



## **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, August 14, 2018. 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, 14 de Agosto del 2018. 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, August 14, 2018**  
**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. APPROVAL OF MINUTES -**

-Regular Planning and Zoning Commission meeting held May 8, 2018

**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 Text Amendment Case No. 2018-0298. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by adding Section 152.301 Landscaping Exemptions and Waivers.

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. 2018-0298

**4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0385. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.106(C) relating to conditional uses in the Neighborhood Commercial (C-1) Zoning District.

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. 2018-0385

**4. C.** Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0299. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.121 Light Industrial (L-1) Zoning District.

- 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. 2018-0299

**5.** **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.

**6. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3.A.

Meeting Date: 08/14/2018

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#### Summary

#### **APPROVAL OF MINUTES -**

-Regular Planning and Zoning Commission meeting held May 8, 2018

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#### Attachments

Minutes May 8, 2018

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## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MAY 8, 2018  
7:00 PM

**1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:01 PM., by Chairman Javier Barraza.

**2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Vice Chairman Marco A. Pinzon.

**PRESENT:**

Chairman Javier Barraza  
Vice Chairman Marco A. Pinzon  
Commission Member Daniel Bazua  
Commission Member Jose A. Ponce  
Commission Member Guillermina Fuentes (arrived @ 7:06 p.m.)

**ABSENT:**

Commission Member Hugo Garcia  
Commission Member Veronica Zavala

**OTHER PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Kay Macuil, City Attorney  
Rick Bauermann, Fire Department  
Gary Black, Comite de Bienestar  
Michelle Lamoureux, Pinnacle Consulting, Inc.

### **3. CONSENT AGENDA**

#### **3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held April 10, 2018.

**MOTION:** **Jose A. Ponce / Daniel Bazua** to approve the consent agenda as presented. Motion passed unanimously (5-0).

**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 Case No. 2018-0155. A request by Sun State Tower, on behalf of The City of San Luis, owner, for a Conditional Use Permit to allow the construction of a 80-foot cell tower to be located at 821 N. Garcia Lane, San Luis, Arizona.**

A. Open public hearing

**MOTION:** **Marco A. Pinzon / Jose A. Ponce** to open public hearing for Conditional Use Permit Case No. 2018-0155. Motion passed unanimously (5-0).

**Jose A. Guzman, Director of Planning and Zoning,** summarized staff report recommending APPROVAL of Conditional Use Permit Case No. 2018-0155 as presented by staff.

**Vice Chairman Marco A. Pinzon** asked is this tower going to have a fence around it. **Mr. Guzman** responded that there is going to be an 8 foot high CMU wall for security purposes.

**Michelle Lamoureux, Pinnacle Consulting, Inc.,** representing Sun State Tower and Verizon Wireless stated that this is an 80 foot mono-elm, top of steel is 75 feet, and the break point will be mid-way. So it would fall within the 40 foot fall zone. They are built to the 2012 IBC codes which means they will sustain winds up to 90 miles per hour with 115 mile per hour, with three second wind gust.

**Commission Member Daniel Bazua** asked what would be that it would extend the coverage to the east side of San Luis Arizona.

**Steven Keddie Consulting Engineer** for Pinnacle and Verizon stated that the site coverage is going farther down the high way to the east. But do to design it is more of a capacity site. So it will increase coverage in that area, more building filtration coverage in site house. The main draw of the site is to cover as shown in the green area which is portable coverage inside buildings that is what is going to be increase towards the east.

**Commission Member Jose A. Ponce**, asked what about the long term regarding radiation? **Keddie** responded that there are two types of energy. There is ionizing and non-ionizing energy, radio signals are non-ionizing so that is light bulb. The cell tower radio signal is non-ionizing. The ionizing would be like the X-rays. The FCC made very specific guidelines and rules called OET 65 which was put out around 1996 and all wireless carrier had to follow these rules and these rules are very conservative. So the amount of energy that comes off of these down the ground are very low.

B. Close public hearing

**MOTION: Marco A. Pinzon / Jose A. Ponce** to CLOSE public hearing. Motion passed unanimously (5-0).

C. Action on Conditional Use Permit Case No. 2018-0155

**MOTION: Marco A. Pinzon / Daniel Bazua** to forward Conditional Use Permit Case No. 2018-0155 to the City Council with recommendation of APPROVAL as presented by staff. Motion passed unanimously (5-0).

**4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega and Vega Engineering PLC on behalf of Comite de Bienestar, owner, to rezone Tract "A" of Bienestar Estates 9B from High-Density Residential (R-3) to Medium Density Residential (R1-6).**

**Jose A. Guzman Director of Planning and Zoning**, summarized staff report recommending APPROVAL of Rezoning Case No. 2018-0115 as presented by staff.

**Chairman Javier Barraza** asked if the existing improvement districts are going to be reduced to the existing residents.

**Kay Macuil, City Attorney**, responded that she did not know if the assessments are reduced by additional lots, because the assessments were recorded. It is my understanding that this particular tract is in the CC&R's for park. The city does not enforce CC&R's.

A. Open public hearing

**Commission Member Marco A. Pinzon** asked do we have to open public hearing. **Chairman Barraza** responded I believed I have open public hearing.

**Vianey Vega, Vega and Vega Engineering, 1846 S. 8<sup>th</sup> Avenue**, representing the developer mentioned that in regards to the assessments it would not affect your assessments because those are already establish and recorded. So there will be no modifications. There will be some assessments to these new lots. We are still working on the name for this area.

**Commission Member Jose A. Ponce**, asked what is the reason you are requesting to change this area from high-density to medium-density residential. **Mr. Vega** responded with the new zoning regulations the code does not allows you to have any lots for a single resident dwelling to have anything less than 6,000 square feet. So in order to accomplish that this area needs to be medium density to R1-6.

B. Close public hearing

**MOTION: Jose A. Ponce / Marco A. Pinzon** to CLOSE public hearing. Motion passed unanimously (5-0).

C. Action on Rezoning Case No. 2018-0115

**MOTION: Marco A. Pinzon / Daniel Bazua** to forward Rezoning Case No. 2018-0115 to the City Council with recommendation of APPROVAL as presented by staff. Motion passed unanimously (5-0).

**4. C. Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183. A request by Vega and Vega Engineering PLC to amend the 2020 General Plan by changing the Land Use Designation of 4.54 acres of land, located on the southeast corner of County 24th Street and Avenue F, from Neighborhood to Activity Center.**

A. Open public hearing

**MOTION: Marco A. Pinzon / Jose A. Ponce** to open public hearing for General Plan Amendment Case No. 2018-0183. Motion passed unanimously (5-0).

**Jose A. Guzman, Director of Planning and Zoning,** summarized staff report recommending APPROVAL of Minor General Plan Amendment Case No. 2018-0183 as presented by staff.

B. Close public hearing

**MOTION: Jose A. Ponce / Daniel Bazua** to CLOSE public hearing. Motion passed unanimously (5-0).

C. Action on Rezoning Case No. 2018-0183

**MOTION: Jose A. Ponce / Daniel Bazua** to forward Minor General Plan Amendment Case No. 2018-0183 to the City Council with recommendation of APPROVAL as presented by staff. Motion passed unanimously (5-0).

**4. D. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0127. A request by Vega and Vega Engineering PLC to rezone approximately 160 acres of land located on the southeast corner of County 24th Street and Avenue F.**

A. Open public hearing

**MOTION: Marco A. Pinzon / Jose A. Ponce** to open public hearing for Rezoning Case No. 2018-0127. Motion passed unanimously (5-0).

**Jose A. Guzman, Director of Planning and Zoning,** summarized staff report recommending APPROVAL of Rezoning Case No. 2018-0127 with conditions as presented by staff.

**Commission Member Marco A. Pinzon** asked if the city had adequate water and sewer. **Mr. Guzman** responded yes. He also stated that request for comments were sent to the Public Works Director and he stated everything was fine. **Chairman Barraza** asked will this traffic study if it calls for to connect 24<sup>th</sup> all the way to the west. **Mr. Guzman** responded it will be for the commercial property. Barraza asked is County 24<sup>th</sup> Street connected to San Luis going west. **Mr. Guzman** responded probably it will.

**Vianey Vega, Vega and Vega Engineering, 1846 S. 8<sup>th</sup> Avenue,** mentioned that they don't have a problem with condition number two. But have a concern with condition number 1 as we were not aware of it. **Mr. Guzman** responded that because there were no specific use that you are going to do on the commercial area, and that is speculating zoning. And to avoid any impact on the traffic that is why we request that condition and is the same condition we kept on the property owners in front of this property. **Vega** mentioned that the C-2 allows you to certain uses, that doesn't give you what can be develop. **Guzman** responded that is a different requirement, if you are going to put offices that requires 1 parking space for every 300 square feet. It will make a big difference if you are going to put a restaurant that required 1 parking for every 70 square feet, so that is why we are requesting the traffic study based on the use. **Commission Member Guillermina Fuentes,** stated that to her understanding this is not required until you know what you are going to develop there. **Guzman** responded yes.

Furthermore, Mr. Guzman explained that on the northwest corner the applicant submitted a rezoning application and they stated that they wanted to do a gas station. Therefore we approved the rezoning with the condition that it was going to be used for the gas station/convenient store. The property to the northeast they applied for a rezoning and they did not stated the use and that is why we required the traffic study before building permits. **Vega** asked the intent of for the use in that area is retail office that still going to trigger the traffic study, is that what it summited for permit. **Guzman** explained that if two years later you close the store and you want to do a bar, restaurant or a school that will make a big difference. **Vega** also stated that this is a 4.5 acre the traffic that you can generate is not a whole lot. Furthermore, Mr. Guzman stated that the idea was to have the condition in case the propose use trigger a traffic study base on the engineer of the city. **Vega** asked is that recommendation coming from Public Works. **Guzman** responded yes. **Vega** stated that he would like the chance to discuss the condition with the Director of Public Works. But at this time, we are not in agreement of this condition as we were not aware of it, and for a 4.5 acre parcel it does not make sense that it will trigger for a traffic study.

**Chairman Barraza** asked Mr. Vega are you asking the commission to recommend the removal of that condition, or you do you still want to talk to the Public Works Director and see if you can common ground on this and continue this item.

**Gary Black, Deputy Director of Comite de Bienestar**, stated that the condition is a little bit strong for that area right now. It is hard to even visualize it for me. Furthermore, Mr. Vega stated that when you submit for a development as you submit for building permit if whatever you developing trigger the requirement for a traffic study at that time it can be requested, not going into the rezoning with a condition. **Guzman** also mentioned that the reason for the condition is that currently the city is working on the amendment for the building code to be able to request a traffic study at the time of the building permit with the regulation that we have right now, we currently not able to request a traffic study and that is why we add this condition at the rezoning stage. **Mr. Guzman** suggested to the commission if desire they could change the language of the condition to add “the traffic study will be required if necessary based on the use, or if the engineer thinks it is required”.

**Mr. Vega** asked Mr. Guzman you mentioned you are in the process of updating to the 2012 building code, currently your staff is working with the City of Yuma. So, the adoption of this code is going to be here in the next year. **Guzman** responded yes. **Vega** then stated that this will give you the tool you need to request a traffic study, this land is not going to be develop in the next year. We barely on the rezoning case, by the time we do rezoning and apply the final plat construction there goes a year. By the time we start and finish construction your codes are going to be in place, so at that time you are going to have a mechanism to require a traffic study at the time of building permit. So you can strike that recommendation and now you will have a tool when we submit for development of those 4.5 acres. Staff will have opportunity to review what is going to be develop and determine if a traffic study would be required.

B. Close public hearing

**MOTION:** **Marco A. Pinzon / Jose A. Ponce** to CLOSE public hearing. Motion passed unanimously (5-0).

C. Action on Rezoning Case No. 2018-0183

**MOTION:** **Guillermina Fuentes / Marco A. Pinzon** to forward Rezoning Case No. 2018-0127 to the City Council with recommendation of APPROVAL with the following conditions:

1. Prior to the issuance of any building permit, as deem necessary by the city engineer a traffic study shall be conducted at owner's expense.
2. Commercial uses to exclude City Code §152.107(B) 6-Mortuaries and §152.107(B) 20-General Auto Repair.

Motion passed unanimously (5-0).

## **6. CALL TO THE PUBLIC**

**Gary Black, Deputy Director of Comite de Bienestar**, 962 B Street, thanked the city, planning and zoning department and public works for all the hard work and gave special thanks to Mr. Eulogio Vera, Director of Public Works.

**Commission Member Marco A. Pinzon** stated that he would like to recommend that when we have items that involves engineering maybe your engineer should be here, it will really help.

## **7. ADJOURNMENT**

**MOTION: Marco A. Pinzon / Jose A. Ponce** to adjourn the Regular Planning & Zoning Meeting at approximately 7:54 p.m. Motion passed unanimously.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.A.

**Meeting Date:** 08/14/2018

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0298. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by adding Section 152.301 Landscaping Exemptions and Waivers.

- 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. 2018-0298

#### BACKGROUND:

The intent of this proposed amendment is to provide a more uniformed process regarding the landscape requirements and submittals. This amendment will help reduce the cost to the developers when installing landscape and reduce cost of future municipal maintenance.

The current regulations specify the location and amount of required landscape. Every development is different and sometimes requiring the specific amount of landscape on public right-of-way creates a burden to staff for future maintenance.

#### SUMMARY:

Rather than giving discretion to staff to deviate from the City Code requirements, this amendment allows staff to negotiate with the developer a design that looks good and requires minimum maintenance. Once staff and the developer agrees in a design, it will be presented to City Council at the time of approval of the development either through a rezoning, conditional use, or subdivision plat.

#### RECOMMENDED MOTION:

**I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2018-0298 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.**

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#### Attachments

Proposed Amendment

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**TEXT AMENDMENT CASE NO. 2018-0298  
LANDSCAPE EXEMPTIONS AND WAIVERS  
CITY OF SAN LUIS CODE- CHAPTER 152: ZONING REGULATIONS  
PROPOSED AMENDMENT BY STAFF**

**LANDSCAPE REGULATIONS**

**§152.301 LANDSCAPING EXEMPTIONS OR WAIVERS**

An exemption or waiver from landscaping requirements of §152.298 may be sought from the City Council as part of any request for a rezoning, conditional use permit, or subdivision plat approval. Any such waiver or exemption may only be granted by the City Council and may only be granted at the time of the approval of a rezoning, conditional use, or subdivision plat.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.B.

**Meeting Date:** 08/14/2018

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0385. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.106(C) relating to conditional uses in the Neighborhood Commercial (C-1) Zoning District.

- 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. 2018-0385

#### SUMMARY:

This text amendment is to allow outdoor mobile food “parks” or “courts” as a primary use of a property zoned as Neighborhood Commercial (C-1) as a conditional use. Outdoor food courts would allow for the congregation of multiple mobile food units at a single location. Property owners seeking to create an outdoor food court would be required to provide for the necessary site amenities as any other commercial business such as the provision of off-street parking, landscaping, restrooms, and building permits for any permanent structures on the property.

City staff has received many inquiries from citizens regarding the ability to allow food trucks to be established in the C-1 district, prompting staff to review the current regulations. Currently mobile food vendors are not allowed in the C-1 district. Rather than listing it as a permitted use and allowing mobile food vendors to be established dispersed around in the C-1 district, staff is proposing to allow outdoor food courts as a conditional use. This will allow the mobile vendors to be located within this district in a place with necessary improvements.

#### RECOMMENDED MOTION:

**I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2018-0385 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.**

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#### Attachments

Proposed Amendment

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**TEXT AMENDMENT CASE NO. 2018-0385  
“C-1” NEIGHBORHOOD COMMERCIAL ZONING DISTRICT  
CITY OF SAN LUIS CODE- CHAPTER 152: ZONING REGULATIONS  
PROPOSED AMENDMENTS BY STAFF**

**Subsection 152.106(C) of the San Luis City Code entitled “*Conditional uses – “C-1” Zoning District*” is proposed to read as follows:**

(C) *Conditional uses - “C-1” Zoning District.*

- (1) Retail uses over 4,000 square feet but under 25,000 square feet.
- (2) Mixed use neighborhood center for permitted retail, service or office use; each business tenant space not to exceed 4,000 square feet with the total center not to exceed 25,000 square feet with no drive-through window facilities.
- (3) Live entertainment and outdoor dining associated with a café, restaurant, and/or tavern; excluding drive-in and drive-through facilities.
- (4) Parking lot for passenger vehicles only; but not for overnight parking.
- (5) Banks with drive-thru facilities if the bank is located along an arterial street.
- (6) Wireless communication towers and antennas in accordance with the requirements of §§ 152.315 through 152.322.
- (7) Outdoor food vendor park**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.C.

**Meeting Date:** 08/14/2018

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-0299. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.121 Light Industrial (L-1) Zoning District.

- 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. 2018-0299

#### BACKGROUND:

The purpose of the Light Industrial Zoning District is to provide for a mix of light manufacturing uses, offices park, and limited open land uses in an attractive business park setting with proper screening and landscaping; all compatible with adjoining uses. It is intended that this district allow for employment bases through the establishment of high quality, planned industrial centers for corporate offices and indoor manufacturing uses.

Staff have received several requests for uses that seem appropriate and meet the purpose for this zoning district but are not listed as permitted uses or are too restrictive.

#### SUMMARY:

The intent of this amendment is to make positive changes to the Light Industrial Zoning District and make it more compatible with the needs of our Community.

#### RECOMMENDED MOTION:

**I MOVE TO FORWARD TEXT AMENDMENT CASE NO. 2018-0299 TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL AS PRESENTED BY STAFF.**

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#### Attachments

Proposed Amendments

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**TEXT AMENDMENT CASE NO. 2018-0299  
LIGHT INDUSTRIAL ZONING DISTRICT  
CITY OF SAN LUIS CODE- CHAPTER 152: ZONING REGULATIONS  
PROPOSED AMENDMENTS BY STAFF**

**Subsection 152.121 (B) of the San Luis City Code entitled “Permitted uses- “L-I” Zoning District” is proposed to read as follows:**

(B) *Permitted uses - “L-I” Zoning District.*

- (1) Laboratories for research and product development.
- (2) Corporate offices/headquarters.
- (3) Broadcasting stations and studios and publishing facilities.
- (4) Assembling, fabrication, handling and packaging, treating, and renovating goods, merchandise, products and equipment, excluding agricultural products, provided that such uses shall conform to the following requirements:
  - (a) The primary use of the property is not the basic processing and compounding of raw materials;
  - (b) All activities pertaining to the actual manufacture or processing of the product involved shall be conducted entirely within an enclosed building(s);
  - (c) All outdoor storage of material or equipment, as ancillary to the primary use, shall occupy the rear one-half of the lot; and
  - (d) A masonry wall shall screen all outdoor storage of materials or equipment.
- (5) Limited retail commercial provided the product(s) sold at retail are the product(s) which are assembled, fabricated, handled, packaged, treated, or renovated as the primary use and the retail area does not exceed 10% of the total gross floor area.
- (6) Hospitals and outpatient clinics.
- (7) Public or private substance abuse, detoxification and treatment centers, and recovery centers.
- (8) Agri-business and aquaculture business provided such businesses are conducted within a completely enclosed building or under a roofed structure that is screened from all adjacent properties and public view.
- (9) Mini-storage facility except that no outdoor open storage will be allowed. A night watchman quarters, as a security provision, may be an accessory use.
- (10) RV and boat storage facility provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.
- (11) Welding shops, contractors offices and contractors equipment yards provided the yard area is enclosed on all sides by a solid fence or wall at least six feet in height and no supplies, products, materials or equipment are stacked higher than the fence or wall.
- (12) Product distributorships, wholesale and warehouse facilities; excluding transfer facilities for general freight.
- (13) Equipment sales and rental, farm equipment and supplies stores.
- (14) Outdoor display areas for the sale of new manufactured homes provided all units

within public view and for public display shall be ground mounted, anchored and finished in a manner representative of the actual finished product.

(15) Retail sales conducted outdoors as a primary use, such as but not limited to; swap meets, flea markets and auctions.

(16) On-site child care center as an accessory use for the permitted industrial business. The facility shall comply with the State of Arizona Department of Health Services regulations for licensing.

(17) Mobile food vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).

(18) Mobile vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).

(19) Religious institutions.

**(20) Towing and impound facilities provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.**

**(21) Facility of storage yard for the transport of operable vehicles into Mexico provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.**

**Subsection 152.121(B) of the San Luis City Code entitled “Conditional uses – “L-I” Zoning District” is proposed to read as follows:**

**(C) Conditional uses - “L-I” Zoning District.**

(1) Travel plazas or truck stops subject to the following:

~~(a)~~ **The lot or parcel for the travel plaza/truck stop use shall be no more than 500 feet from a state or federal highway interchange or right-of-way;**

~~(b)~~**(a)** The minimum lot or parcel size shall be **205** acres;

~~(c)~~**(b)** All off-site public roadway improvements, including but not limited to: 1) right and left turn lanes and; 2) driveway and access points shall be in compliance with the American Association State Transportation and Highway Officials standards (AASTHO);

~~(d)~~**(c)** On-site improvements, including but not limited to: 1) turning radius; 2) drive aisle dimensions and; 3) parking stall dimensional standards shall be in compliance with the AASTHO standards;

~~(e)~~**(d)** Any fuel dispenser, perimeter of underground storage tanks or pumps shall be a minimum of one hundred (100') feet from any residential zoning district and at least forty (40') feet from any property line or public right-of-way line;

~~(f)~~**(e)** All vehicular parking along with the necessary maneuvering areas, drive aisles and driveways shall be contained on the same parcel or lot and shall be paved with asphalt or concrete to a sufficient thickness to withstand repeated vehicular traffic;

~~(g)~~**(f)** A 15 foot wide landscaped buffer area shall be provided along all

property lines. There shall be no parking permitted within this buffer area;

~~(h)~~(g) Outdoor lighting standards shall be fully shielded, shall not exceed a height of 30 feet, and shall be in compliance with the regulations of §§ 152.275 through 152.282;

~~(h)~~(h) A masonry sound attenuation wall of at least six feet shall be installed along all property lines that abut or are adjacent to a residential zoning district or use;

~~(h)~~(i) Semi-truck washes and/or semi-truck polishing, semi-truck servicing, or semi-truck tires only when ancillary to an approved travel plaza/truck stop. All truck washing and/or polishing shall be under a canopied bay and all truck engine repairs shall be under a roofed structure if such amenities are provided;

~~(h)~~(j) A minimum of one toilet, one sink, and one hot shower provided for men and one toilet, one sink, and one hot shower provided for women, each designed for complete privacy, for each 20 truck parking spaces provided or fraction thereof;

~~(h)~~(k) A common use laundry facility shall be provided at a ratio of one washer and one dryer for each 20 truck parking spaces provided or fraction thereof; and

~~(m)~~(l) Parking stalls shall be in accordance to the parking standards in §§ 152.240 through 152.244.

- (2) Social health related services such as plasma centers, charity dining services, homeless shelters, day labor hiring centers, rescue missions, and other similar social service uses.
- (3) Warehouse and transfer facilities for general freight.
- (4) Public or private detention and correctional facilities and only after it has been found to be in compliance with all applicable federal and state regulations.
- (5) Wireless communication towers and antennas in accordance with the requirements of §§ 152.315 through 152.322.
- (6) Sexually oriented business. Subject to Chapter 113 Sexually Oriented Businesses of the City of San Luis City Code.
- (7) Medical marijuana dispensary, subject to the requirements found in § 152.225 Medical Marijuana Uses.
- (8) Medical marijuana dispensary offsite cultivation location, subject to the requirements found in § 152.225 Medical Marijuana Uses.
- (9) Refining, processing, or packaging of agricultural or edible food products.
- (10) Parking lot/terminal for farm worker buses.**
- (11) Commercial uses compatible with the purpose of this district.**
- (12) Any use allowed in the Community Commercial(C-2) District which meets the purpose of this district.**