarkey@cityofsanluis.org>; Jose A. Guzman <jaguzman@cityofsanluis.org>
Subject: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Good morning Jesse-

Attached find payment receipt for Rezoning Case No. 2016-0469 and Conditional Use Permit Case No. 2016-0471 / Border Self Storage II. Also, below is the schedule of the meetings:

Rezoning Case No. 2016-0469

November 1, 2016
Citizen Review Meeting @ 6:00PM; San Luis City Hall, Council Chambers 1090 E. Union Street, San Luis, Arizona.

November 8, 2016
Regular Planning and Zoning Commission Meeting @ 7:00PM; San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona.

November 23, 2016
Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona. (1st Reading of Ordinance)

December 14, 2016
Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Unions Street, San Luis, Arizona. (2nd Reading of Ordinance)

Please note that the CUP will be place on hold until the rezoning becomes effective, 30 days after the second reading. Then, it will be place in the next regular City Council meeting. (see schedule below)

Conditional Use Permit Case No. 2016-0471

November 1, 2016
Citizen Review Meeting @ 6:00PM; San Luis City Hall, Council Chambers 1090 E. Union Street, San Luis, Arizona.

November 8, 2016
Regular Planning and Zoning Commission Meeting @ 7:00PM; San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona.

January 25, 2016
Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona

If you have any questions, please contact me.

Thanks.

Roman Pacheco
Planning Technician
Planning & Zoning Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047

928.341.8599 Fax
www.cityofsanluis.org

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting-CANCELLED

4. B.

Meeting Date: 11/08/2016

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2016-0471. A request by Jesse Couch, on behalf of Border Ranches, LLC, property owner, for a Conditional Use Permit to allow a mini storage facility to be located on the southwest corner of County 23 1/2 Street and Avenue F, San Luis, Arizona.

A. Motion to continue this item as per applicant's request

SUMMARY:

On October 31, 2016 staff received a letter from the applicant requesting to continue this item until further notice (attached).

RECOMMENDED MOTION:

I move to CONTINUE Conditional Use Permit Case No. 2016-0471.

Attachments

Applicant request to continue item (10-31-16)

Jose A. Guzman

From: Jesse Couch <Jesse@tierramanagement.com>
Sent: Monday, October 31, 2016 1:50 PM
To: Roman Pacheco
Cc: John Starkey; Jose A. Guzman; Joshua Meyer
Subject: RE: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Roman,

After getting clarification, we would like to request a continuance for the Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 until further notice.

Thank you for your help.

Jesse Couch

From: Jesse Couch
Sent: Friday, October 28, 2016 9:37 AM
To: 'Roman Pacheco' <RPacheco@cityofsanluis.org>
Cc: John Starkey <JStarkey@cityofsanluis.org>; Jose A. Guzman <jaguzman@cityofsanluis.org>
Subject: RE: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Hello Roman,

Would it be possible to continue this process for the scheduled meetings? Josh said our plans are not as definite as we thought they were. We don't want to cancel, just continue for now. Is that possible? Sorry for any inconvenience.

Thanks,

Jesse Couch
Tierra Management, LLC
3220 Lakeside Village Dr.
Prescott, AZ 86301
928-445-0911 Office
928-445-0936 Fax
jesse@tierramanagement.com

From: Roman Pacheco [mailto:RPacheco@cityofsanluis.org]
Sent: Thursday, October 6, 2016 8:37 AM
To: Jesse Couch <Jesse@tierramanagement.com>

Cc: John Starkey <JStarkey@cityofsanluis.org>; Jose A. Guzman <jaguzman@cityofsanluis.org>
Subject: Rezoning Case No. 2016-02469 and CUP Case No. 2016-0471 / Border Self Storage II

Good morning Jesse-

Attached find payment receipt for Rezoning Case No. 2016-0469 and Conditional Use Permit Case No. 2016-0471 / Border Self Storage II. Also, below is the schedule of the meetings:

Rezoning Case No. 2016-0469

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Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona. (1st Reading of Ordinance)

December 14, 2016
Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Unions Street, San Luis, Arizona. (2nd Reading of Ordinance)

Please note that the CUP will be place on hold until the rezoning becomes effective, 30 days after the second reading. Then, it will be place in the next regular City Council meeting. (see schedule below)

Conditional Use Permit Case No. 2016-0471

November 1, 2016
Citizen Review Meeting @ 6:00PM; San Luis City Hall, Council Chambers 1090 E. Union Street, San Luis, Arizona.

November 8, 2016
Regular Planning and Zoning Commission Meeting @ 7:00PM; San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona.

January 25, 2016
Regular City Council Meeting @ 7:00PM, San Luis City Hall; Council Chambers 1090 E. Union Street, San Luis, Arizona

If you have any questions, please contact me.

Thanks.

Roman Pacheco
Planning Technician
Planning & Zoning Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047

928.341.8599 Fax
www.cityofsanluis.org

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting-CANCELLED

4. C.

Meeting Date: 11/08/2016

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2016-0498. A request by Edais Engineering, Inc., on behalf of Riedel Holding, LLC, owner, to rezone approximately 10 acres, located north of County 22nd Street and east of the East Main Canal from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district.

A. Open public hearing
    1. Staff Presentation
    2. Call to the Public on this item
B. Close public hearing
C. Action on Rezoning Case No. 2016-0498

BACKGROUND:

The subject property is Assessor Parcel ID No. 211-31-012 and is located east of the East Main Canal and north of County 22nd Street. The areas to the west, east and north are zoned as Rural Area Residential (RA-10) and are undeveloped and only the property to the west is being used for agricultural purposes. The area to the south is zoned as Medium Density Residential (R1-6) and is where the proposed residential subdivision Las Quintas de San Luis II will be located.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with and conforms to that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (11-03-16)
2. Yuma County Water User's Association (10-19-16)
3. Yuma County (10-18-16)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (7 letters). Staff received a call from one of the property owners concerned about potential high density (apartments) development. Staff explained to him that the proposed rezoning allows for the development of single family homes with a minimum lot size of 6,000 square feet.

The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute (A.R.S. §9-462.03) and City of San Luis Zoning Ordinance (Section 3.0-C),

a Citizen Review meeting was held at City Hall on November 1, 2016.

The purpose of the Citizen Review Meeting is to provide adjacent landowners and other potentially affected citizens an opportunity to ask questions and express any issues or concerns that they may have with the proposed rezoning or specific plan application prior to the public hearing. There were no members of the public present.

SUMMARY:

The applicant has provided the information and materials necessary for staff to make a recommendation of the Rezoning request.

Staff recommends approval of the rezoning request with the following condition:

1. As noted in the comments from City of San Luis Fire Department, developer must provide two means of egress for new subdivision.

RECOMMENDED MOTION:

I move to forward Rezoning Case No. 2016-0498 to the City Council, with an APPROVAL recommendation subject to the CONDITION that the developer must provide a secondary point of access for the proposed subdivision.

Attachments

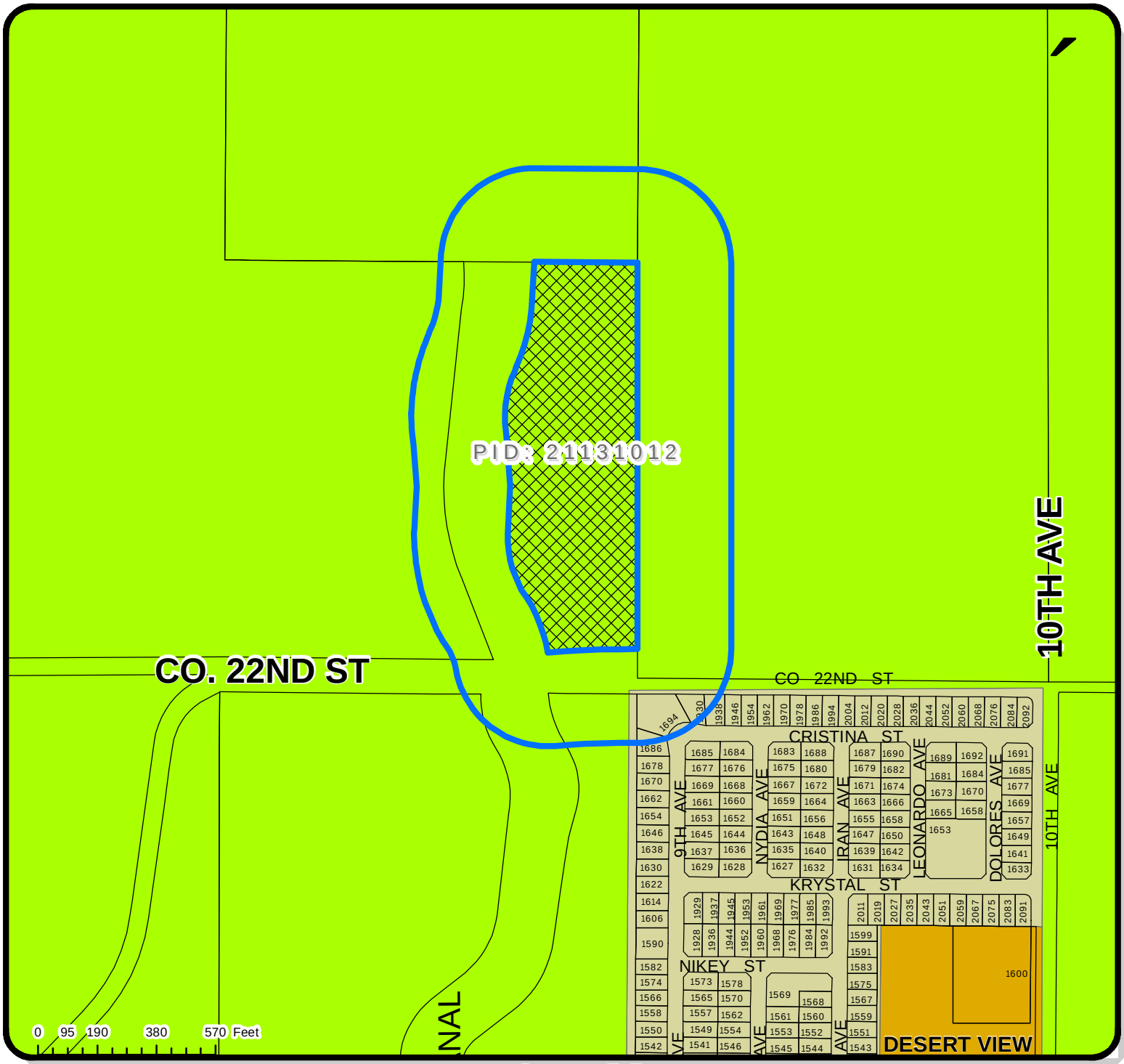
Location Map

Pictures of Location

Fire Department comments (11-3-16)

Yuma County Water User's Association comments (11-19-16)

Yuma County comments (10-18-16)



Location Map

REZONING

PROPOSED LOCATION

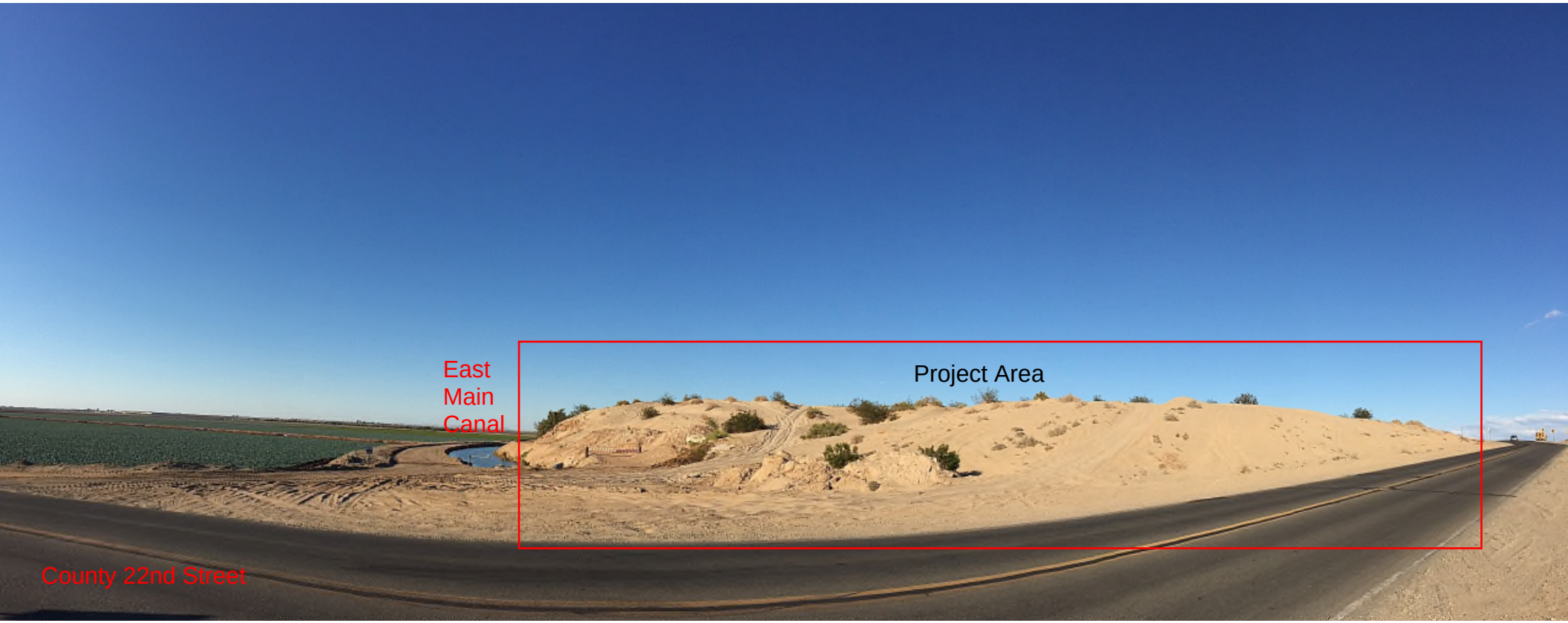
PID: . 21131012 REZONE FROM RA-10 to R1-6

300ft Notification Buffer

ZONING LEGEND

- R-2
- RA-10
- R-3

Date: 10/13/2016	IT GIS DIVISION	**Prepared By:** IG	**Case No.** 2016-0498 Las Quintas 3
Checked By:		**APPROVED BY:**	


East
Main
Canal
Project Area
County 22nd Street

Project Area
Las Quintas de San Luis
Sidewinder Road
County 22nd Street

Jose A. Guzman

From: Richard Bauermann
Sent: Thursday, November 03, 2016 1:08 PM
To: Jose A. Guzman
Cc: Hank Green
Subject: RE: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

Jose,
The City of San Luis Fire Department requires two means of egress, for all subdivisions, for emergency tactics.
If I can answer any questions or concerns, please contact me at your earliest convenience.
Thanks….

Ric Bauermann
FIRE INSPECTOR

City of San Luis Fire Department
P.O. Box 445
1165 North McCain Ave
San Luis, AZ 85349-0445
(928) 341-8550 x2320 office
(928) 627-1426 fax
(928) 920-5346 cell
rbauermann@cityofsanluis.org

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it are **STRICTLY CONFIDENTIAL** and contain privileged and confidential information intended only for the use of the intended recipient. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender at rbauermann@cityofsanluis.org and delete it and all attachments from your system. Thank you.

From: Jose A. Guzman
Sent: Thursday, November 3, 2016 12:43 PM
To: Richard Bauermann
Subject: FW: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

FYI

From: Roman Pacheco
Sent: Monday, October 31, 2016 10:28 AM
To: Jose A. Guzman
Subject: FW: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

From: Richard Bauermann
Sent: Tuesday, October 18, 2016 8:15 AM

To: Roman Pacheco <RPacheco@cityofsanluis.org>
Subject: RE: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

Good Morning Roman,
Please see attached.
Thanks and stay safe….

Ric Bauermann
FIRE INSPECTOR

City of San Luis Fire Department
P.O. Box 445
1165 North McCain Ave
San Luis, AZ 85349-0445
(928) 341-8550 x2320 office
(928) 627-1426 fax
(928) 920-5346 cell
rbauermann@cityofsanluis.org

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From: Roman Pacheco
Sent: Monday, October 17, 2016 6:08 PM
Subject: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

Good evening-

Please find attached request for comments form, and location map for your review. If you have any questions concerning this request, please contact the office of Planning and Zoning.

Thanks.

Roman Pacheco
Planning Technician
Planning & Zoning Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047
928.341.8599 Fax
www.cityofsanluis.org

October 17, 2016

REZONING CASE NUMBER: 2016-0498

CASE SUMMARY: A request by Edais Engineering, Inc., on behalf of (Nieves Riedel) Riedel Holdings, LLC, owner, to rezone 10 acres, more or less, from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 211-31-012 located North of County 22nd and East of the East Main Canal. The purpose of the zone change is to allow for the building of a future subdivision to be called Las Quintas 3.

A Citizen Review Meeting has been scheduled on the 1st day of November, 2016 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: November 8, 2016

COMMENTS DUE: October 25, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2012, or at Jstarkey@cityofsanluis.org

Thank you,

John Starkey
Planning and Zoning Director
Attachment: Location Map

Enter Comments *below*: We have no comments about the rezoning, but the only thing is that YCWUA will need to review the plans at the preliminary, 15%, 30%, etc. for comments. A 1' non-access easement will be needed adjacent to the east side of the East Main Canal Rights-of-Way.

Date: 10/19/16

Agency: Yuma County Water Users' Association

Phone: Omar Peñuñuri, Lands and ROW 928-627-8824 Ext. 25

Return to: Jstarkey@cityofsanluis.org

Jose A. Guzman

From: Roman Pacheco
Sent: Thursday, November 03, 2016 9:25 PM
To: Jose A. Guzman
Subject: FW: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

From: Craig Sellers [mailto:Craig.Sellers@yumacountyaz.gov]
Sent: Tuesday, October 18, 2016 7:00 AM
To: Roman Pacheco <RPacheco@cityofsanluis.org>
Subject: RE: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

Retention will be needed to maintain current levels of runoff.

From: Roman Pacheco [mailto:RPacheco@cityofsanluis.org]
Sent: Monday, October 17, 2016 6:08 PM
Subject: Request for Comments for Rezoning Case No. 2016-0498 Las Quintas 3

Good evening-

Please find attached request for comments form, and location map for your review. If you have any questions concerning this request, please contact the office of Planning and Zoning.

Thanks.

Roman Pacheco
Planning Technician
Planning & Zoning Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
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928.341.8599 Fax
www.cityofsanluis.org

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting-CANCELLED

5. A.

Meeting Date: 11/08/2016

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning Department

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2016-0517F. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bien Estar Inc., for the Final Plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E 1/2 and County 23 1/2 Street.

BACKGROUND:

This subdivision will contain approximately 29 acres and is proposed to be divided into 130 lots ranging in size from approximately 6,000 square feet to 9,828.19 square feet. The subject property is located in the east mesa of the City of San Luis, Assessor's Parcel No. 777-54-243, and is zoned as Medium Density Residential (R1-6) .

Bienestar 9A Phase 1 is located to the west of the proposed location; it is zoned as Medium-High Density (R-2) and is developed as single family homes. Properties to the east and south are also zoned as Medium-High Density (R-2) and are undeveloped land. Property to the north is part of Yuma County and is undeveloped land.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with and conform to that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (10-18-16)
2. Yuma County Airport Authority (10-18-16)
3. Comments from staff attached to the Conditions of Approval (11-3-16)

The City has not received any other significant concerns or objects from the various review agencies.

ANALYSIS:

The preliminary plat for Bienestar Estates 9A Phase 1 and Phase 2 were approved at the same time back in 2007. Phase 1 was developed but not Phase 2. As per Section 5.1-2 of the City of San Luis Subdivision Regulations the Phase 2 preliminary plat approval expired in 2010, “If the sub-divider fails to record a final plat for any phase of the preliminary plat within three years, or any succeeding phase within 3 years of the previous phase, the preliminary plat approval will expire unless the subdivider applies for an receives an extension from either the Commission or the City Council.”

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 sq. ft. for new subdivisions.

The property was previously zoned as Medium-High Density(R-2) which did not allowed construction of single detached homes. In order to do this subdivision, the owner rezoned (Rezoning Case No. 2016-066) the property to Medium Density Residential (R1-6) back in May of this year.

Improvement Districts are required for all new subdivisions:

- Street Light Improvement District (Subdivision Regulations Section 3.17-5)
- Community Facilities District (Subdivision Regulations Section 3.17-6)
- Enhanced Municipal Services District (Subdivision Regulations Section 3.17-7)

These three documents are required at the time of the Final Plat. The Improvement Districts shall be written to incorporate the entire subdivision as shown in the Preliminary Plat and will be recorded in conjunction with the Final Plat. The various Improvement Districts will not be activated until needed but they must be put into place at the time of recording the Final Plat.

In August 2007, Resolution No. 748 was approved by City Council ordering and declaring the formation of East San Luis Community Facilities District. Bienestar 9A Phase 1 and 2 are part of this district, so this covers the requirement for Community Facilities District.

As for the Street Lighting and Enhanced Municipal Services Improvement Districts for Bienestar 9A Phase 2 were approved back in 2009 (Resolution No. 847 and 857 respectively). Due to time of approval, changes in design, rezoning, staff will double check with the City Attorney whether or not those districts are still valid.

SUMMARY:

The applicant has substantially provided the information and materials necessary for review of the Final Plat for Bienestar 9A Phase 2 Subdivision.

Staff recommends APPROVAL of the Final Plat subject to the following conditions:

1. Applicant must correct, as noted in the Conditions of Approval, the comments attached prior to scheduling a meeting to present the Final Plat before the City Council.

RECOMMENDED MOTION:

I move to forward Bienestar 9A Phase 2 Subdivision with a APPROVAL recommendation to the City Council. Recommendation subject to the attached Conditions of Approval.

Attachments

Conditions of Approval

Location Map

Pictures of Location

Final Plat

Fire Department Comments (10-18-16)

Yuma County Airport Authority Comments (10-18-16)

CONDITIONS OF APPROVAL
PLANNING AND ZONING COMMISSION

The Final Plat shall be presented to City Council when all conditions of approval have been met. The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for the appropriate amount.

1. The applicant must correct the comments, as noted in the letter from staff dated November 3, 2016 (attached), prior to scheduling of the Final Plat before the City Council.

City of San Luis
Development Services

November 3, 2016

Vianey R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2016-0517F/ Bienestar Estates 9A, Phase 2

City staff has reviewed the plans for Bienestar Estates 9A Subdivision Phase 2 and have the following comments:

Planning and Zoning Department:

1. The City will allow a differed submittal of the Landscaping plans. However, the city will not accept the subdivision and no building permits will be issued until landscaping is installed. As per Section 18.2 of the Zoning Ordinance, required landscaping for a subdivision development shall include... retention or detention basins, ... and the adjacent public right-of-way as required in Section 18.3-B.2.

City Engineer:

Plat –

1. In the Dedication, add a note for Tract A to be dedicated to the public for use as a storm water retention basin and compatible recreational uses.
2. 1' NAE's are missing at the sight triangles of lots 292, 312, 336, and 360.

Sheet 1 –

1. Increase the width of the drainage channels between lots 245 and 246 and between lots 281 and 282 from 5' to the full 10' width of the drainage easement provided, such as to allow for easier maintenance of the drainage channels. Provide calculations in the Drainage Report showing adequacy of the drainage channels.

Sheet 3 –

1. Detail M-3 – provide LED (Light Emitting Diode) luminaires instead of High Pressure Sodium luminaires. Sizes luminaires for appropriate illumination of the roadways.

• 1090 East Union Street • P.O. Box 3750 • San Luis, AZ 85349 • Ph (928) 341-8563 • Fax (928) 341-8599 •

Sheet 4 –

1. Submit Engineer's Design Report and ADEQ Approvals to Construct for water and sewer lines.

Sheet 9 –

1. Replace detail W-9 with the City of Yuma Standard 5-149 for water service connections (no copper pipe, tracer wire on service pipe, etc.)

Sheet 10 –

1. Detail Z – 22.5-degree elbows are to be mechanical joint (Mega-Lug or Equal) ductile iron pipe elbows.

Drainage Report –

1. Resubmit with revised Street Capacity Calculations. Calculations are to use a rainfall intensity from the Rainfall Intensity – Duration – Frequency curves in YCPW Standards Volume III. This rainfall intensity is to be based on a calculated time of concentration (10 minute minimum.) The rainfall intensity used (1.22 inches per hour) is only for use in retention basin volume calculations. Provide street drainage systems as needed (storm drains, vertical curb sections, etc.) as needed to meet the requirements of YCPW Standards Volume III, Section 3.11. Provide hydraulic calculations for the capacity of drainage channels and spillways.

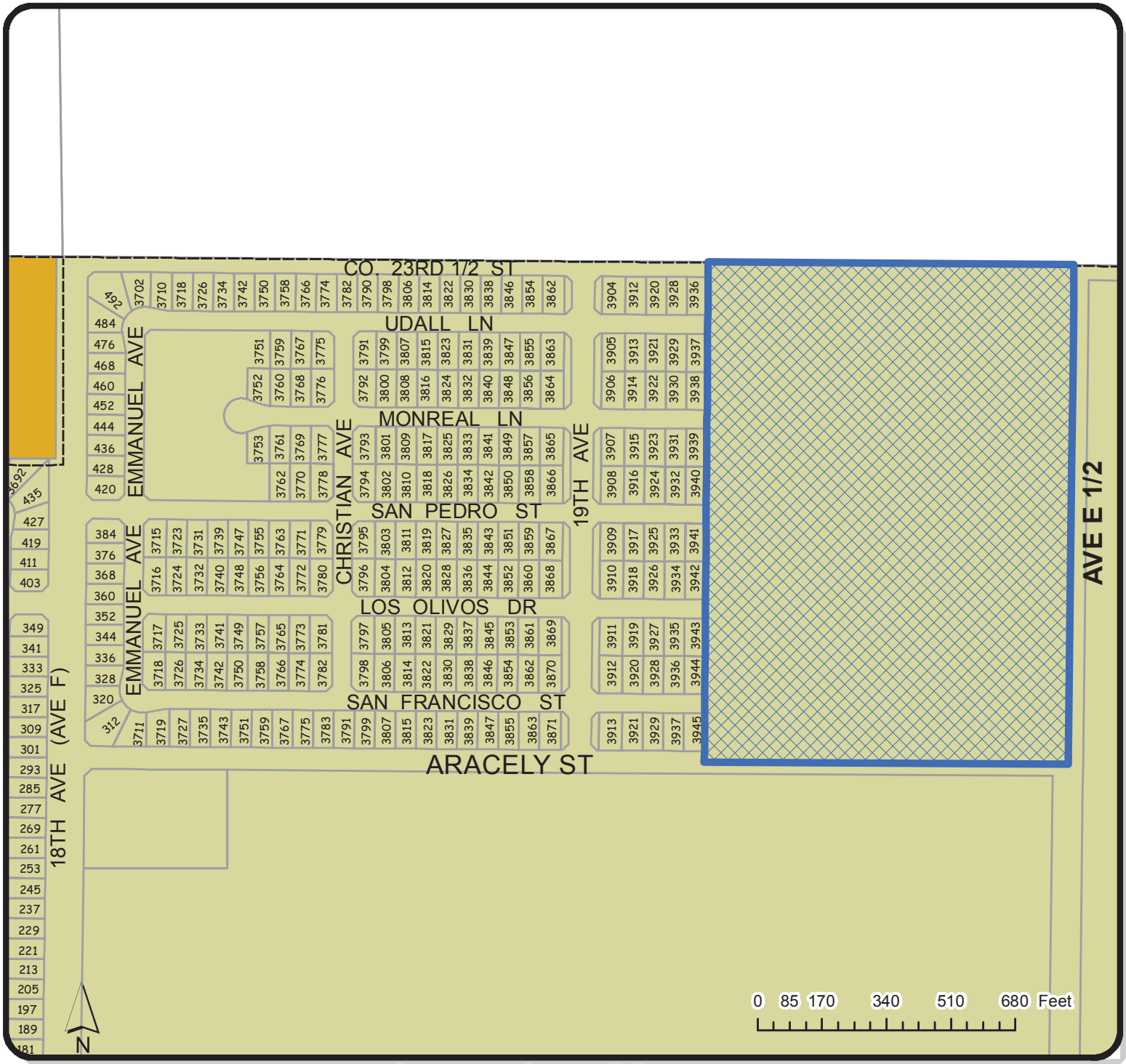
Public Works Department:

1. Under the general notes, please include statement to read that Contractor shall be responsible to comply with local, state, and federal SWPPP requirements and BMPs (Could not find page 13)
2. Vertical curb is required for new subdivisions. If rolled curb is proposed, we need to see alternatives to reduce the sidewalk maintenance that comes with roll curb. Possibly 6" thick sidewalk?
3. Provide 10' drainage channels vs 5' shown. No unpaved area should be within the 10' easement. Provide accessible barrier such as lockable swing gate at each end of easement.
4. Assure that City of San Luis is referenced where needed for assistance vs City of Yuma

Assure all previous review comments get addressed. If you have any questions on these comments, please contact John Starkey, Planning and Zoning Director at 928-341-8563 or Eulogio Vera, Public Works Director at 928-341-8577.

Thank you,

Jose A. Guzman
Assistant Planner



Location Map

SUBDIVISION

PROPOSED LOCATION
PARCEL:777-54-243

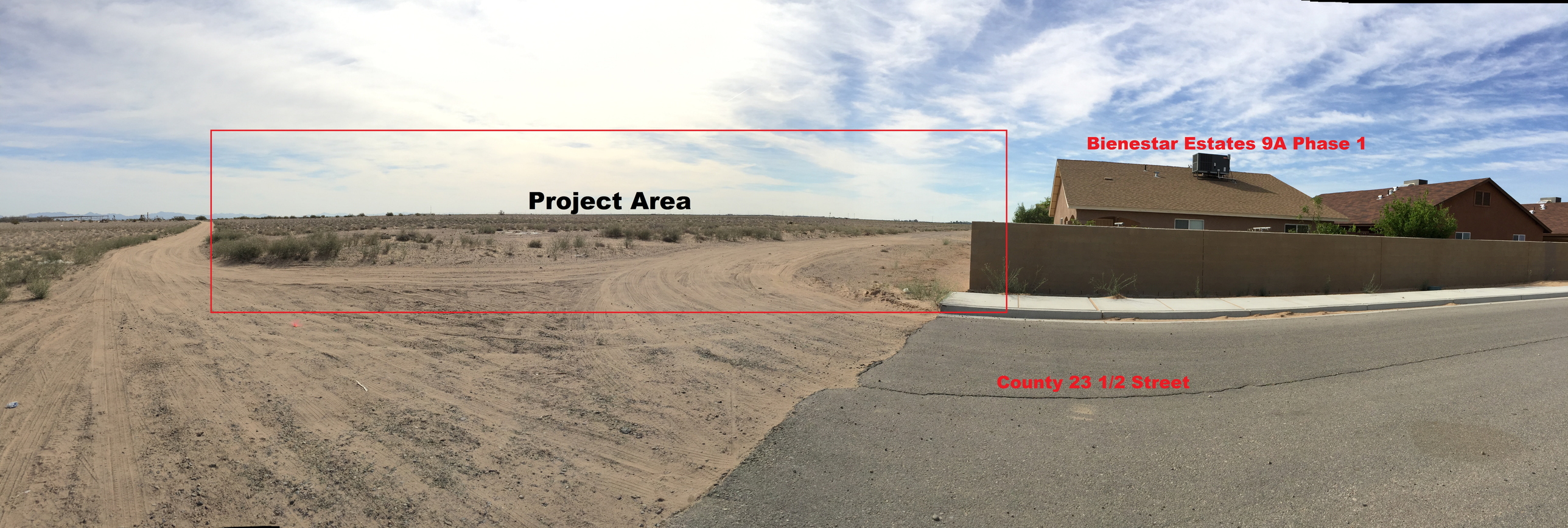
ZONING LEGEND

MULTIPLE RESIDENCE ZONING DISTRICTS

- R-2
- R-3

Date: 10/12/2016	IT GIS DIVISION	**Prepared By:** IG	**Case No.** 2016-0517 F BIENESTAR ESTATES 9A PHASE 2
Checked By:		**APPROVED BY:**	

Bienestar Estates 9A Phase 1
Project Area
Aracely Street

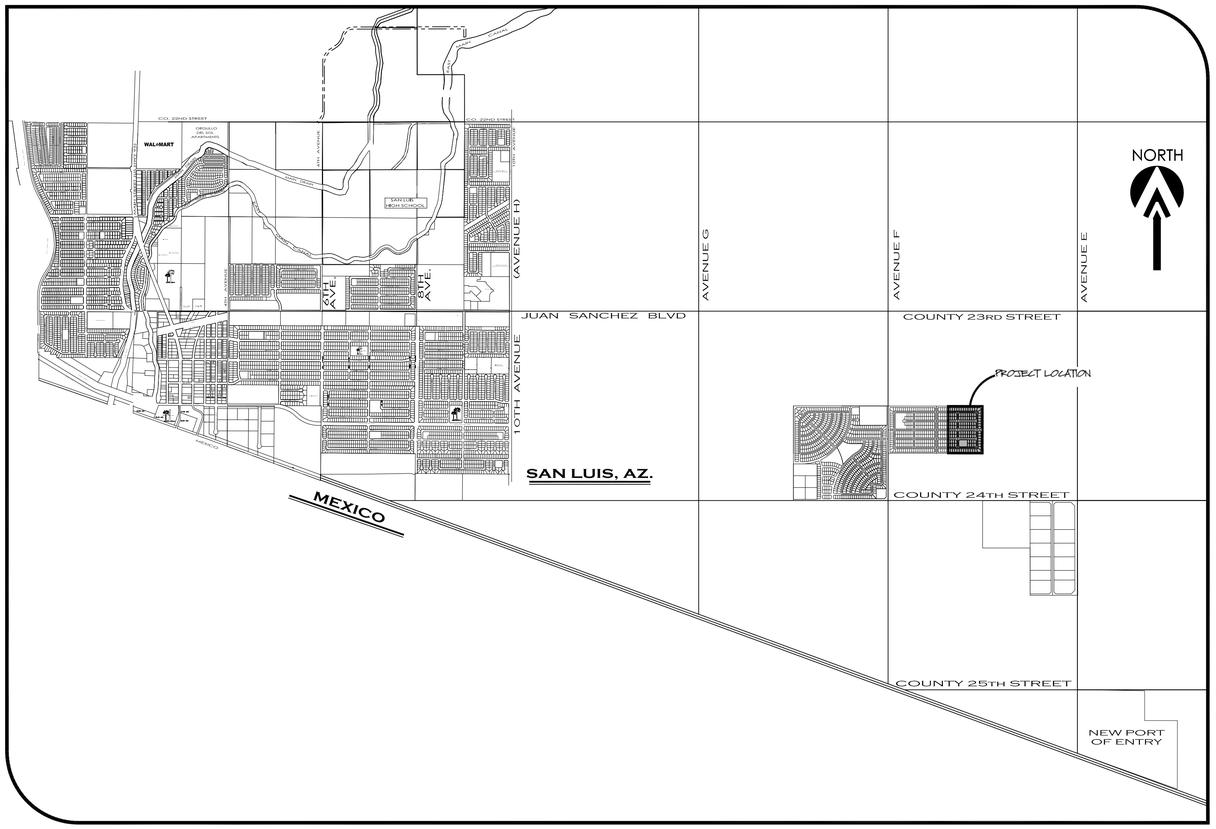

Project Area
Bienestar Estates 9A Phase 1
County 23 1/2 Street

BIENESTAR ESTATES 9A- PHASE 2

A SUBDIVISION OF A PORTION OF THE NE¼ OF THE SW¼ OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

OCTOBER OF 2016 ACREAGE: 29.00 AC (GROSS)

FINAL PLAT



VICINITY MAP

SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE NE¼ OF THE SW¼ OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&.S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "BIENESTAR ESTATES 9A - PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 9A - PHASE 2 SUBDIVISION" , THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.

IN WITNESS WHEREOF: COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS DAY OF____201___.

_____
GEORGE GUERRERO
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 201__ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION,

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY:_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA

_____
MAYOR

_____
CITY MANAGER

_____
DIRECTOR OF DEVELOPMENT SERVICES

_____
CITY ENGINEER

_____
CITY PUBLIC WORKS DIRECTOR

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 2016 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
ARIZONA, U.S.A.
EXPIRES 9/30/17

BY: _____
JOHN C. ENGLISH II R.L.S. No. 16528

ELABORATED BY:

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

SHEET: 1 OF 2

BIENESTAR ESTATES 9A- PHASE 2

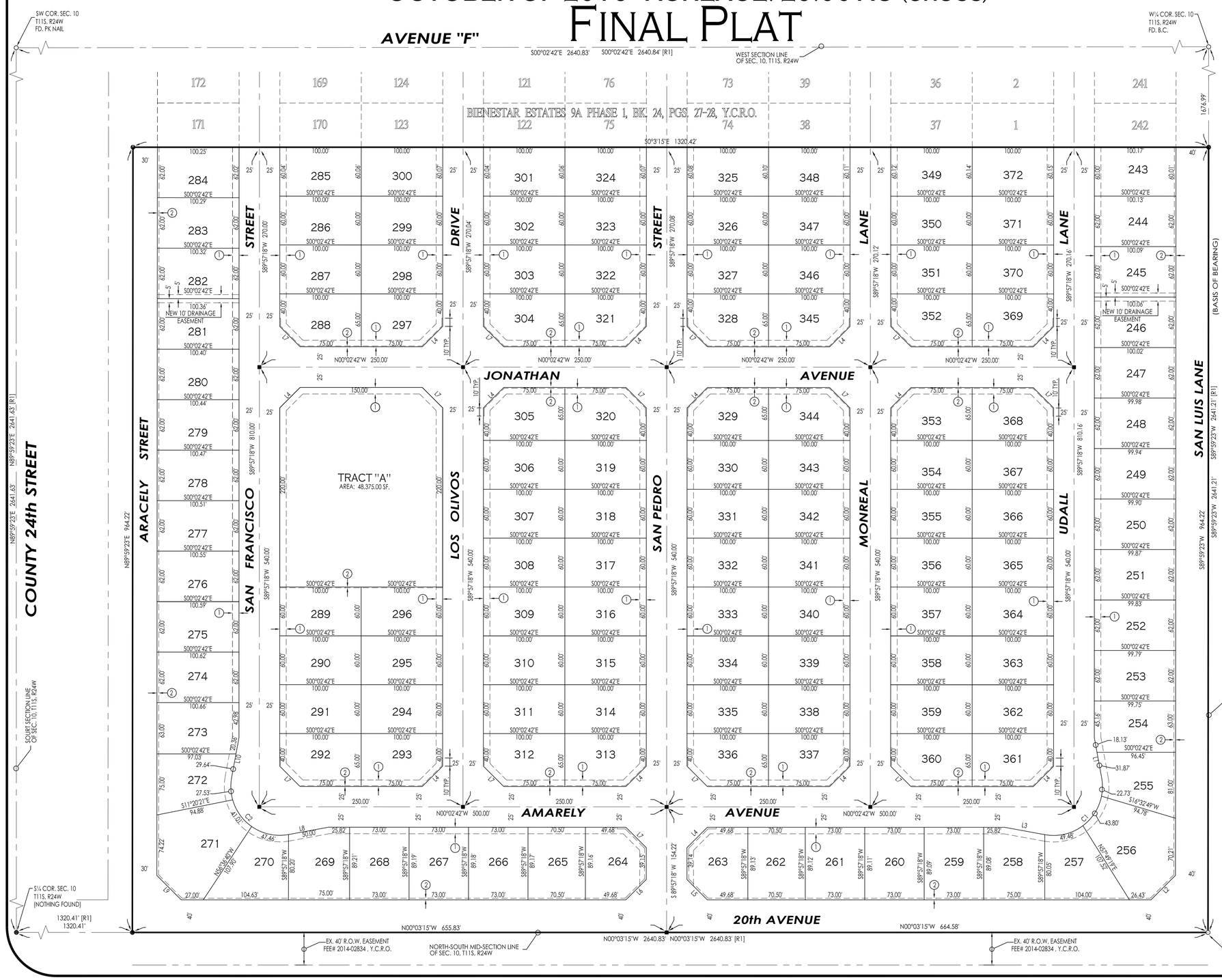
A SUBDIVISION OF A PORTION OF THE NE¼ OF THE SW¼ OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

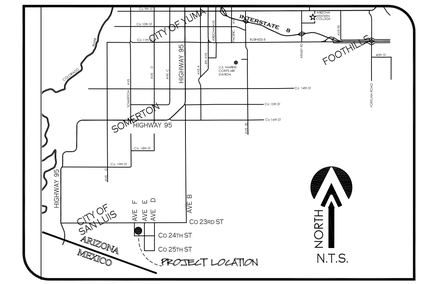
OCTOBER OF 2016 ACREAGE: 29.00 AC (GROSS)

FINAL PLAT

NORTH

SCALE: 1"=60'





VICINITY MAP

OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.
963 E. "B" STREET
PO BOX 7170
SAN LUIS, AZ., 85349

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 23½ STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING S89°59'23"W

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV16-200

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	N79°33'58"E	50.00'
L2	N45°01'56"W	42.44'
L3	S10°20'38"W	50.00'
L4	S45°02'42"E	35.36'
L5	S44°57'01"W	35.35'
L6	S45°02'59"E	35.36'
L7	S44°57'18"W	35.36'
L8	S10°26'02"E	50.00'
L9	N44°58'04"E	42.41'
L10	N79°39'22"W	50.00'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
— — — —	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
●	NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R1]	DATA REFERS TO BIENESTAR ESTATES 9A - PHASE 1, AS RECORDED IN BOOK 24, PAGES 27 & 28, Y.C.R.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	N45°02'42"W	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	S44°57'18"W	98.76'	86.94'	60.00'	116.01'

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 2016 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: JOHN C. ENGLISH II R.L.S. No. 16528

REGISTERED LAND SURVEYOR 16528 JOHN C. ENGLISH II DATE SIGNED 10/25/16 ARIZONA, U.S.A. EXPIRES 9/30/17

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
243	6,009.31 SF.	263	6,031.56 SF.	283	6,218.90 SF.	303	6,000.00 SF.	323	6,000.00 SF.	343	6,000.00 SF.	363	6,000.00 SF.
244	6,206.92 SF.	264	6,033.04 SF.	284	6,217.37 SF.	304	6,187.50 SF.	324	6,006.38 SF.	344	6,187.50 SF.	364	6,000.00 SF.
245	6,204.59 SF.	265	6,286.17 SF.	285	6,004.78 SF.	305	6,187.50 SF.	325	6,008.77 SF.	345	6,187.50 SF.	365	6,000.00 SF.
246	6,202.25 SF.	266	6,509.92 SF.	286	6,000.00 SF.	306	6,000.00 SF.	326	6,000.00 SF.	346	6,000.00 SF.	366	6,000.00 SF.
247	6,199.92 SF.	267	6,510.77 SF.	287	6,000.00 SF.	307	6,000.00 SF.	327	6,000.00 SF.	347	6,000.00 SF.	367	6,000.00 SF.
248	6,197.59 SF.	268	6,511.62 SF.	288	6,183.51 SF.	308	6,000.00 SF.	328	6,187.50 SF.	348	6,010.37 SF.	368	6,187.50 SF.
249	6,195.25 SF.	269	6,469.19 SF.	289	6,000.00 SF.	309	6,000.00 SF.	329	6,187.50 SF.	349	6,012.76 SF.	369	6,187.50 SF.
250	6,192.92 SF.	270	6,377.89 SF.	290	6,000.00 SF.	310	6,000.00 SF.	330	6,000.00 SF.	350	6,000.00 SF.	370	6,000.00 SF.
251	6,190.58 SF.	271	9,828.18 SF.	291	6,000.00 SF.	311	6,000.00 SF.	331	6,000.00 SF.	351	6,000.00 SF.	371	6,000.00 SF.
252	6,188.25 SF.	272	6,105.07 SF.	292	6,187.50 SF.	312	6,187.50 SF.	332	6,000.00 SF.	352	6,187.50 SF.	372	6,014.35 SF.
253	6,185.92 SF.	273	6,306.14 SF.	293	6,187.50 SF.	313	6,187.50 SF.	333	6,000.00 SF.	353	6,187.50 SF.		
254	6,254.13 SF.	274	6,239.87 SF.	294	6,000.00 SF.	314	6,000.00 SF.	334	6,000.00 SF.	354	6,000.00 SF.		
255	6,196.34 SF.	275	6,237.54 SF.	295	6,000.00 SF.	315	6,000.00 SF.	335	6,000.00 SF.	355	6,000.00 SF.		
256	9,655.27 SF.	276	6,235.21 SF.	296	6,000.00 SF.	316	6,000.00 SF.	336	6,187.50 SF.	356	6,000.00 SF.		
257	6,446.10 SF.	277	6,232.88 SF.	297	6,183.51 SF.	317	6000.00 SF.	337	6,187.50 SF.	357	6,000.00 SF.		
258	6,458.98 SF.	278	6,230.55 SF.	298	6,000.00 SF.	318	6000.00 SF.	338	6,000.00 SF.	358	6,000.00 SF.		
259	6503.41 SF.	279	6,228.22 SF.	299	6,000.00 SF.	319	6,000.00 SF.	339	6,000.00 SF.	359	6,000.00 SF.		
260	6,504.26 SF.	280	6,225.89 SF.	300	6,006.38 SF.	320	6,187.50 SF.	340	6,000.00 SF.	360	6,187.50 SF.		
261	6,505.11 SF.	281	6,223.56 SF.	301	6,004.78 SF.	321	6,187.50 SF.	341	6,000.00 SF.	361	6,187.50 SF.		
262	6,283.13 SF.	282	6,221.23 SF.	302	6,000.00 SF.	322	6,000.00 SF.	342	6,000.00 SF.	362	6,000.00 SF.		

October 18, 2016

SUBDIVISION CASE NUMBER: 2016-0517F

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bien Estar Inc., for the Final Plat approval for Bienestar Estates 9A Phase 2. This subdivision will contain approximately 29 acres and is proposed to be divided into 130 lots ranging in size from approximately 6,000 square feet to 9,828.19 square feet. The property is located on the southwest corner of Avenue E ½ & County 23 ½ Street. Assessor's Parcel No. 777-54-243, San Luis, Arizona.

PUBLIC HEARING: NOVEMBER 8, 2016

COMMENTS DUE: OCTOBER 25, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2013, or at jstarkey@cityofsanluis.org .

Thank you,

John Starkey
Planning and Zoning Director
Attachment: Location Map, & Final Plat

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.
Date:
10/18/16
Agency:
The City of San Luis Fire Department
Phone:
928/341-8550
Return to: rpacheco@cityofsanluis.org

October 18, 2016

SUBDIVISION CASE NUMBER: 2016-0517F

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bien Estar Inc., for the Final Plat approval for Bienestar Estates 9A Phase 2. This subdivision will contain approximately 29 acres and is proposed to be divided into 130 lots ranging in size from approximately 6,000 square feet to 9,828.19 square feet. The property is located on the southwest corner of Avenue E ½ & County 23 ½ Street. Assessor's Parcel No. 777-54-243, San Luis, Arizona.

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Thank you,

John Starkey
Planning and Zoning Director
Attachment: Location Map, & Final Plat

☑ COMMENTS ☐ NO COMMENTS

Enter Comments *below*:
The subject property is located near Rolle Airfield where aviation activity is expected to increase in the future. It is recommended to submit an avigation easement acknowledging aviation activities. Thank you for the opportunity to comment.

Date:
10/18/16

Agency:
Yuma County Airport Authority

Phone:
928-726-5882

Return to: rpacheco@cityofsanluis.org