



## **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, April 11, 2017. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of 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: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

## **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, Abril 11 del 2017. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, April 11, 2017**  
**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.

**3. A. MINUTES OF**

-Regular Planning & Zoning Commission Meeting held October 11, 2016

**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 Conditional Use Permit Case No. 2017-0123. A request by Alberto Geraldo, on behalf of Comite de Bien Estar, Inc., owner, for a Conditional Use Permit to allow the establishment of a religious institution at 1050 E. Arizona Street in San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Conditional Use Permit Case No. 2017-0123

**4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2017-073. A request by Edais Engineering, Inc., representing R & G Associates, LLC, applicant, on behalf of Border Ranches, LLC, owner, to rezone 34.63 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) and 1.19 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2). The property is located at the northeast corner of County 24th Street and Avenue F in San Luis, Arizona.

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. 2017-073

5. **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.
6. **NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS**
7. **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.
8. **ADJOURNMENT**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

**Planning & Zoning Commission Meeting**

**3.A.**

**Meeting Date:** 04/11/2017

**Submitted By:** Roman Pacheco, Planning Technician, Planning & Zoning Department

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**ITEM:**

**MINUTES OF**

-Regular Planning & Zoning Commission Meeting held October 11, 2016

**SUMMARY:**

**RECOMMENDED MOTION:**

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**Attachments**

Minutes October 11, 2016

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## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
October 11, 2016  
7:00 PM

**CALL TO THE ORDER /ROLL CALL.** The meeting was called to order at approximately 7:01 PM., by Chairman Bill Cordova.

**PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Chairman Bill Cordova.

### **PRESENT:**

Chairman Bill Cordova  
Vice Chairman Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Maria G. Guzman  
Commission Member Guillermina Fuentes  
Commission Member Jose A. Ponce

### **ABSENT:**

Commission Member Daniel Bazua

**OTHER PRESENT:** John Starkey, Planning and Zoning Director  
Roman Pacheco, Planning Technician  
Jose A. Guzman, Assistant Planner  
Eulogio Vera, Public Works Director  
Derek Duenas, I.T. Manager  
Kay Macuil, City Attorney  
Richard Bauermann, Firefighter/EMPT  
Kevin Burge, Core Engineering Group, PLLC  
Najeh K. Edais, Edais Engineering, Inc.  
Nieves Riedel, Riedel Holdings, LLC

## **CONSENT AGENDA:**

### **1. Approval of Minutes**

- [Regular Planning & Zoning Commission Meeting held May 10, 2016](#)
- [Regular Planning & Zoning Commission Meeting held June 14, 2016](#)

**MOTION:** **Javier Barraza / Maria G. Guzman** to APPROVE the Consent Agenda as presented. Motion passed unanimously (6-0).

## **PUBLIC HEARINGS**

### **AGENDA ITEM 4.A.**

**Public hearing followed by discussion and possible action regarding Conditional Use Permit Case No. 2016-0493. A request by Kevin Burger of Core Engineering Group, PLLC, on behalf of Page Misenhimer, Trustee of RL Jones Properties, LLC, property owner, for approval of a Conditional Use Permit to allow a warehouse and transfer facility for general freight to be located on 4832 E. Vaughan Street, San Luis, Arizona.**

### **Open Public Hearing**

**MOTION:** **Maria Guzman / Javier Barraza** to open public hearing. Motion passed unanimously (6-0).

**John Starkey, Planning and Zoning Director,** summarized staff report recommending APPROVAL of Rezoning Case No. 2016-0493.

**Vice Chairman Barraza** asked if this was only for lot 20. There are offices and storage on lot 19, are these items are not part of the conditional use permit? **Starkey,** responded that those items on lot 19 are permitted uses in a light Industrial district. And that for a transfer facility for general freight requires a conditional use to operate a transfer warehouse, like on lot 20.

**Kevin Burge, Core Engineering, Group, 200 E. 16<sup>th</sup> Street, Yuma, AZ.,** thanked the Commission for hearing this item. The owner is extremely excited to get this project of the ground. As you can see this project is something south of fifty thousand square feet. There is going to be 17 acting

truck docks on the back side. Burge also mentioned that this is going to bring construction revenue and jobs.

**Barraza** asked if this is a conditional use specific for this site plan but if at the time of site plan review is something changes, is has to be brought back to the commission. **Starkey** responded this is for this particular warehouse facility on lot 20 depending on the use of the future phases, it would depend on what their propose use is.

**Commission Member Hugo Garcia** mentioned that he has noted that there are two lanes to enter the warehouse facility and only one to exit, if this is going to be enough? **Mr. Burge** responded the reason that it is that way, is that the traffic comes in a little bit slower than the traffic exiting, so you have to check in with dispatch or security. So you want to provide some storage coming in, exiting is very little delay.

#### **CLOSE PUBLIC HEARING**

**MOTION:** **Maria G. Guzman / Guillermina Fuentes** to close public hearing. Motion passed unanimously with 6-0 votes.

**MOTION:** **Maria G. Guzman / Javier A. Ponce** to recommend APPROVAL of Conditional Use Permit Case No. 2016-0493 to the City Council as presented by staff. Motion passed unanimously with 6-0 votes.

#### **NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS**

##### **AGENDA ITEM 5.A.**

**Discussion and possible action regarding Subdivision Case No. 2016-0423P&F. This is a request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for the Preliminary & Final approval for Las Quintas de San Luis II Subdivision located south of County 22<sup>nd</sup> Street between the East Main Canal and Las Quintas Subdivision.**

**John Starkey, Planning and Zoning Director**, summarized staff report recommending APPROVAL of Preliminary and Final Plat Case No. 2016-

0423P&F subject to the attached Condition of Approval for Las Quintas de San Luis II Subdivision. (Conditions of approval are attached in the staff report)

**Vice Chairman Barraza** asked if there is going to be a traffic light on Beall Avenue and County 22<sup>nd</sup> Street. **Starkey** responded not at this time, there is going to be a stop sign but not on 22<sup>nd</sup> Street.

**Commission Member Guillermina Fuentes** asked if the conditions of approval have been met. **Starkey** responded that this project is here for preliminary and final plat review, there are quite of engineering comments that are been addressed at this time between the Public Works Director, City Engineer, and Design Engineer. Furthermore, Starkey stated that all those requirements as shown in the staff report will be addressed prior to final approval by the City Council. **Fuentes** also asked how far apart from my back fence is the infrastructure going to be. **Starkey** responded that in talking with the design engineer the land behind your back fence will be level for 5 feet then it will slope down from that point at a 3 to 1 slope down to the finish grade of the lot behind you.

**Commission Member Hugo Garcia** mentioned that he is worried because what happened over Las Brisas Subdivision that slope and then we could not fit houses, they had to do a retaining wall in order to fit the house. **Garcia** then asked Mr. Starkey if he thought they are going to have the same problem here. **Starkey** responded that he assume yes, they are going to have to build a retaining wall in order to be utilized. **Garcia** asked if the owner of the lots are going to be responsible for building a retaining wall is that correct? **Starkey** responded that is a question that it has not been answer at this time, but the developer is here if you want to ask that question.

**Nieves Riedel 1649 N. 9<sup>th</sup> Avenue, San Luis, AZ** responded that the question is about the lots and who is going to build. The company will build, and every single lot that needs a retention wall will be built by my company. Since I am in the same position, I was really excited at the beginning when the street was not there, and it was going to be a road. We follow instruction from the City Engineer and the City Engineer that were hired by the City. **Mrs. Riedel** also mentioned that what she is planning with that 18 houses in that area, the houses are going to be built not 10 feet from the wall. It is going to be as far as we can from the neighbor in the back, because I am in the back too. As you can see those lot are so long, people will want to have bigger yard in the back than in front.

**Fuentes**, asked are they going to use the same setbacks in the front. Starkey responded that the setback for the front yard is 20 to a house and 18 to a garage. That is the same setbacks in all the other subdivision that we have built recently. Furthermore, Starkey stated that if somebody would like to move their house further back from the street they can legally do that, the rear yard setback is 10 feet. If they have a slope there 10 or 15 foot, in order to get that 10 foot, they have to build an 8 or 10 retaining wall which will cost a several thousand dollars in order to get a few feet in the front. I think most of the people would probably rather have a shorter driveway and more back yard than a bigger front yard. It is not illegal to have a 32 foot front yard but you have to come build within the minimum set by the zoning ordinance.

**Maria G. Guzman** asked for the traffic on County 22<sup>nd</sup> Street are we going to add a new stop sign or are we are going to connect with the subdivision exit. **Eulogio Vera, Public Work Director**, responded that the traffic study was recommending, obviously we do see increase amount of traffic during peak hours in the mornings and evenings. At this time from this development what is required is an additional lane for turning in to those subdivisions. There are some improvement that are required or recommended on Sidewinder Road, where the intersection of County 22<sup>nd</sup>. There is no signal recommended at this time on this section. Vera also mentioned that the overall from the discussions and what we see in the plans the traffic study is not recommending anything beyond what is shown here on County 22<sup>nd</sup>. The

only thing that is not shown here that is actually recommended from the traffic study was a left turn on 10<sup>th</sup> into Torres Street. The study is being finalized by the consultant which was Core Engineering and they hired a civil engineer from Phoenix. To answer your question there is no signal there, eventually with future development there and traffic studies we might see a recommendation for a signal there, depending on the signal turning movements that we see.

**MOTION:** **Maria G. Guzman / Javier A. Ponce** to recommend APPROVAL of Preliminary and Final Plat Case No. 2016-0423P&F subject to the conditions of approval for Las Quintas de San Luis II Subdivision. Motion passed unanimously with 6-0 votes.

#### **NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS**

John Starkey mentioned the following items:

- Final Plat for Bienestar 9A Phase 2 will come before the Commission on November.
- Conditional Use Permit and Rezoning for the 10 acres southwest corner of San Luis Lane and Avenue F.

#### **CALL TO THE PUBLIC**

**Nieves Riedel, Riedel Holdings, LLC**, mentioned that in former times in San Luis we were able to do house without a carport then an ordinance was adopted. Because of that ordinance what we are doing to a least sixty percent of our residents and people that want to move in San Luis we are not able to help them live get the American dream. I do understand that we have to move to the next level. I know what the City wants to do, and part of me I am in agreement if I think like a business person but the other part of me every time that I have to turn somebody down my conscious bother me. So basically what we are doing in the City of San Luis and City of Somerton are discriminating against the most needed people, the people we supposed to be serving. As I stated before, I now that everybody is supposed to be doing

the right thing and I applaud the City for trying to take the City to the next level but what about the senior citizens, first couple, or divorce mother; what are we doing with these people. This been bothering me why can't we have both. What are we going offer to our field workers and low income families? Furthermore, Ms. Riedel stated that she wanted for staff to think a little bit and maybe someday we can do something about it.

**ADJOURNMENT**

**MOTION:** **Javier Barraza / Maria G. Guzman** to adjourn the Regular Planning & Zoning Meeting at approximately 7:53 p.m. Motion passed unanimously.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.A.

**Meeting Date:** 04/11/2017

**Submitted By:** Jose A. Guzman, Acting Planning & Zoning Director, Planning & Zoning Department

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2017-0123. A request by Alberto Geraldo, on behalf of Comite de Bien Estar, Inc., owner, for a Conditional Use Permit to allow the establishment of a religious institution at 1050 E. Arizona Street in San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No. 2017-0123

#### BACKGROUND:

The applicant is requesting a Conditional Use Permit to allow Iglesia de Cristo, a religious institution, to establish at 1050 E. Arizona Street. The property is zoned as Medium-High Density Residential (R-2), Assessor's parcel ID #775-31-901, and it was previously used, by Comite de Bien Estar, as offices for the Child and Adult Food Program (CACFP). The Conditional Use Permit is required as per the Zoning Ordinance codified as City Code §152.091(C)3.

As per the City Code §152.043(G)2 a Conditional Use Permit becomes null and void if the use permit has not been exercised and the use established within 12 months of the date of approval. The Conditional Use Permit for Iglesia de Cristo was approved in December 9, 2015 but the building was never occupied. Since the Conditional Use Permit was expired they had to resubmit the application and go through the process again.

Iglesia de Cristo is a group of 30 people looking to establish their permanent place of worship for the church of Christ in this property. They plan to use the existing building to congregate twice a week; Sunday morning and Wednesday evenings.

The existing building is about 1040 square feet. They plan to have a main assembly without fixed seating, two classrooms, one office and a stock room. The requirement for parking spaces is 1 per every 300 square feet of gross floor area.

The adjacent properties to the north and west are developed as residential and are zoned as Medium-High Density Residential (R-2). On the east there is a retention basin and is also zoned as R-2. The property located to the south is zoned Neighborhood Commercial (C-1) and is undeveloped land.

#### CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on April 4, 2017 at City Hall Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. There were no people from the public present.

**GENERAL PLAN:**

This area is designated as Activity Center in the City of San Luis 2020 General Plan. The Activity Center Land Use designation includes residential development of higher densities, regional and community scale commercial development, community services, and professional offices and services. The property is zoned as R-2 (Medium-High Density Residential) which is one of the appropriate zoning districts in the "Neighborhood" category.

**AGENCY REVIEW:**

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received only one comment from Yuma County Airport Authority(3-9-17).

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (30 letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

**SUMMARY:**

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow a religious institution on property located at 1050 E. Arizona Street. It will still be require to comply with all applicable regulations adopted by the City.

Staff recommends approval of Conditional Use Permit Case No. 2017-0123.

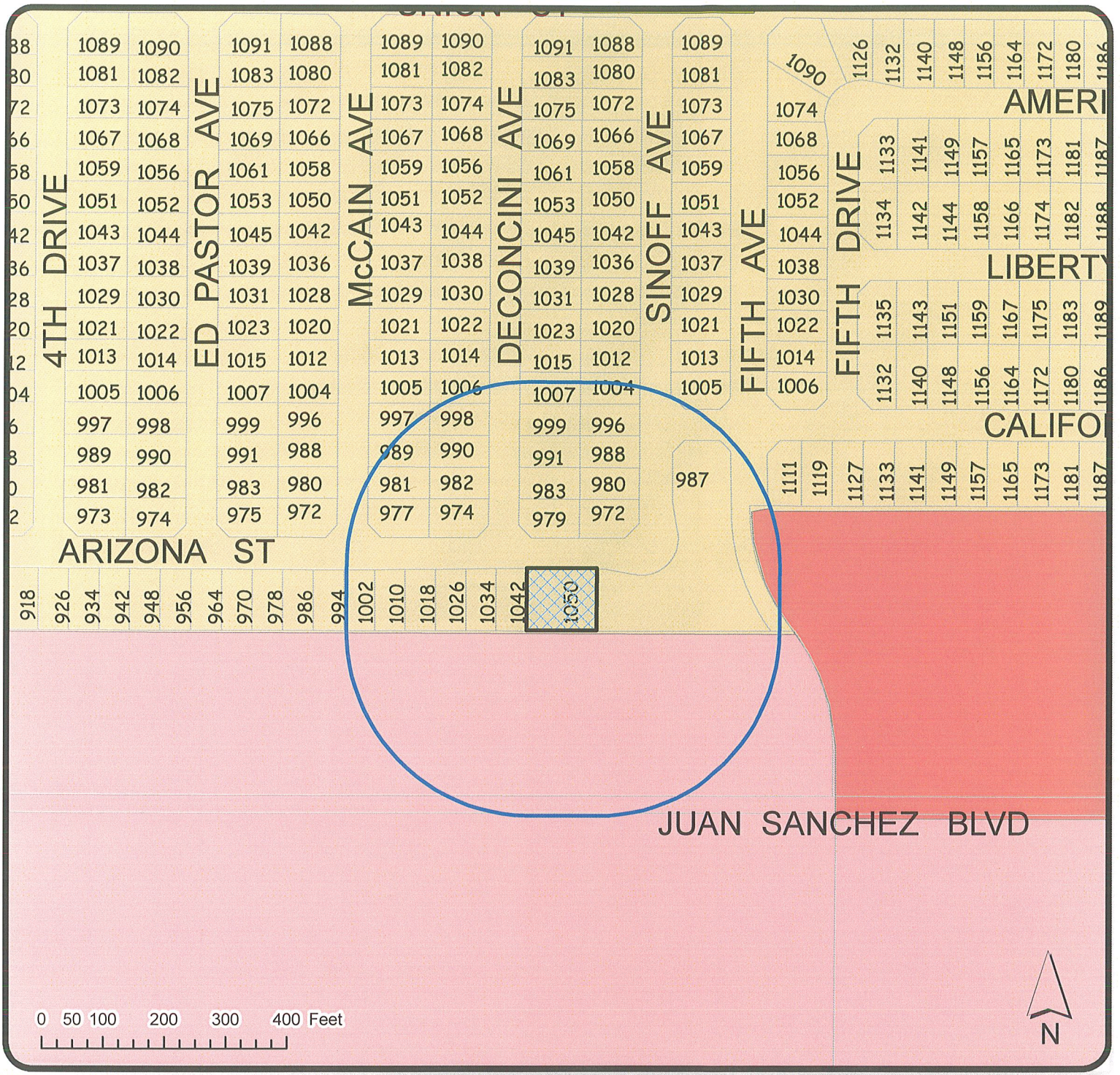
**RECOMMENDED MOTION:**

**I MOVE TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT CASE NO. 2017-0123 TO THE CITY COUNCIL AS PRESENTED BY STAFF.**

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**Attachments**

- Location Map
  - Picture of Location
  - Site Plan/Floor Plan
  - Yuma County Airport Authority Comments (3-9-17)
-






# Location Map Conditional Use Permit

 Location of subject Property :  
1050 E ARIZONA ST

 300 FT BUFFER

### Legend-Zoning

- COMMERCIAL ZONING DISTRICTS
-  C-1
  -  C-2
- MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2

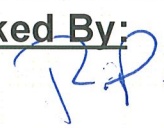
**Date:**  
3/8/2017



**Prepared By:**  
IG

**Approved By:**  


**Case No.**  
2017-0123

**Checked By:**  


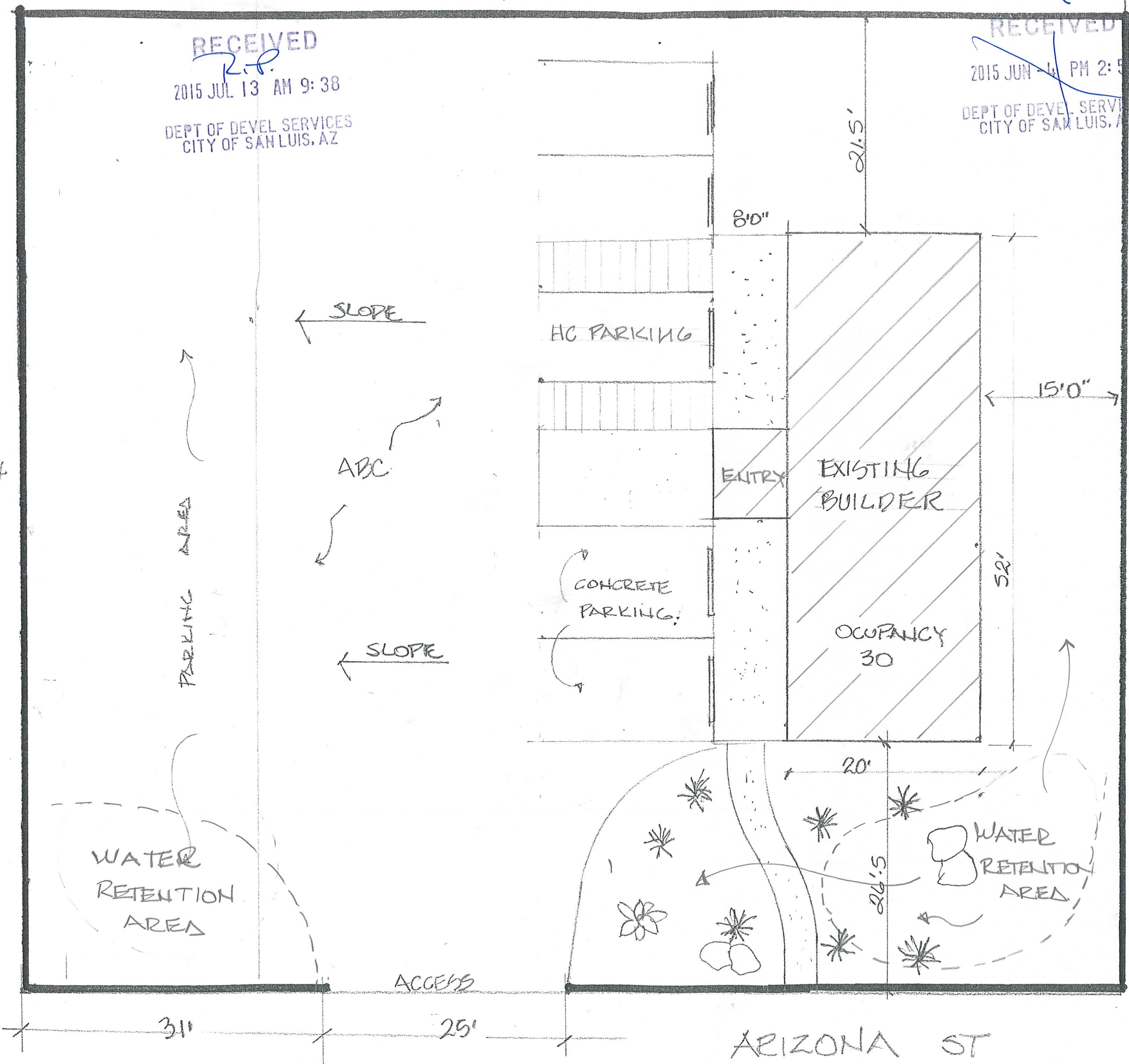


113'

22.

RECEIVED  
R.P.  
2015 JUL 13 AM 9:38  
DEPT OF DEVEL SERVICES  
CITY OF SAN LUIS, AZ

RECEIVED  
2015 JUN 14 PM 2:55  
DEPT OF DEVEL SERVICES  
CITY OF SAN LUIS, AZ



CHURCH OFFICE
LOCATION: 1050 W ARIZONA ST BIENESTAR EAST 4 TRACT B SAN LUIS AZ.
SITE PLAN

WATER RETENTION AREA

PARKING AREA

SLOPE

ABC

SLOPE

HC PARKING

ENTRY

EXISTING BUILDER

OCUPANCY 30

CONCRETE PARKING

WATER RETENTION AREA

WATER RETENTION AREA

ACCESS

ARIZONA ST

RECEIVED

2015 AUG 27 PM 1:18

DEPT OF DEVEL SERVICES  
CITY OF SAN LUIS, AZ

52'0"

14'6"

17'0"

4'6"

EXIT SIGN W/LIGHT

EXIT SIGN W/LIGHT

CLASSROOM-1

CLASSROOM-2

OFFICE 3

RESTROOM

9'6"

4'11/2" X 0

4'11/2" X 0

3' X 6'8"

FIRE E.

FIRE E.

FIRE E.  
6' X 6'8"

PORCH

STOCK ROOM

34 seats

PULPIT

4'4" X 0

4'4" X 0

4'4" X 0

20'0"

8'0"

10'0"

EXISTING-FLOOR PLAN

1/4" = 1'0"

CHURCH  
OFFICE

LOCATION:

1050 W ARIZONA ST  
BIENESTAR EAST 4. TRACT B  
SAN LUIS AZ



March 9, 2017

**CONDITIONAL USE PERMIT CASE NUMBER: 2017-0123**

**CASE SUMMARY:** A request by Alberto Geraldo, (Applicant) on behalf of Marco A. Reyes, property owner, for a Conditional Use Permit as per Article 2-6 Chapter 6 Section 6.1 –C.3 of the City of San Luis Zoning Ordinance to allow the establishment of (Iglesia De Cristo) a religious institution in a Medium-High Density Residential (R-2) zoning district, Assessor’s parcel ID # 775-31-901, the property is located at 1050 E. Arizona Street, San Luis, Arizona.

A Citizen Review Meeting has been scheduled on the day 4<sup>th</sup> of April, 2017 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: April 11, 2016**

**COMMENTS DUE: [March 23, 2017](#)**

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 [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org).

Thank you,

Jose A. Guzman  
Acting Planning and Zoning Director  
Attachment: Location Map



COMMENTS       NO COMMENTS     

**Enter Comments below:**

The 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:**

3/9/17

**Agency:**

Yuma County Airport Authority

**Phone:**

928-726-5882

**Return to:** [rpacheco@cityofsanluis.org](mailto:rpacheco@cityofsanluis.org)



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.B.

**Meeting Date:** 04/11/2017

**Submitted By:** Jose A. Guzman, Acting Planning & Zoning Director, Planning & Zoning Department

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2017-073. A request by Edais Engineering, Inc., representing R & G Associates, LLC, applicant, on behalf of Border Ranches, LLC, owner, to rezone 34.63 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) and 1.19 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2). The property is located at the northeast corner of County 24th Street and Avenue F in San Luis, Arizona.

- 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. 2017-073

#### BACKGROUND:

The subject property is located in the east mesa of the City of San Luis; east side of Avenue F between Aracely Street and County 24th Street. Bienestar 9A single family residential subdivision is located north of the proposed rezoning. To the west, across Avenue F, is also developed as a single family residential subdivision; Bienestar 9B. The south and east properties adjacent to the project are undeveloped land. All the surrounding properties mentioned are zoned as Medium-High Density Residential (R-2).

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 square feet. After this ordinance was adopted single detached dwellings are no longer allowed in Medium-High Density Residential (R-2) zoning district.

The purpose of the zone change is to allow a future residential subdivision to be called Santa Cecilia and commercial use for the corner of Avenue F and County 24th Street.

The reason for the rezoning request is that the property is zoned as Medium-High Density (R-2) which, as previously mentioned, does not allow construction of single detached dwellings. The appropriate zoning for the construction of the proposed subdivision is the requested, Medium Density Residential (R1-6).

The other part of the rezoning request is for commercial purposes. There is already land zoned as Community Commercial (C-2) but the developer wants that commercial area larger in order to develop the lot as a small commercial plaza or mall.

This location is convenient for adjacent residents as it will be within walking distance for routine local needs such as personal services or limited retail.

#### CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review meeting was held at the City Hall on April 4, 2017 at City Hall Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There were no people from the public present.

**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 (3-2-17)
2. Yuma County Airport Authority (3-7-17)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (121 letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

**GENERAL PLAN:**

The current General Plan designation for this parcel is Neighborhood which is appropriate for the R1-6 but not for the C-2 area. The intent of Neighborhood land designation is to focus on the primary areas (Residential Zoning District) in the community. The Activity Center designation intended for commercial services that conveniently serve the nearby residential areas.

A Minor Amendment is required for the C-2 area before the rezoning takes effect. The rezoning is approved by Ordinance and takes effect 30 days after the second reading of the Ordinance. The Minor Amendment is adopted by Resolution and takes effect immediately.

A Minor Amendment is being process in order to make the Land Use Designation compatible with the proposed commercial zoning change. The Minor Amendment for this rezoning will be presented to the Commission on the meeting of May and will be presented to Council at the same time of the second reading of the Ordinance for the rezoning.

**SUMMARY:**

Staff recommends approval of Rezoning Case No. 2017-073 subject to the following conditions:

1. Prior to the issuance of any building permit, a traffic study shall be conducted at owner's expense, and owner shall construct all improvements required by said study at owner's expense. Said study shall be conducted by an engineer selected by the City of San Luis.
2. Commercial uses to exclude City Code §152.107(A)6-Mortuaries and §152.107(A)20-General Auto Repair.

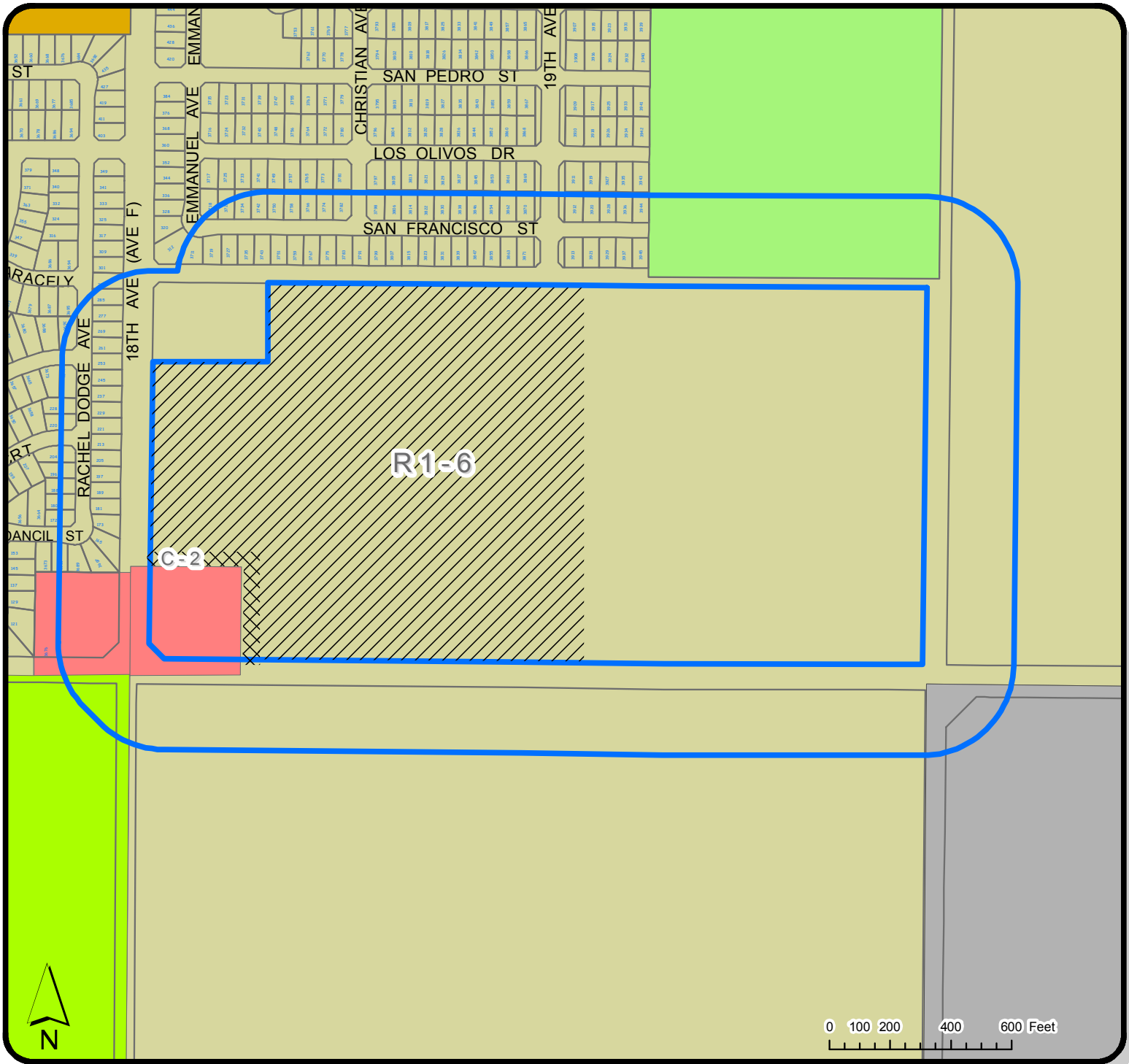
**RECOMMENDED MOTION:**

**I MOVE TO FORWARD REZONING CASE NO. 2017-073 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.**

---

**Attachments**

- Location Map
  - Zoning Map
  - Fire Department Comments (3-2-17)
  - Yuma County Airport Authority Comments (3-7-17)
-



PROPOSED LOCATION

# Location Map

ZONING LEGEND

REZONING

 300ft Notification Buffer

 R-2

 AREA TO BE REZONED TO R1-6

 C-2

 AREA TO BE REZONED TO C-2

 RA-10

 R-3

 LI

Date:

3/28/2017

IT



GIS DIVISION

Prepared By:

IG

Case No.

2017-0173

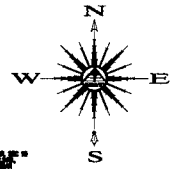
Checked By:

RP

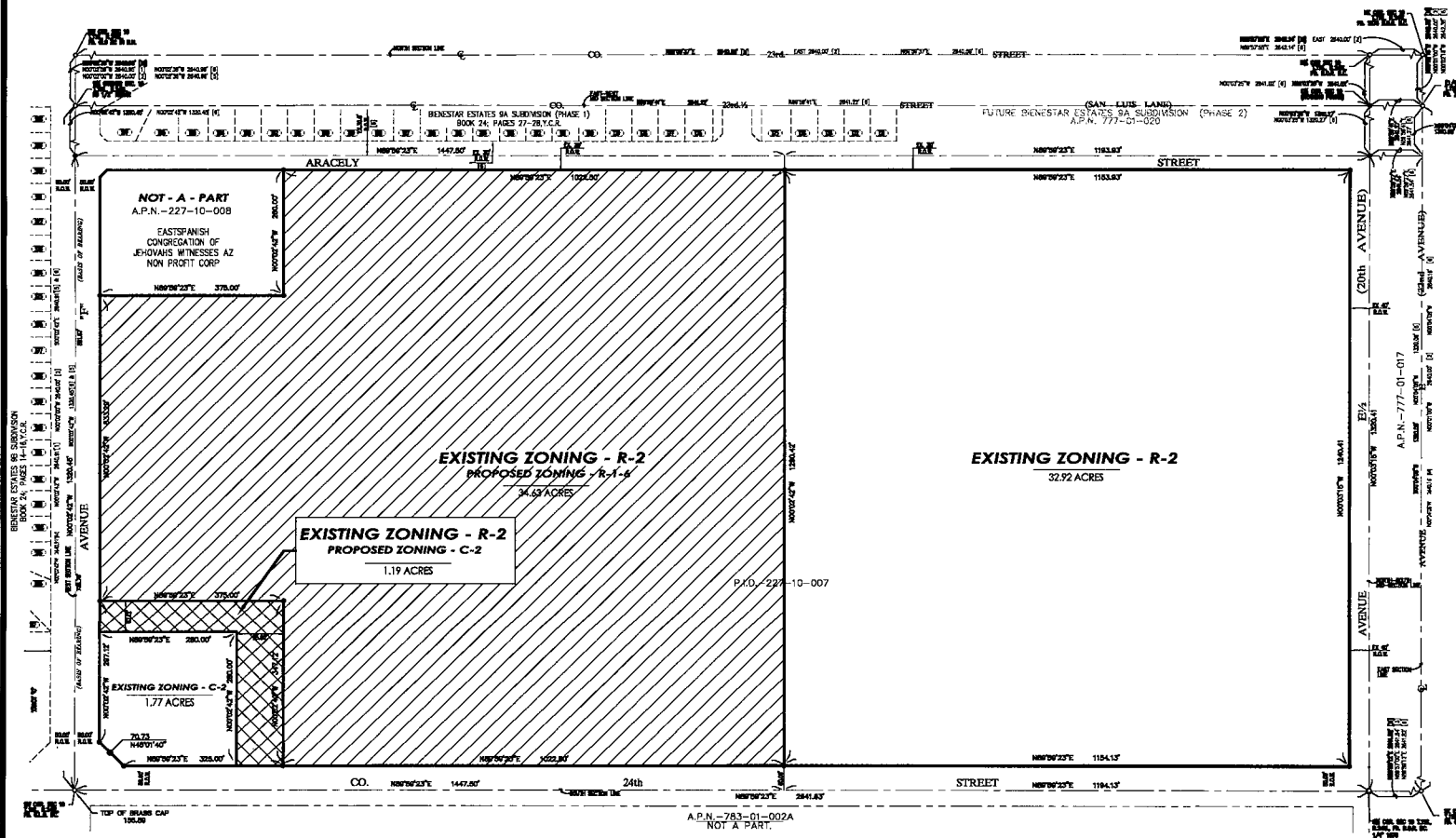
APPROVED BY:

JG

# ZONING MAP



SCALE: 1"=100'



PREPARED BY:  
  
 ENGINEERING, INC.  
 202 S. AVENUE # 4  
 TULSA, OKLAHOMA  
 74103-1340-364

SHEET 1 OF 1



March 2, 2017

**REZONING CASE NUMBER: 2017-073**

**CASE SUMMARY:** A request by Edais Engineering, Inc., representing (Nieves Riedel) Riedel Holdings, LLC, applicant, on behalf of Border Ranches, L.L.C, owner; to rezone 34.63 acres, more or less, from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) and 1.19 acres from Medium-High Density Residential (R-2) to Community Commercial (C-2) zoning district. Assessor parcel ID # 277-10-007 located north east corner of County 24<sup>th</sup> Street and Avenue "F". The purpose of the zone change is to allow for the building of a future subdivision to be called Santa Cecilia and commercial use.

A Citizen Review Meeting has been scheduled on the 4<sup>th</sup> day of April, 2017 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: April 11, 2017**

**COMMENTS DUE: [March 16, 2017](#)**

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 2014, or at [Jaguzman@cityofsanluis.org](mailto:Jaguzman@cityofsanluis.org)

Thank you,

Jose A. Guzman  
Acting Planning & Zoning Director

Attachment: Location Map

.....  
 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:**

03/02/2017

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to: [rpacheco@cityofsanluis.org](mailto:rpacheco@cityofsanluis.org)**



March 2, 2017

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Thank you,

Jose A. Guzman  
Acting Planning & Zoning Director  
Attachment: Location Map

.....  
 COMMENTS       NO COMMENTS     

**Enter Comments below:**

The 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:**

3/7/17

**Agency:**

Yuma County Airport Authority

**Phone:**

928-726-5882

**Return to: [rpacheco@cityofsanluis.org](mailto:rpacheco@cityofsanluis.org)**