

NARRATIVE STATEMENT:

It is being requested to change the land use in this area from Industrial/business to neighborhood. There is lots of areas designated as industrial but there is no demand for industrial land. The industrial park is basically vacant and there is no need for additional industrial land. If this land left at its current designation, it will not be developed for a long period of time. Residential development is needed in San Luis where it creates a good economic base and provide jobs. The followings are points to support this land use change:

1. This amendment to the general plan is necessary to provide land for residential use in the area. Residential use doesn't have an affect should change for this property be allowed. The property to the north is designated as low density residential. The commercial designation to the west and South is compatible with this request.
2. The existing General Plan limits the use of Low density residential that is needed to develop the land.
3. This amendment has a positive affect on the neighboring properties and is compatible with the use. A portion of the neighboring properties to the north are primarily High density residential.
4. This amendment to the general plan increases the tax collected such as sales tax. The sales of homes will produce a tremendous amount of sales tax. Having homes instead of vacant land is good for jobs and in general the employment will go up as a result of the development in general and building residential homes.
5. This amendment to the general plan doesn't have an affect on the mixture and balance of land uses within the city of San Luis. This type of development is needed in the City where the current use is not needed.
6. This amendment to the general plan impact to infrastructure in the area is very minimal. Both water and wastewater infrastructure are available in the area. Streets are available and this development will improve streets around the property along with fire access.
7. This amendment to the general plan will constitute an overall improvement to the general plan by filling areas that are vacant and will stay vacant for a very long time.