



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, June 13, 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/ Jose A. Guzman, Acting Planning and Zoning Director

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

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 Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 13 de Junio, 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/ Jose A. Guzman, Director Interino de Planeación y Zonificación



AMENDED AGENDA 6/12/17

AGENDA

Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, June 13, 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. **PRESENTATIONS**
3. A. **Presentation on available training for Commission members: Arizona Citizen Planner online program.**
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. 2017-0284. A request by Nicholas Ramos on behalf of Estanislao Escobosa, property owner, for a conditional use permit to allow the establishment of a religious institution on property located at the southeast corner of Avenue F and Aracely Street, 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. 2017-0284
 4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0339. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.262- Administration of Sign Regulations, Subsection 152.262(F)- Variances, to allow the use of conditional use permits in addition to variances to allow relief from design standards.
 - A. Open public hearing
 1. Staff presentation
 2. Call to the Public on this item
 - B. Close public hearing
 - C. Action on Text Amendment Case no. 2017-0339

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0340. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.121 "L-I" Light Industrial District, Subsection 152.121(C) to allow the refining, processing, or packaging of agricultural or edible food products as a conditional use.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Text Amendment Case No. 2017-0340

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 regarding Subdivision Case No. 2017-0334P. A request by Nieves Riedel on behalf of R&G Associated, LLC, for the preliminary plat approval for Santa Cecilia Subdivision. The property is located at the north east corner of County 24th Street and Avenue "F", Assessor's Parcel No. 227-10-010, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2017-0334P

6. 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.

7. ADJOURNMENT



PRESENTATION

Planning & Zoning Commission Meeting

3.A.

Meeting Date: 06/13/2017

Presentation Topic/Summary:

Presentation on available training for Commission members: Arizona Citizen Planner online program.

Attachments

Arizona Citizen Planner



This course was adapted for Arizona municipal and county planning officials by University of Arizona Cooperative Extension in partnership with Michigan State University's American Citizen Planner and the Arizona Chapter of the American Planning Association.

The content is broken into 14 self-paced units including an Introduction and Wrap Up unit.

- Lesson 1: Introducing the Planning Official
- Lesson 2: What is a Comprehensive Plan
- Lesson 3: Looking Back to Look Forward
- Lesson 4: Future Land Use Classifications
- Lesson 5: Should the Plan be Updated?
- Lesson 6: Overview of the Planning Process
- Lesson 7: Working with the Public
- Lesson 8: Collecting and Analyzing Data
- Lesson 9: Issues, Vision, Goals and Objectives
- Lesson 10: Going from Issue to Future Land Use
- Lesson 11: Drafting the Plan
- Lesson 12: Adopting the Plan

This training is designed to provide a sharper understanding of planning in service to the community. This online program is made up of selected units and modules from the Arizona Citizen Planner online program and customized for the State of Arizona where appropriate. The course is sequenced to allow learning to build and expand from one lesson to the next. Each lesson is designed to help you learn about the core tasks associated with being a Planning Official. Upon successfully finishing the course and evaluation, you can print out a certificate of completion.



The University of Arizona

College of Agriculture & Life Sciences Cooperative Extension

Community and economic development programs help citizens define and contribute to the future of their communities by becoming better informed about urbanization, renewable energy, economic development, land use planning, sustainability and local government structure. Sustainable community and economic development activities are vital to the economic and social futures of rural Arizona, and they also can help to mitigate unwanted environmental changes.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.A.

Meeting Date: 06/13/2017

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2017-0284. A request by Nicholas Ramos on behalf of Estanislao Escobosa, property owner, for a conditional use permit to allow the establishment of a religious institution on property located at the southeast corner of Avenue F and Aracely Street, 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. 2017-0284

BACKGROUND:

The applicant is requesting a conditional use permit to allow San Luis Kingdom Hall of Jehovah's Witnesses, a religious institution, to establish at the southeast corner of Avenue F and Aracely Street. The property is zoned as Medium-High Density Residential Zoning District (R-2), Assessor's Parcel No. 227-10-008, and is currently vacant land. The Conditional Use Permit is required as per Section 152.091(C)3 of the City Code.

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. A conditional use permit is exercised when the use has been established or when a building permit has been issued, construction commenced, and the building permit remains valid.

The conditional use permit for Kingdom Hall was approved on January 27, 2016 but it was not exercised. Since the permit was expired the applicant had to resubmit the application and go through the process again. This is the third time the applicant goes through the same process, in 2013 they received approval for the same project but the applicant put the project on hold and the conditional use permit expired.

ANALYSIS:

The surrounding area is occupied by the Bienestar 9A and 9B Subdivisions. The surrounding subdivisions are zoned as R-2 (Medium-High Density Residential). There are some commercial lots at the intersection of Avenue F and County 24th Street and at the intersection of Avenue F and County 23 1/2 Street. There is a proposed residential subdivision, Santa Cecilia, currently in the review process to be located along the south and east of Kingdom Hall.

This project is proposed to be developed in an area of 1.2 acres part of the 2.83 acres lot. There is no immediate plan for the remainder of the parcel.

Access to the property will be provided with one driveway each on Avenue F and on Aracely Street. This will be sufficient to provide emergency access as well as provide a functional traffic pattern on the

property. As required, water retention will be provided on-site and will be provided in conjunction with the required landscaped setbacks.

CITIZEN REVIEW MEETING:

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

GENERAL PLAN:

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

REVIEW(S):

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 (5-22-17)
2. Yuma County Airport Authority (5-24-17)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (47 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 the southeast corner of Avenue F and Aracely Street. It will still be required to comply with all applicable regulations adopted by the City.

Staff recommends approval of Conditional Use Permit Case No. 2017-0284.

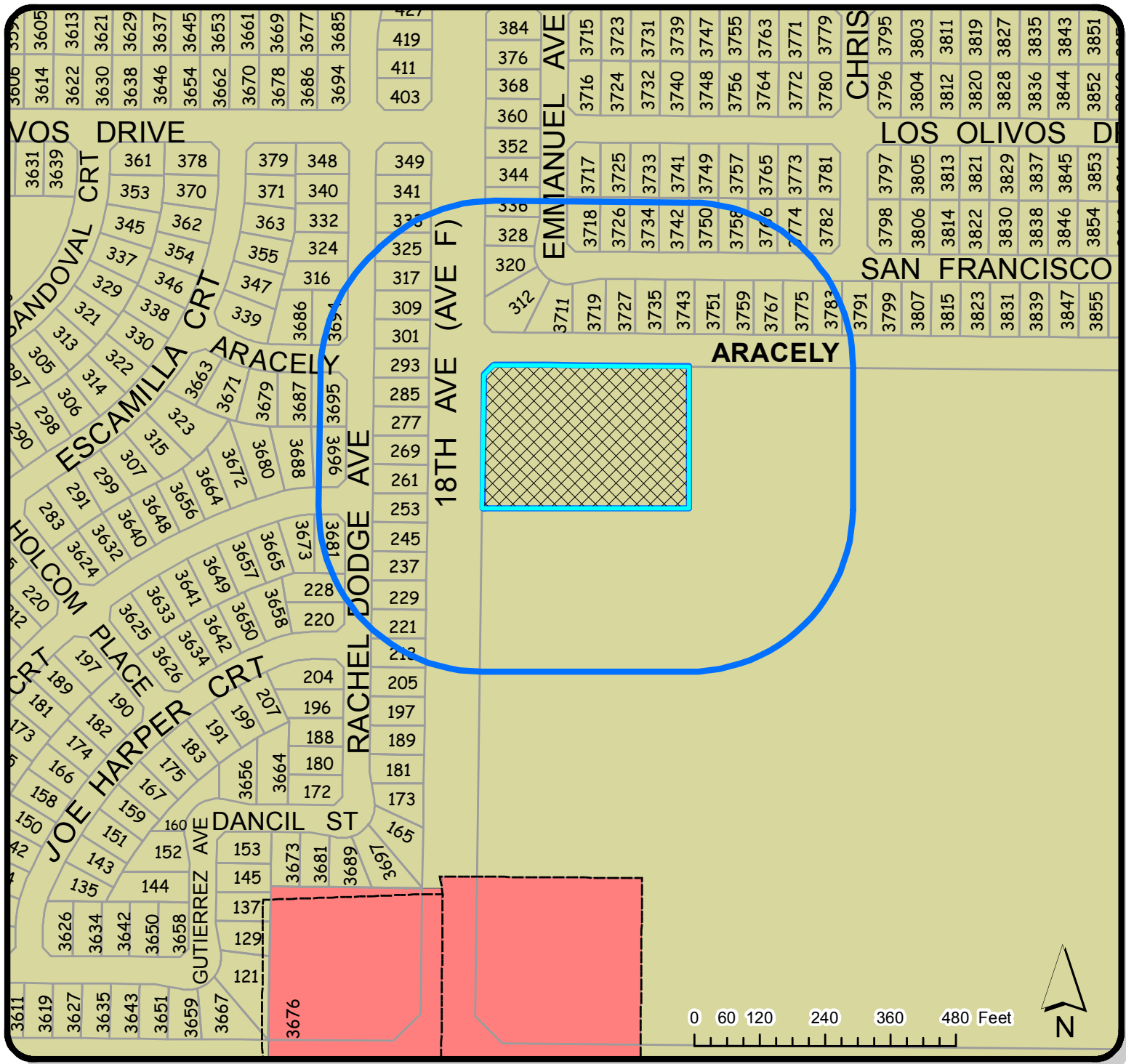
The reason for approval is that the request meets the criteria of the City of San Luis Zoning Ordinance and it is consistent with the City of San Luis 2020 General Plan.

RECOMMENDED MOTION:

I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2017-0284 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL.

Attachments

- Location Map
 - Picture of Location
 - Site Plan
 - Letter of Request
 - Fire Department Comments (5-22-17)
 - Yuma County Airport Authority Comments (5-24-17)
-



PROPOSED LOCATION

SE Corner of Avenue F and Aracely Street
PID No. 227-10-008



300ft Buffer

Location Map **CONDITIONAL USE PERMIT**

Legend

MULTIPLE RESIDENCE ZONING DISTRICTS

R2

COMMERCIAL ZONING DISTRICTS

C2

Date:

5/11/17

Checked By:

ROMAN PACHECO



GIS DIVISION

Prepared By:

IG

APPROVED BY:

JOSE A. GUZMAN

Case No.

2017-0284

BIENESTAR 9A

BIENESTAR 9B



PROJECT AREA

ARACELY STREET

AVENUE F

PRE-APPLICATION NARRATIVE

PROJECT: San Luis, AZ

DATE 4/24/2017

PROJECT TRACKING NUMBER: 0371

RE: New Kingdom Hall of Jehovah's Witnesses

APPLICANTS: Nicholas Ramos for San Luis East Spanish Congregation

EMAIL/PHONE: Ramosn15@yahoo.com / 602-301-8780

ATTACHMENT(S): Kingdom Hall Information Package; Site Plans

PROJECT OBJECTIVE

To design a site for a new Kingdom Hall (KH) that is functional, attractive, conforms to all applicable regulations, minimizes the size of property needed, minimizes maintenance and ensures durability of materials.

DESCRIPTION OF KINGDOM HALL

A KH is a place of worship for Jehovah's Witnesses and persons interested in learning about the Bible. Throughout the world, KHs have been known to be small, modest, clean buildings where all types of people of all ages gather to encourage one another and "incite to love and fine works".

The KH proposed (KH170) for the site of interest consists of 170 seats and has a building foot print of 36 ft x 92 ft. As found in the KH information package, it is designed to meet international codes and uses materials that are durable and fire resistant.

KINGDOM HALL OPERATIONS

Up to four congregations may use a KH. Each congregation will generally consist of 80-120 persons attending the weekly Bible meetings. Each congregation meets twice a week at the KH; once during the week and once on the weekend. The following is summary of utility demands estimated that will be imposed on city infrastructure:

- a. WATER: Size of water main will be 1 1/2".
- b. SANITARY SEWER: Size of wastewater lateral will be 4".
- c. STORM WATER MANAGEMENT: Refer to site plans.

SUMMARY

As the city well knows, previous applications were submitted and approved in 2013 and 2015. Various unforeseen factors from design to financing caused delays which in turn caused our approvals to expire. We originally sought an extension for our 2015 approved CUP but due to miscommunication between us and the City, what we thought was an approved extension turned out not to be the case. As directed by the City, we are submitting once more.

However, we ask this time that we be given an approval for not just one year but three years to complete our project. This will guarantee we do not have expiration issues again as construction is not slated to begin until near the end of 2018. If possible, we will try to begin sooner. But for now, this is our current timeline.

RESPECTFULLY YOURS:



NICHOLAS RAMOS

Architect



May 22, 2017

CONDITIONAL USE PERMIT CASE NUMBER: 2017-0284

CASE SUMMARY: A request by Nicholas Ramos, agent on behalf of Estanislao Escobosa, property owner, for a Conditional Use Permit as per Section 152.091- C.3 of the City of San Luis Code of Ordinances to allow the establishment a religious institution (San Luis Kingdom Hall of Jehovah’s Witnesses) in a Medium-High Density Residential (R-2) zoning district, Assessor’s Parcel No. 227-10-008, located Southeast Corner of Avenue F and Aracely Street, San Luis, Arizona.

PUBLIC HEARING: June 13, 2017

COMMENTS DUE: May 26, 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 on this case. Please complete the section below and return via e-mail. For additional information please contact me at 928-341-8563, extension 2014, or at jaguzman@cityofsanluis.org .

Thank you,

Jose A. Guzman
Acting Planning and Zoning Director
Attachment: Location Map, & Site Plan

.....
 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. Final decisions regarding this request are best made by the Planning and Zoning Department.

Date:

05/22/17

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: rpacheco@cityofsanluis.org



May 22, 2017

CONDITIONAL USE PERMIT CASE NUMBER: 2017-0284

CASE SUMMARY: A request by Nicholas Ramos, agent on behalf of Estanislao Escobosa, property owner, for a Conditional Use Permit as per Section 152.091- C.3 of the City of San Luis Code of Ordinances to allow the establishment a religious institution (San Luis Kingdom Hall of Jehovah's Witnesses) in a Medium-High Density Residential (R-2) zoning district, Assessor's Parcel No. 227-10-008, located Southeast Corner of Avenue F and Aracely Street, San Luis, Arizona.

PUBLIC HEARING: June 13, 2017

COMMENTS DUE: May 26, 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 on this case. Please complete the section below and return via e-mail. For additional information please contact me at 928-341-8563, extension 2014, or at jaguzman@cityofsanluis.org.

Thank you,

Jose A. Guzman
Acting Planning and Zoning Director
Attachment: Location Map, & Site Plan

.....
 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:

5/24/17

Agency:

Yuma County Airport Authority

Phone:

(928) 726-5882

Return to: rpacheco@cityofsanluis.org



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.B.

Meeting Date: 06/13/2017

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0339. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.262- Administration of Sign Regulations, Subsection 152.262(F)- Variances, to allow the use of conditional use permits in addition to variances to allow relief from design standards.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case no. 2017-0339

BACKGROUND:

In April 26, 2017, staff presented to City Council the case of a submittal for a building permit proposing the construction of a sign on the front of the building that would extend above the roof line. Such sign above the roof line is not permitted under the standards and criteria for permanent on-site signage as established at Table No. 16 in Chapter 152 of the City Code of the City of San Luis. Staff believes the current standards are appropriate to maintain proper esthetic standards which will enhance and preserve economic values in the City. Yet, on a case by case basis may be too restrictive and that sometimes may impede economic development. Using the procedure of a conditional use permit will allow the City to be certain that the use will be appropriate.

SUMMARY:

City Council agreed and instructed staff as a matter of policy to proceed with a staff-initiated amendment to the Zoning Regulations of the City of San Luis to amend Section 152.262 of the City Code of the City of San Luis to allow deviation from the standards and criteria of Table No. 16 by conditional use permit. This is the staff-initiated text amendment to the Zoning Regulations.

RECOMMENDED MOTION:

I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2017-0339 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.C.

Meeting Date: 06/13/2017

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0340. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.121 "L-I" Light Industrial District, Subsection 152.121(C) to allow the refining, processing, or packaging of agricultural or edible food products as a conditional use.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Text Amendment Case No. 2017-0340

BACKGROUND:

In April 26, 2017, staff presented to City Council the case of a company exploring to set up a food processing enterprise to produce fig products. The company is looking at two locations 1.) business incubator and 2.) San Luis Cooling. Both locations are located at the industrial park and would need configurations of their facilities to include a kitchen, food range, and sinks for cleaning. The approximately leasing space would be 3,000-4,000 square feet.

Under the current zoning regulations, this use is allowed only in a Heavy Industrial District and only with a conditional use permit. Staff believes this is too restrictive and such a use can be permitted in the Light Industrial District as a conditional use. Using the procedure of a conditional use permit will allow the City to be certain that the specific proposed use will be appropriate for the proposed location and allow specific conditions to be placed to be certain that the use will be appropriate.

SUMMARY:

City Council agreed and instructed staff, as policy, to proceed with a staff-initiated amendment to the Zoning Regulations on the Light Industrial Zoning District to allow the refining, processing, or packaging of agricultural or edible food products as a conditional use. This is the staff-initiated text amendment to the Zoning Regulations.

RECOMMENDED MOTION:

I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2017-0340 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.

Attachments

Proposed Text Amendment Ordinance

PROPOSED ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE SAN LUIS CITY CODE, CHAPTER 152 ZONING REGULATIONS SECTION 152.121 "L-I" LIGHT INDUSTRIAL DISTRICT, SUBSECTION 152.121 (C) TO ALLOW THE REFINING, PROCESSING, OR PACKAGING OF AGRICULTURAL OR EDIBLE FOOD PRODUCTS AS A CONDITIONAL USE; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

BE IT ORDAINED by the Mayor and City Council of the City of San Luis, Arizona as follows:

Section 1: Subsection 152.121 (C) of the San Luis City Code entitled Conditional Uses – "L-I" Zoning District is hereby amended to add Additional Regulations is hereby amended to add subsection 152.121.C.9 to read as follows:

(9) Refining, processing, or packaging of agricultural or edible food products.

Section 2: In the event of a conflict between the provisions of this Ordinance and any other ordinance, resolution, regulation, or policy of the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona, this _____ day of _____, 2017.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Macuil, City Attorney



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5.A.

Meeting Date: 06/13/2017

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

ITEM:

Discussion and possible action regarding Subdivision Case No. 2017-0334P. A request by Nieves Riedel on behalf of R&G Associated, LLC, for the preliminary plat approval for Santa Cecilia Subdivision. The property is located at the north east corner of County 24th Street and Avenue "F", Assessor's Parcel No. 227-10-010, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2017-0334P

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).

ANALYSIS:

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. This property was rezoned from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2017-073). The proposed subdivision will consist of 163 lots.

GENERAL PLAN:

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

REVIEW(S):

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 (5-24-17)
2. City of San Luis GIS (6-7-17)

The applicant submitted the Preliminary Plat, Improvement Plans and the Drainage Report for Santa Cecilia Subdivision. The Preliminary Plat is to give a general idea of the layout of the proposed subdivision. The Improvement Plans and Drainage Report are usually submitted at the final review process and they require a more extensive review.

In an effort to be proactive, staff reviewed all submittals and sent out review comments to the applicant on letter dated June 8, 2017. Most of these comments address details of the improvement plans and as such many of the comments can be addressed during the final plat submittal.

SUMMARY:

The applicant has provided the information and materials necessary for review of the preliminary plat for Santa Cecilia Subdivision.

Staff recommends conditional approval of preliminary plat for Subdivision Case No. 2017-0334P. Approval subject to the following condition:

1. Comments, on review letter dated June 8, 2017, pertaining to the preliminary plat must be addressed before submitting the final plat. All other comments can be addressed during the final plat review process.

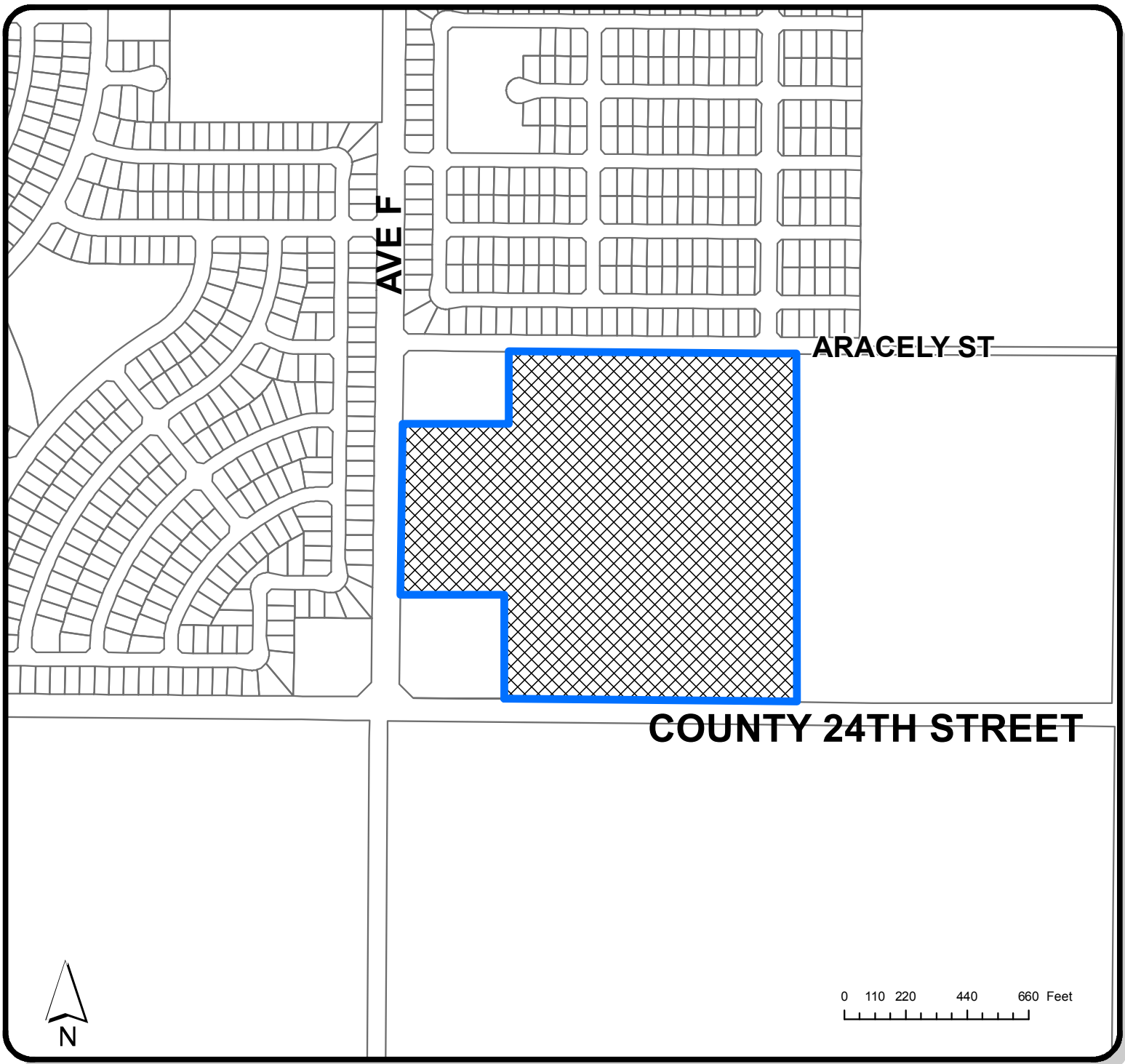
As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of these regulations (Subdivision Regulations) and the conditions of the conditional approval."

RECOMMENDED MOTION:

I MOVE TO APPROVE PRELIMINARY PLAT SUBDIVISION CASE NO. 2017-0334P WITH CONDITIONS AS PRESENTED BY STAFF.


Attachments

Location Map
Preliminary Plat
Review Comments Letter of June 8, 2017
City of San Luis Fire Department Comments (5-24-17)
City of San Luis GIS Comments (6-7-17)



Location Map PRELIMINARY PLAT

LOCATION OF SUBJECT PROPERTY

 Santa Cecilia Subdivision Parcel: 227-10-010
 Lot 1A, Border Ranches Lot Split, according to Book 28 of plats,
 pages 80 and 81, records of Yuma, County; Arizona

Date: 5/23/2017

Checked By:
 ROMAN PACHECO



Prepared By:
 IG

APPROVED BY:
 JOSE GUZMAN

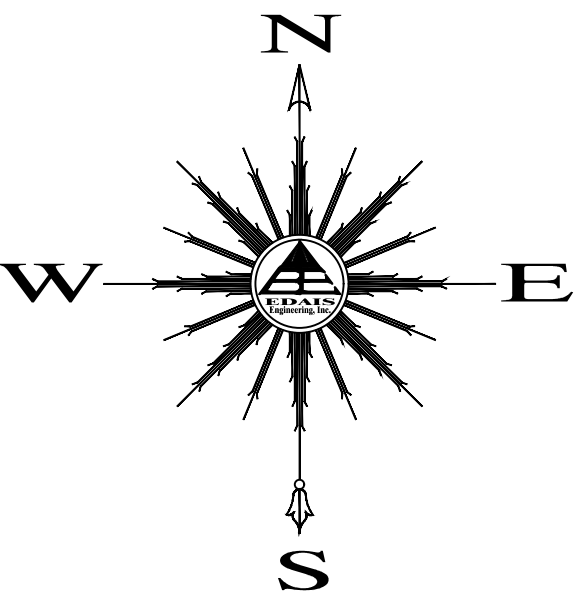
Case No.
 2017-0334

SANTA CECILIA SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S½ OF THE SW¼ OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA
MAY 2017 ACREAGE = 34.63 Acres
PRELIMINARY PLAT

LOT AREAS

| LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA |
|-----|-------------|-----|------------|-----|------------|-----|------------|-----|------------|-----|-------------|-----|------|-----|------|
| 1 | 6275.00 SF | 29 | 6096.02 SF | 57 | 6096.04 SF | 85 | 6325.23 SF | 113 | 6096.04 SF | 141 | 6096.04 SF | | | | |
| 2 | 6000.00 SF | 30 | 6212.68 SF | 58 | 6096.04 SF | 86 | 6096.05 SF | 114 | 6096.04 SF | 142 | 6096.04 SF | | | | |
| 3 | 6000.00 SF | 31 | 6410.81 SF | 59 | 6096.04 SF | 87 | 6096.04 SF | 115 | 6096.04 SF | 143 | 6096.06 SF | | | | |
| 4 | 6000.00 SF | 32 | 6523.32 SF | 60 | 6325.16 SF | 88 | 6096.04 SF | 116 | 6096.04 SF | 144 | 6325.23 SF | | | | |
| 5 | 6000.00 SF | 33 | 6325.23 SF | 61 | 6998.80 SF | 89 | 6096.04 SF | 117 | 6096.06 SF | 145 | 6523.32 SF | | | | |
| 6 | 6000.00 SF | 34 | 6095.54 SF | 62 | 6440.58 SF | 90 | 6096.04 SF | 118 | 6325.23 SF | 146 | 6410.52 SF | | | | |
| 7 | 6938.19 SF | 35 | 6096.25 SF | 63 | 6156.50 SF | 91 | 6096.04 SF | 119 | 6523.32 SF | 147 | 6212.68 SF | | | | |
| 8 | 6175.90 SF | 36 | 6096.37 SF | 64 | 6153.76 SF | 92 | 6096.04 SF | 120 | 6523.32 SF | 148 | 6095.81 SF | | | | |
| 9 | 6002.72 SF | 37 | 6096.04 SF | 65 | 6363.45 SF | 93 | 6096.04 SF | 121 | 6325.23 SF | 149 | 6095.81 SF | | | | |
| 10 | 6002.72 SF | 38 | 6096.04 SF | 66 | 6363.72 SF | 94 | 6096.04 SF | 122 | 6096.05 SF | 150 | 6095.81 SF | | | | |
| 11 | 6002.72 SF | 39 | 6325.23 SF | 67 | 6154.02 SF | 95 | 6096.04 SF | 123 | 6096.04 SF | 151 | 6095.81 SF | | | | |
| 12 | 6002.72 SF | 40 | 6325.23 SF | 68 | 6154.02 SF | 96 | 6325.05 SF | 124 | 6096.04 SF | 152 | 6095.81 SF | | | | |
| 13 | 6026.82 SF | 41 | 6096.04 SF | 69 | 6062.48 SF | 97 | 6679.41 SF | 125 | 6096.04 SF | 153 | 6095.81 SF | | | | |
| 14 | 6316.46 SF | 42 | 6096.04 SF | 70 | 6047.25 SF | 98 | 6235.23 SF | 126 | 6096.04 SF | 154 | 6095.81 SF | | | | |
| 15 | 6022.68 SF | 43 | 6096.37 SF | 71 | 6325.17 SF | 99 | 6153.89 SF | 127 | 6096.04 SF | 155 | 6095.81 SF | | | | |
| 16 | 6322.01 SF | 44 | 6096.25 SF | 72 | 6096.04 SF | 100 | 6153.89 SF | 128 | 6096.04 SF | 156 | 6095.78 SF | | | | |
| 17 | 9161.27 SF | 45 | 6095.54 SF | 73 | 6096.04 SF | 101 | 6363.59 SF | 129 | 6096.04 SF | 157 | 6095.81 SF | | | | |
| 18 | 10331.54 SF | 46 | 6325.23 SF | 74 | 6096.04 SF | 102 | 6363.59 SF | 130 | 6096.04 SF | 158 | 6116.98 SF | | | | |
| 19 | 6290.82 SF | 47 | 6523.32 SF | 75 | 6096.04 SF | 103 | 6153.89 SF | 131 | 6096.04 SF | 159 | 9235.37 SF | | | | |
| 20 | 6587.41 SF | 48 | 6523.32 SF | 76 | 6096.04 SF | 104 | 6153.89 SF | 132 | 6325.05 SF | 160 | 10695.72 SF | | | | |
| 21 | 6096.03 SF | 49 | 6325.23 SF | 77 | 6096.04 SF | 105 | 6153.89 SF | 133 | 6324.61 SF | 161 | 6414.73 SF | | | | |
| 22 | 6096.02 SF | 50 | 6096.05 SF | 78 | 6096.04 SF | 106 | 6363.59 SF | 134 | 6096.04 SF | 162 | 6155.16 SF | | | | |
| 23 | 6096.02 SF | 51 | 6096.04 SF | 79 | 6096.04 SF | 107 | 6324.61 SF | 135 | 6096.04 SF | 163 | 6387.69 SF | | | | |
| 24 | 6096.02 SF | 52 | 6096.04 SF | 80 | 6096.04 SF | 108 | 6096.04 SF | 136 | 6096.04 SF | | | | | | |
| 25 | 6096.02 SF | 53 | 6096.04 SF | 81 | 6096.06 SF | 109 | 6096.04 SF | 137 | 6096.04 SF | | | | | | |
| 26 | 6096.02 SF | 54 | 6096.04 SF | 82 | 6325.23 SF | 110 | 6096.04 SF | 138 | 6096.04 SF | | | | | | |
| 27 | 6096.02 SF | 55 | 6096.04 SF | 83 | 6523.32 SF | 111 | 6096.04 SF | 139 | 6096.04 SF | | | | | | |
| 28 | 6096.02 SF | 56 | 6096.04 SF | 84 | 6523.32 SF | 112 | 6096.04 SF | 140 | 6096.04 SF | | | | | | |



SCALE: 1" = 100'

LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- ([M]) MEASURED DATA
- ([R]) REFERS TO BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
- ([]) DATA REFER TO GENERAL LAND OFFICE PLAN OF SECTION 10, T11S, R24, OFFICIALLY FILED ON 3-12-1922, YUMA COUNTY RECORDS, YUMA COUNTY, AZ.

LINE DATA

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 21.22' | N45°01'49"W |
| L2 | 21.21' | N44°58'18"E |
| L3 | 7.49' | S89°59'23"W |

TRACT AREAS

| TRACT | AREA |
|-------|--------------|
| "A" | 60,959.12 SF |

KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1" NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE
- ⑦ NEW 10' SIDE YARD SETBACK LINE

OWNER

R & G ASSOCIATES LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 1649
SAN LUIS, AZ. 85349
(928) 627-8593

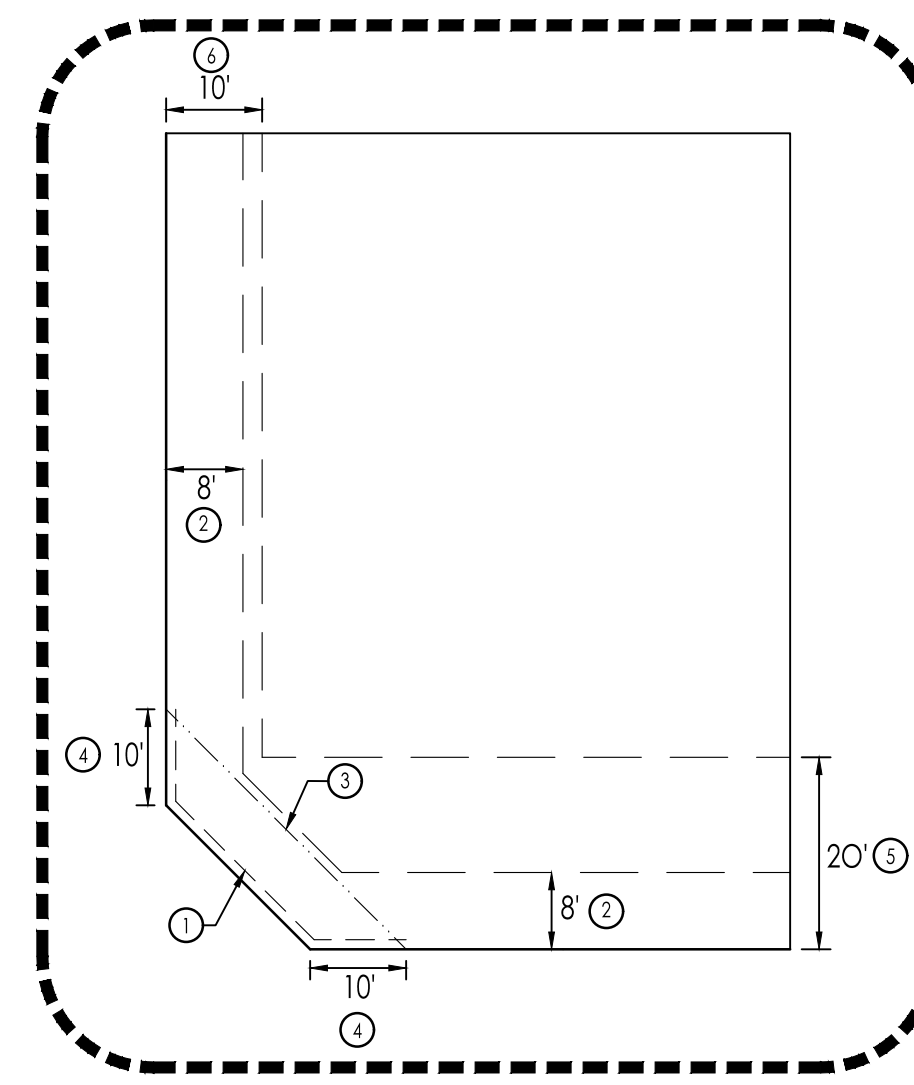
BASIS OF BEARING

THE WEST LINE OF SECTION 10, AS PER BORDER RANCHES PARCEL MAP BY EDAS ENGINEERING, INC. SIGNED BY MICHAEL E. JONES DATED JULY 21, 2004.
BEARING N00°02'42"W

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, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

BRADLEY K. LUKEN R.L.S. No. 47358





City of San Luis

Development Services

June 8, 2017

Nieves Riedel
PO BOX 1649
San Luis, AZ 85349

Re: Subdivision Case No. 2017-0334P/Santa Cecilia

City staff has reviewed Santa Cecilia Subdivision preliminary plans and partial review of the improvements plans and has the following comments:

City Engineer:

Preliminary Plat – Sheet 1 of 1

1. No comments

Improvement Plans –

Cover Sheet

1. Add a general note that “all construction is to be in accordance with City of San Luis Standards, including the adopted City of Yuma Construction Standard Detail Drawings, the MAG Uniform Standard Specifications and the City of San Luis Supplement to the City of Yuma Standards and the MAG Specification, unless otherwise specifically noted on these plans.”
2. Water Line General Note 1 and Road Construction Note 1 should be deleted or modified per comment 1 above.

Paving and Grading Plans - Sheets 1 and 2

1. Call out widths of the two spillways at the retention basin.
2. Provide landscaping plans for the retention basin.
3. Provide Street lights along the south half of Aracely Street as needed.
4. Have street grades for Aracely and Avenue F been coordinated with the plans for the Jehovah’s Witness property? Also, will the improvement for the Jehovah’s witness property be constructed before or after the subdivision improvements?

5. The curb return at the southeast corner of Jett Street and Avenue F appears to encroach on Lot 1B of the Border Ranches Lot Split. Can a site triangle be obtained for this corner?
6. There is a low point in County 24th Street between lots 156 and 157 where a drainage spillway is shown with a dirt channel running to a retention basin on the Lot 1B property. Provide easement or other documentation for the location of this retention basin on the property. Also, install a catch basin and shallow storm drain pipe to the retention basin rather than a dirt channel.
7. Install barricades at east ends of roads stubbed out to Lot 1C.
8. Provide signing and striping plans as needed for the perimeter roads.
9. Keynotes should reference City of Yuma Standard Details, as modified by the City of San Luis Supplement as necessary.
10. Many of the streets have minimum grades (0.20%.) These streets will require good grade control during construction and will need to be water tested to ensure that they drain adequately.

Paving and Grading Details – Sheet 3 (Sheet 4 missing)

1. Delete Yuma County Details as City of Yuma Details will be used. Note that it is not necessary to show City of Yuma details unless modifications are proposed and then modifications should be clearly noted.

Water and Sewer Plans – Sheets 5 through 10

1. ADEQ Engineer's Design Report and Approval to Construct will be needed.

Water and Sewer Details – Sheets 11 through 13.

1. It is not necessary to show City of Yuma details unless modifications are proposed and then modifications should be clearly noted. Call out City of Yuma Standard/City of San Luis Supplement for all details where appropriate (for example, Detail Q-13 should be Standard 5-211 and Detail R-13 should reference 5-042.)
2. Use Standard Detail 5-021 rather than 5-020 for house services, with each lot having a sewer cleanout installed at the property line.
3. City of Yuma Standards 5-010 (M/12), 5-100 (O/12), 5-210 (P/12) and 5-070 (V/13) are called out as "modified" but what has been modified is not apparent. Clearly note any modifications.
4. Detail L/12 should be replaced by Standard Detail 5-044, with 5-044 noted as needing to be modified for polymer concrete manholes and grade rings per the San Luis Supplement.
5. For Detail U/13, replace callout for "PVC Elbows" with callout for "mechanical joint (Mega Lug) ductile iron elbows with thrust blocks."

6. General Water Notes

- Note 1 – Change City of Yuma to City of San Luis
- Note 7 – Add "... and shall be mechanical joint (Mega Lug) fittings."
- Note 9 – Change Class 150 to Class 235. (note that C900 DR18 pipe is Class 235, and Class 150 is no longer available.)
- Note 10 – Delete "County."
- Notes 14 and 15 can be deleted (covered by Standard Detail 5-148.)

Drainage Report –

1. For the Street Flow Capacity Analysis Table, add in flows for all combined drainage areas. For example, along Jenkins Ave., combine reaches 9, 10, 11, 12, 13, 14, etc. as appropriate to obtain the total flows for the street.

Public Works Department:

Preliminary Plat

1. Visibility triangle detail shall have additional text to limit vertical obstructions (construction or landscaping) to 42" high.
2. Add visibility triangle on SE corner of Jett St and Avenue F.
3. Clearly identify all non- access easements.
4. Verify lot sizes as well as all dimensions.

Improvement Plans – These comments can be addressed in the final plat stage

1. The City is working on street light guidelines so final street light design on residential and perimeter streets shall incorporate such input from the City.
2. Pavement section shall be per COY standard details 2-031 and 2-050.
3. Residential street shall have 40' roadway width per COY standard detail 2-050.
4. Show water meters, hydrants and street lights on the actual location where they will be installed (utility easement).
5. Overall compliance with COSL supplement to MAG and COY construction details including but not limited to 5-125, 5-140, and 5-148.
6. Use Clow or Waterous WB-67 fire hydrants.
7. All fittings to have Mega Lug or approved equal mechanical restraints and vertical bends to be MJ restrained at the bends plus one additional restraint 20' upstream and downstream of the bend.

Planning and Zoning Department:

1. Protective Fence all around the commercial property- §3.22 of the Subdivision Regulations and City Code §152.107(E)(10)

2. Submit Landscape Plans- refer to City Code §152.295 through §152.300 for Landscape Regulations.
3. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
4. As per Subdivision Regulations §5.3(2), names, without abbreviations, of all existing and proposed streets are required.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comment or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City, and is occurring at the risk of the Developer.

Thank you,



Jose A. Guzman
Acting Planning and Zoning Director



May 23, 2017

SUBDIVISION CASE NUMBER: 2017-0334P

CASE SUMMARY: A request by Nieves Riedel, on behalf of R&G Associated, LLC, for the Preliminary Plat approval for Santa Cecilia Subdivision. This subdivision will contain approximately 29 acres and is proposed to be divided into 163 lots and 1 tract, lots ranging in size from approximately 6,000 square feet to 10,695.72 square feet. The property is located at the northeast corner of County 24th Street and Avenue 'F'. Assessor's Parcel No. 227-10-010, San Luis, Arizona.

PUBLIC MEETING: JUNE 13, 2017

COMMENTS DUE: MAY 26, 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.

Thank you,

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

05/24/17

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: rpacheco@cityofsanluis.org



May 23, 2017

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Thank you,

Jose A. Guzman
Acting Planning and Zoning Director
Attachment: Location Map, & Preliminary Plat



COMMENTS NO COMMENTS

Enter Comments below:

I see a problem with Jenkins E. Avenue. The letter E could be confused with a post direction. I think we should avoid using abbreviations. We commonly use E (EAST), N (NORTH), S (SOUTH), W (WEST), NE (NORTH EAST), NW (NORTH WEST), SE(SOUTH EAST) SW(SOUTHWEST)

Date:

6/7/2017

Agency:

City of San Luis GIS

Phone:

928-341-8568

Return to: rpacheco@cityofsanluis.org