

The attached application for a major amendment to the existing San Luis General Plan is designed to provide a mix of Residential, Commercial and Industrial Zoning for 640 acres east of Avenue E between County 24th and County 25th in the eastern portion of the City of San Luis.

The current zoning for this area is Industrial, which is a result of the construction and opening of the commercial Port of Entry ("San Luis II") in 2010. For the past ten years, significant private resources have been invested in the area's infrastructure to entice industrial development in east San Luis. Unfortunately, these efforts have been slow to materialize and have had minimal impact on the local area.

Coincidentally, over this same period, this same east San Luis sub-market has experienced substantial residential growth. The City of San Luis has become one of Arizona's fastest growing municipalities and significant residential infrastructure (utilities, water and sewer) was put into place in the immediate area to accommodate this growth. Additionally, the path of neighborhood development for the City of San Luis is constrained by the border with Mexico and the prevalence of agricultural land directly north, leaving east San Luis as the logical path for the City's expansion. As evidence of this, east San Luis experienced over 300 single family units sold in 2017 and over 400 units sold in 2018.

As a result, we are making this application for a major amendment to the general plan to continue this robust growth in eastern portion of the City of San Luis, provide an appropriate mix of uses within the area and allow for any future development that arises out of increased traffic from San Luis II.

Our overall revised plan will amend the use of this 640 acre tract from almost entirely industrial into three separate uses: Residential, Commercial and Industrial.

1. **Residential - (378 acres residential/80 acres school)** As this portion of east San Luis is a primarily desert, residential development will not eliminate any agricultural ground nor impact agricultural employment in the area. The residential development for this acreage will focus on affordable for sale and rental housing stock. We will provide work force housing for the immediate vicinity and the greater Yuma County area.

The residential component of our proposed amendment includes increased infrastructure to accommodate the anticipated population growth, including a donation of ten acres of land to the Somerton School District to build the first elementary school in the immediate area. Our amended use plan for this parcel also contemplates the future construction of a junior high school and a high school.

2. **Commercial - (100 acres)**- The commercial component of our amendment contemplates adding infrastructure to accommodate the current anticipated residential and industrial uses in the area, as well as

any potential demand/uses that arise as a result of San Luis II being modified to accommodate access by private vehicles.

Currently, the immediate area will benefit from the development of retail services including but not limited to gas stations, restaurants and retail uses. Additionally, our commercial amendment contemplates including necessary services for the area like a US Post office and city services like a police and fire station.

Additionally, the amended use plan for our commercial acreage anticipates potential office and retail uses that may arise as a result of increased traffic through San Luis II. Currently, there is a slow but increasing number of commercial trucks crossing to and from San Luis, AZ and San Luis, Sonora Mexico. However, we anticipate that San Luis II will ultimately allow for private vehicle traffic and “To be determined” commercial demand and development will arise as a result.

3. **Industrial – (82 acres)** While the Industrial development in the area has been slow to materialize, there is still a need for this type of use and development. Our plan amendment allows for small manufacturing, distribution centers, coolers and other industries that will benefit from cross border trade and proximity to San Luis II.

This request for a major amendment to the existing general plan reflects the current path of development for the City of San Luis, enhances growth in an orderly manner and does not adversely impact the community in any way. This amendment would be consistent with the General Plan’s overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances. In its current form, our amendment request requires no additional changes to the infrastructure in the area, does not alter any access point to feeder roadways and maintains the flow of traffic as intended in the current general plan.

Further, the requested changes in our plan amendment will immediately augment the livability for the residents of San Luis by bringing needed improvements such as schools, medical, retail and governmental services to the eastern portion of the city. Perhaps more importantly, our plan amendment will also enhance the long-term economic viability of San Luis by creating a sustainable path of development for the city away from the vital agricultural lands to the north, as well as by allowing for future commercial and industrial development that arises out of the increased commercial and private vehicle traffic emanating from San Luis II.