



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 13, 2019. 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, 13 de Agosto del 2019. 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 13, 2019
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 July 9, 2019.

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 Rezoning Case No. 2019-0405. A request by Riedel Holdings AZ, LLC., on behalf of Border Ranches, LLC., owner, to change the zoning classification of 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) for property located on the southeast corner of San Luis Lane and 20th Avenue.

A. Open public hearing

1. Staff presentation
2. Call to the Public on this item

B. Action on Public Hearing

C. Action on Rezoning Case No. 2019-0405

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: 08/13/2019

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held July 9, 2019.

Attachments

Minutes July 9, 2019

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
July 9, 2019
7:00 PM

Due to no recording being available caused by microphones not being turned on, the following minutes are based off of the hand written notes taken at the time of the meeting by the Planning Technician and Administrative Coordinator.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:01 PM, by Chairman Marco A. Pinzon.

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

PRESENT: Chairman Marco A. Pinzon
Vice Chairman Daniel Bazua
Commission Member Javier Barraza
Commission Member Guillermina Fuentes

ABSENT: Commission Member Hugo Garcia
Commission Member Veronica Zavala

Staff Present: America Cano, Administrative Coordinator
Eulogio Vera, Director of Public Works
Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held June 18, 2019.

MOTION: Commission Member Javier Barraza/Vice Chairman Daniel Bazua to approve the consent agenda as presented. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye

4. 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.

4.A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0332P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

No notes were taken by the Planning Technician and Administrative Coordinator of the verbal staff presentation given by Jose A. Guzman, Director of Planning and Zoning. No recording available due to microphones not being turned on.

B. Action on Subdivision Case No. 2019-0332P

MOTION: Commission Member Javier Barraza/Vice Chairman Daniel Bazua to approve Preliminary Plat Subdivision Case No. 2019-0332P subject to the applicant addressing review comments letter dated July 8, 2019. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye

4.B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0333F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

No notes were taken by the Planning Technician and Administrative Coordinator of the verbal staff presentation given by Jose A. Guzman, Director of Planning and Zoning. No recording available due to microphones not being turned on.

B. Action on Subdivision Case No. 2019-0333F

MOTION: Chairman Marco A. Pinzon/Commission Member Javier Barraza to forward Subdivision Case No. 2019-0333F to the City Council with recommendation of approval subject to the applicant addressing review comments letter dated July 8, 2019 before scheduling this item to be presented to City Council. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye

5. CALL TO THE PUBLIC.

There was no comment from the public.

6. ADJOURNMENT

MOTION: Commission Member Guillermina Fuentes/Commission Member Javier Barraza to adjourn the meeting at 7:10 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Javier Barraza	Aye
Commission Member Guillermina Fuentes	Aye



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.A.

Meeting Date: 08/13/2019

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2019-0405. A request by Riedel Holdings AZ, LLC., on behalf of Border Ranches, LLC., owner, to change the zoning classification of 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) for property located on the southeast corner of San Luis Lane and 20th Avenue.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Action on Public Hearing
- C. Action on Rezoning Case No. 2019-0405

BACKGROUND:

The subject property is located in the east mesa of the City of San Luis; at the southeast corner of San Luis Lane and 20th Avenue (Assessor Parcel ID No. 227-10-013). Bienestar 9A Phase 2 subdivision is located to the west and zoned Medium Density Residential (R1-6). Property to the east is zoned Medium-High Density Residential (R-2) and is undeveloped land. Future Santa Cecilia 3 Subdivision is located to the south and is zoned as Medium Density Residential (R1-6). Property to the north is part of Yuma County and is undeveloped land.

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.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

- 1. San Luis Fire Department (7-17-19)
- 2. Yuma County Airport Authority (7-17-19)
- 3. Arizona Game and Fish Department (7-17-19)

As required by State Statute staff sent notification letters to property owners within 300 feet of the proposed project (43 letters). The City has not received any significant concern or objection from adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute (A.R.S. §9-462.03) and City Code (§152.040(C)), a Citizen Review meeting was held at City Hall on August 6, 2019.

The purpose of the Citizen Review Meeting is to provide adjacent landowners and other potentially affected citizens an opportunity to ask questions and express any issues or concerns that they may have with the proposed rezoning or specific plan application prior to the public hearing. There were no people from the public present.

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 sq. ft. for new subdivisions.

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

SUMMARY:

The applicant has provided the information and materials necessary for review of the Rezoning Case. This case is to change the zoning of the property; the presented layout must comply with all zoning, subdivision and any applicable regulations.

Staff recommends continuation of Rezoning Case No. 2019-0405 to the next scheduled Planning and Zoning Commission meeting of September 10, 2019.

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING

B. I MOVE TO CONTINUE PUBLIC HEARING REGARDING REZONING CASE NO. 2019-0405 TO THE PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 10, 2019 AT 7:00PM.

C. I MOVE TO CONTINUE ACTION ON THIS APPLICATION TO SEPTEMBER 10, 2019 AT 7:00PM.

Attachments

Location Map

Conceptual Plan

San Luis Fire Department (7-17-19)

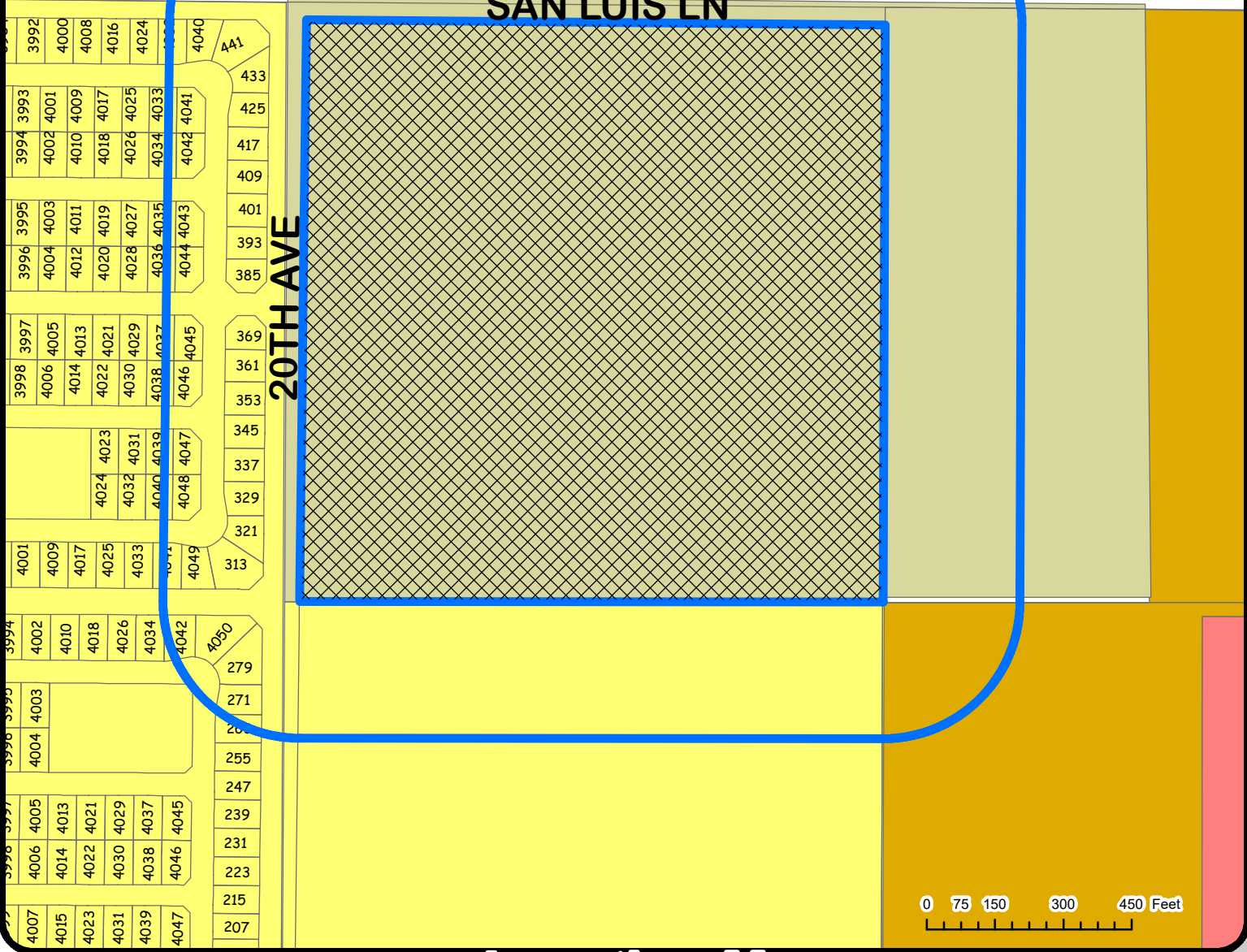
Yuma County Airport Authority (7-17-19)

Arizona Game and Fish Department (7-17-19)



SAN LUIS LN

20TH AVE



LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

 Assessor's Parcel No. 22710013
REZONING APPROX. 36.76 acres
from R-2 to R1-6

 300ft Notification Area

Zoning
MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3
COMMERCIAL ZONING DISTRICTS
C-2
SINGLE RESIDENCE ZONING DISTRICTS
R1-6

Date:
7/16/2019

PLANNING & ZONING



GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2019-0405

SANTA CECILIA No. 4 SUBDIVISION

LOT 3 OF BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS, PAGES 9-10,
YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 134 ACREAGE: 36.76 ACRES

PRELIMINARY PLAT

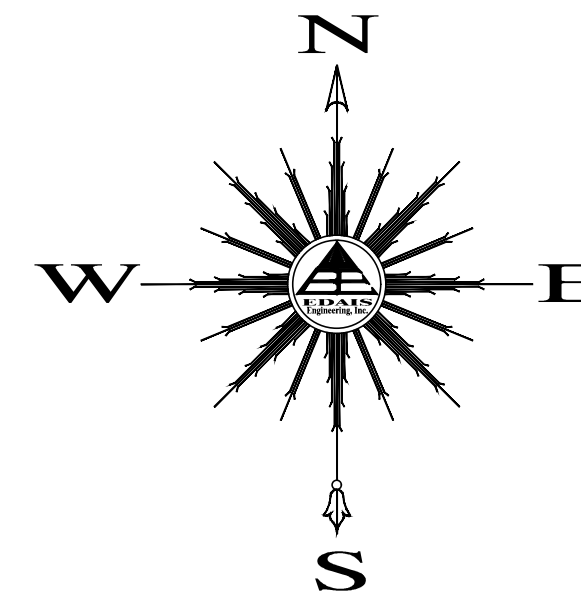
A.P.N. 227-10-001
STATE OF ARIZONA
(UNDEVELOPED LAND)
ZONING: R1-40

CURVE DATA

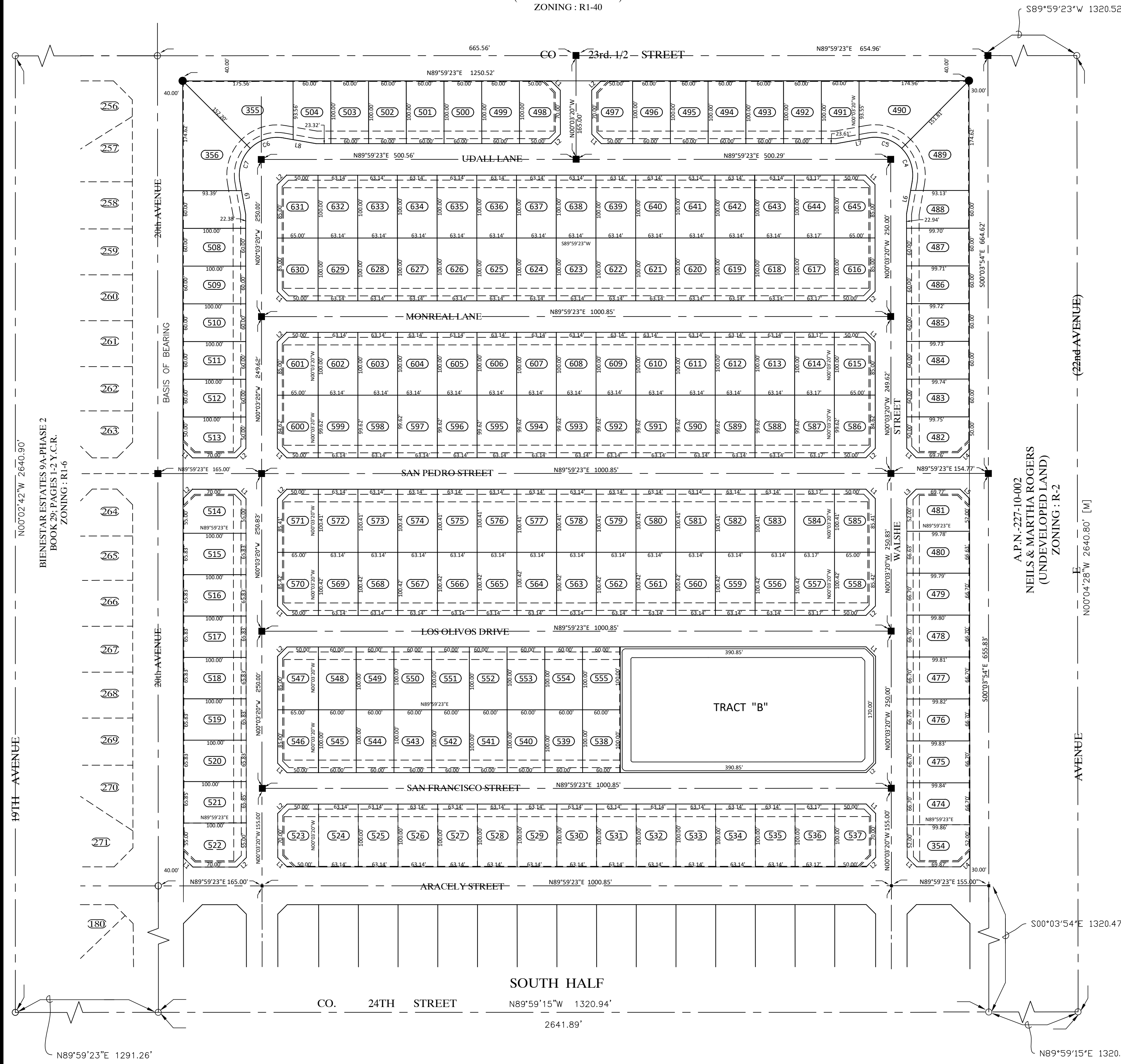
CURVE	DELTA	CHORD	DIRECTION	TANGENT	RADIUS	LENGTH
C4	110°02'43"	N45°01'59"W	98.33'	85.76'	60.00'	115.24'
C5	110°02'43"	N45°01'59"W	98.33'	85.76'	60.00'	115.24'
C6	054°58'01"	S72°29'01"W	55.36'	31.20'	59.98'	57.55'
C7	055°01'59"	S17°29'01"W	55.43'	31.25'	59.98'	57.61'

LINE DATA

LINE	LENGTH	BEARING
L1	21.22'	N45°01'59"W
L2	21.20'	N44°58'01"E
L3	21.22'	N45°02'15"W
L4	21.20'	N44°57'45"E
L5	21.22'	S45°02'15"W



SCALE: 1" = 100'





July 16, 2019

REZONING CASE NUMBER: 2019-0405

CASE SUMMARY: A request by Riedel Holdings AZ, LLC, applicant, on behalf of Border Ranches, LLC, owner, to rezone 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 227-10-013 located at the southeast corner of County 23rd ½ Street and 20th Avenue, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Santa Cecilia No. 4.

A Citizen Review Meeting has been scheduled on the 6th day of August, 2019 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: August 13, 2019

COMMENTS DUE: July 29, 2019

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 the Planning and Zoning Department at 341-8563, or at P&Z@sanluisaz.gov .

Thank you,

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

07/17/19

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@sanluisaz.org



July 16, 2019

REZONING CASE NUMBER: 2019-0405

CASE SUMMARY: A request by Riedel Holdings AZ, LLC, applicant, on behalf of Border Ranches, LLC, owner, to rezone 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 227-10-013 located at the southeast corner of County 23rd ½ Street and 20th Avenue, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Santa Cecilia No. 4.

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Thank you,

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



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:

7/17/19

Agency:

Yuma County Airport Authority

Phone:

928-726-5882

Return to: P&Z@sanluisaz.org



July 16, 2019

REZONING CASE NUMBER: 2019-0405

CASE SUMMARY: A request by Riedel Holdings AZ, LLC, applicant, on behalf of Border Ranches, LLC, owner, to rezone 36.76 acres from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) zoning district. Assessor parcel ID # 227-10-013 located at the southeast corner of County 23rd 1/2 Street and 20th Avenue, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Santa Cecilia No. 4.

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Thank you,

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



COMMENTS NO COMMENTS

Enter Comments below:

The area is potential habitat for western burrowing owls (*Athene cunicularia hypugaea*) which is a Species of Greatest Conservation Need (SGCN) in Arizona. Please create an account and utilize the free Environmental Review Tool found at <https://azhgis2.esri.com> to create a report for your project which can aid in project planning by identifying potential impacts on resources of special concern, such as SGCN species, that may be present in or near the project area.

Date:
07/17/2019
Agency:
Arizona Game and Fish Department
Phone:
(928) 341-4069
Return to: P&Z@sanluisaz.org