



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, September 10, 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/ Jose A. Guzman, Director of Planning and Zoning

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, 10 de Septiembre 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/ Jose A. Guzman, Director de Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, September 10, 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 August 13, 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. **(item continued from August 13, 2019 Commission meeting)**

A. Continuation of 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: 09/10/2019

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held August 13, 2019.

Attachments

Minutes August 13, 2019

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
AUGUST 13, 2019
7:00 PM

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 Guillermina Fuentes
Commission Member Veronica Zavala

ABSENT:
Commission Member Javier Barraza
Commission Member Hugo Garcia

Staff Present:
Jose A. Guzman, Director of Planning and Zoning
Kay Macuil, City Attorney
Rick Bauermann, Fire Inspector
Roman Pacheco, Planning Technician

Others Present:
Olivia Jenkins, Riedel Holdings AZ, LLC

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

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

MOTION: Vice Chairman Daniel Bazua/Commission Member Veronica Zavala 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 Guillermina Fuentes	Aye
Commission Member Veronica Zavala	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. 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

MOTION: Chairman A. Pinzon/Vice Chairman Daniel Bazua to open public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

1. Staff Presentation

Mr. Jose A. Guzman, Director of Planning and Zoning stated that the property is located in the east mesa of the City of San Luis, at the southeast corner of San Luis Lane and 20th Avenue. The reason for the request is for a future subdivision to be called Santa Cecilia No. 3, with the minimum lot sizes to 6,000 square feet. Staff is recommending continuation of the public hearing and the action of Rezoning Case No. 2019-0405 to the next scheduled Planning and Zoning Commission meeting due to more time for review of some conditions and comments from other departments.

2. Call to the public on this item

There was no comment from the public.

B. Action on Public Hearing

MOTION: Commission Member Guillermina Fuentes/Vice Chairman Daniel Bazua to continue public hearing regarding Rezoning Case No. 2019-0405 to the Planning and Zoning Commission meeting of September 10, 2019 at 7:00 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye

Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

C. Action on Rezoning Case No. 2019-0405

MOTION: Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to continue action on this application to September 10, 2019 at 7:00 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

5. CALL TO THE PUBLIC.

There was no comment from the public.

6. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon/Commission Member Guillermina Fuentes to adjourn the meeting at 7:08 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Daniel Bazua	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.A.

Meeting Date: 09/10/2019

Submitted By: Jose A. Guzman, Director of Planning & Zoning, 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. **(item continued from August 13, 2019 Commission meeting)**

- A. Continuation of 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 approval of Rezoning Case No. 2019-0405 subject to the following conditions:

1. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the City of the sum of \$510 per acre, or any portion thereof, as a proportionate contribution for a traffic signal at the intersection of 24th Street and Ave. E.
2. A traffic study is required and the construction of any and all improvements as recommended by said study, including but not limited to, possible construction of street and/or signalization improvements along the 23 ½ street alignment. Such improvements to include the acquisition of any rights of way, if needed, so as to be able to develop and construct improvements as may be recommended.

RECOMMENDED MOTION:

A. I MOVE TO CLOSE PUBLIC HEARING

B. I MOVE TO FORWARD REZONING CASE NO. 2019-0405 TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map

Conceptual Plan

San Luis Fire Department (7-17-19)

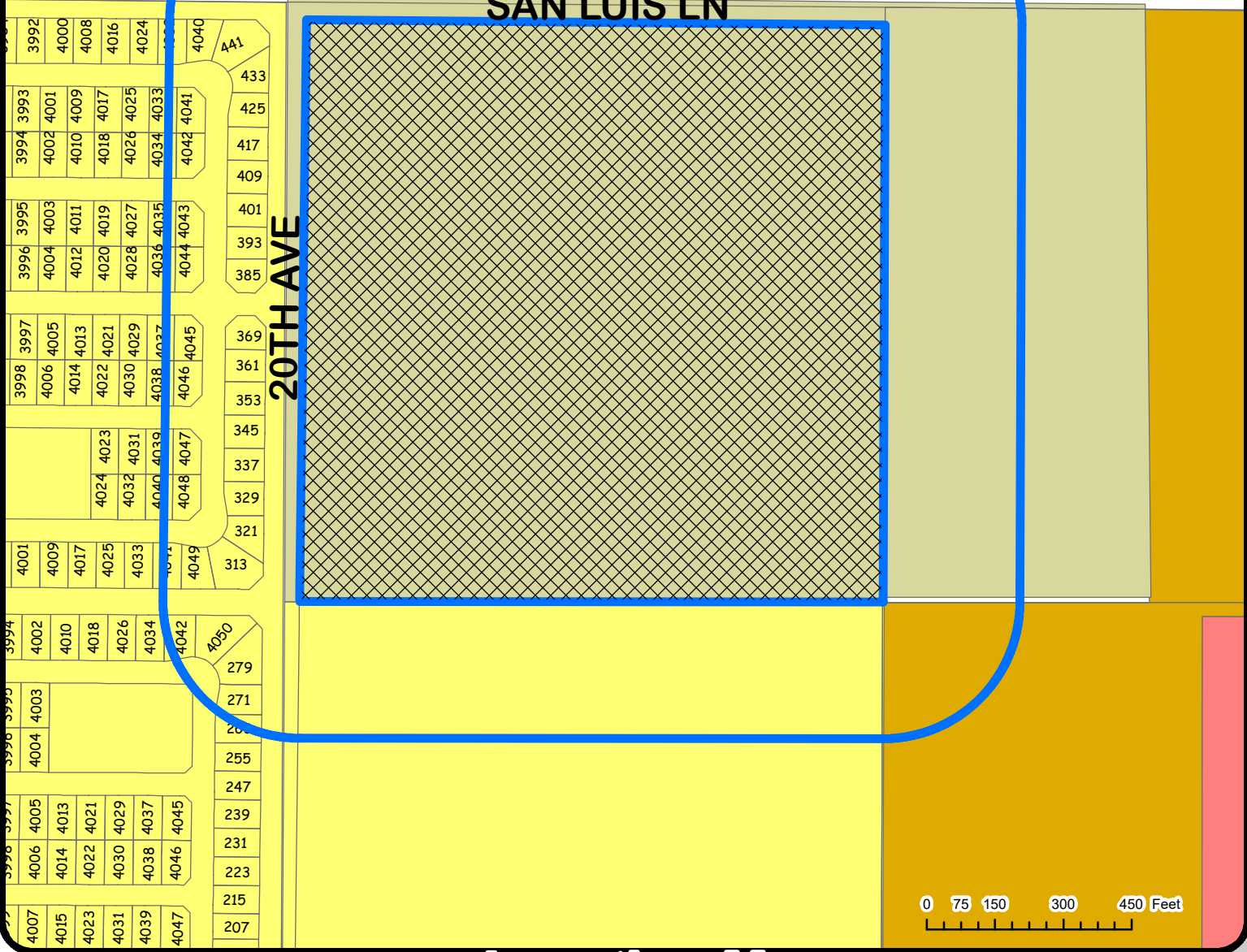
Yuma County Airport Authority (7-17-19)

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

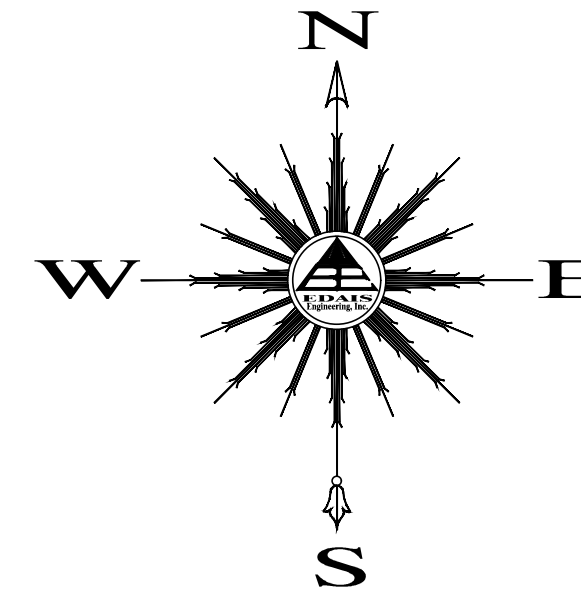
A.P.N. 227-10-001
STATE OF ARIZONA
(UNDEVELOPED LAND)
ZONING: R1-40

CURVE DATA

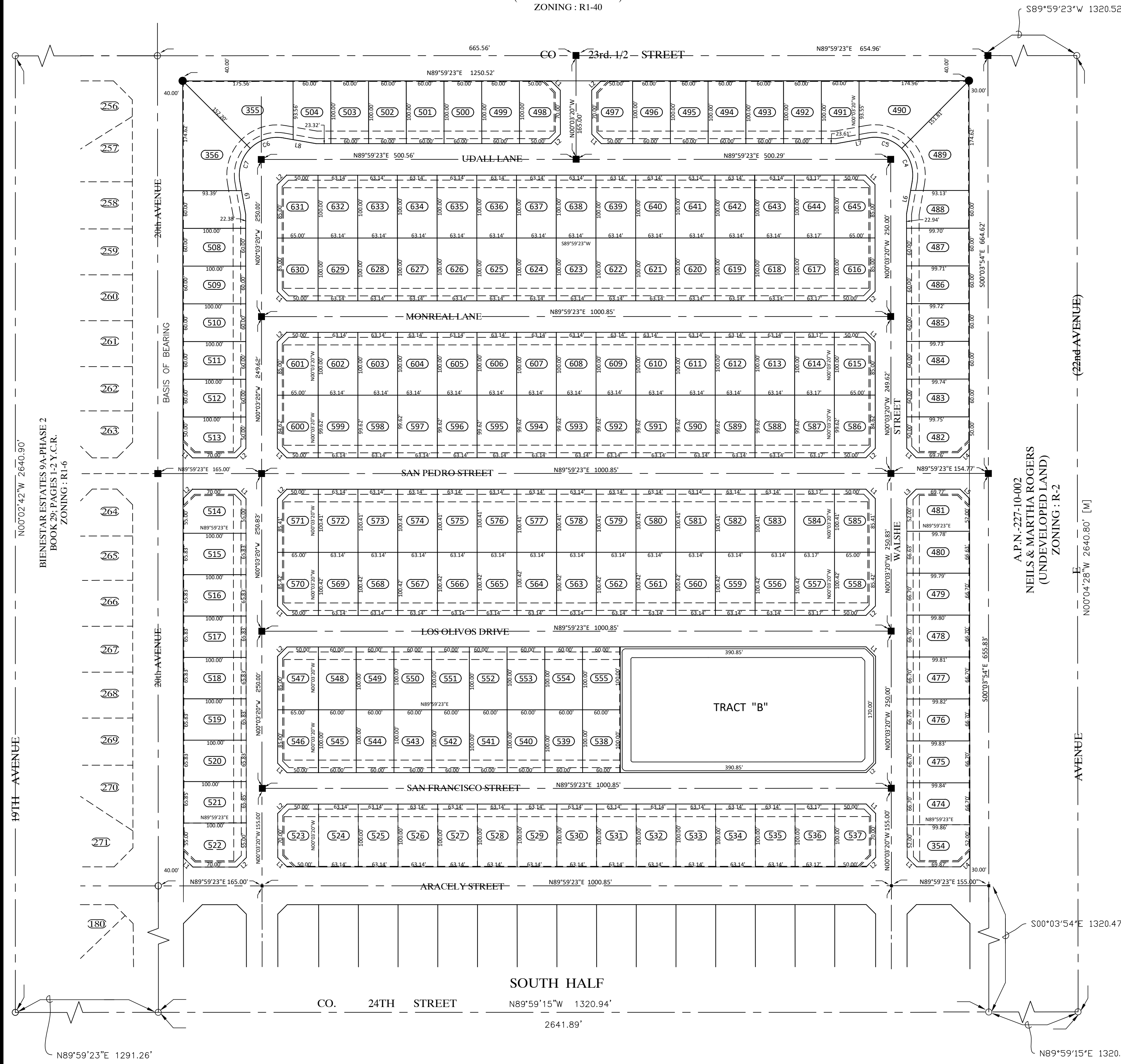
CURVE	DELTA	CHORD	DIRECTION	TANGENT	RADIUS	LENGTH
C4	110°02'43"	N45°01'59"W	98.33'	85.76'	60.00'	115.24'
C5	110°02'43"	N45°01'59"W	98.33'	85.76'	60.00'	115.24'
C6	054°58'01"	S72°29'01"W	55.36'	31.20'	59.98'	57.55'
C7	055°01'59"	S17°29'01"W	55.43'	31.25'	59.98'	57.61'

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'

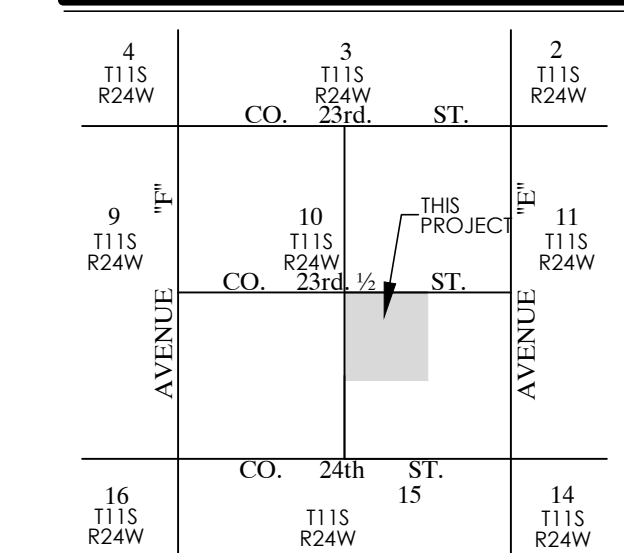


AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
474	6660.01 SF	494	6000.00 SF	517	6583.00 SF	537	6275.00 SF	557	6343.53 SF	577	6339.89 SF	597	6290.07 SF	617	6317.00 SF	637	6314.00 SF
475	6659.29 SF	495	6000.00 SF	518	6583.00 SF	538	6000.00 SF	558	6414.80 SF	578	6339.89 SF	598	6290.07 SF	618	6314.00 SF	638	6314.00 SF
476	6658.56 SF	496	6000.00 SF	519	6583.00 SF	539	6000.01 SF	559	6340.52 SF	579	6339.89 SF	599	6290.06 SF	619	6314.00 SF	639	6314.00 SF
477	6657.83 SF	497	6275.00 SF	520	6583.00 SF	540	6000.00 SF	560	6340.52 SF	580	6339.89 SF	600	6362.86 SF	620	6314.00 SF	640	6314.00 SF
478	6657.10 SF	498	6275.00 SF	521	6585.00 SF	541	6000.00 SF	561	6340.52 SF	581	6339.89 SF	601	6387.50 SF	621	6314.00 SF	641	6314.00 SF
479	6656.37 SF	499	6000.00 SF	522	6775.00 SF	542	6000.00 SF	562	6340.52 SF	582	6339.89 SF	602	6314.00 SF	622	6314.00 SF	642	6314.00 SF
480	6648.66 SF	500	6000.00 SF	523	6275.00 SF	543	6000.00 SF	563	6340.52 SF	583	6339.89 SF	603	6314.00 SF	623	6314.00 SF	643	6314.00 SF
481	6459.85 SF	501	6000.00 SF	524	6314.00 SF	544	6000.00 SF	564	6340.52 SF	584	6342.90 SF	604	6314.00 SF	624	6314.00 SF	644	6314.00 SF
482	6259.07 SF	502	6000.00 SF	525	6314.00 SF	545	6000.00 SF	565	6340.52 SF	585	6414.15 SF	605	6314.00 SF	625	6314.00 SF	645	6314.00 SF
483	5984.68 SF	503	6000.00 SF	526	6314.00 SF	546	6387.50 SF	566	6340.52 SF	586	6362.90 SF	606	6314.00 SF	626	6314.00 SF	646	6314.00 SF
484	5984.09 SF	504	5881.88 SF	527	6314.00 SF	547	6387.50 SF	567	6340.52 SF	587	6293.09 SF	607	6314.00 SF	627	6314.00 SF	647	6314.00 SF
485	5983.50 SF	508	6000.00 SF	528	6314.00 SF	548	6000.00 SF	568	6340.52 SF	588	6290.10 SF	608	6314.00 SF	628	6314.00 SF	648	6314.00 SF
486	5982.91 SF	509	6000.00 SF	529	6314.00 SF	549	6000.00 SF	569	6340.52 SF	589	6290.10 SF	609	6314.00 SF	629	6314.00 SF	649	6314.00 SF
487	5982.32 SF	510	6000.00 SF	530	6314.00 SF	550	6000.00 SF	570	6414.80 SF	590	6290.09 SF	610	6314.00 SF	630	6387.50 SF	650	6314.00 SF
488	5860.07 SF	511	6000.00 SF	531	6314.00 SF	551	6000.00 SF	571	6414.15 SF	591	6290.09 SF	611	6314.00 SF	631	6387.50 SF	651	6314.00 SF
489	12047.48 SF	512	6000.00 SF	532	6314.00 SF	552	6000.00 SF	572	6339.89 SF	592	6290.09 SF	612	6314.00 SF	632	6314.00 SF	652	6314.00 SF
490	12130.18 SF	513	6275.00 SF	533	6314.00 SF	553	5999.99 SF	573	6339.89 SF	593	6290.08 SF	613	6314.00 SF	633	6314.00 SF	653	6314.00 SF
491	5882.72 SF	514	6775.00 SF	534	6314.00 SF	554	6000.02 SF	574	6339.89 SF	594	6290.08 SF	614	6317.00 SF	634	6314.00 SF	654	6314.00 SF
492	6000.00 SF	515	6583.00 SF	535	6314.00 SF	555	6000.00 SF	575	6339.89 SF	595	6290.08 SF	615	6387.50 SF	635	6314.00 SF	655	6314.00 SF
493	6000.00 SF	516	6583.00 SF	536	6317.00 SF	556	6340.52 SF	576	6339.89 SF	596	6290.07 SF	616	6387.50 SF	636	6314.00 SF	656	6314.00 SF

A.P.N. 227-10-002
NEILS & MARTHA ROGERS
(UNDEVELOPED LAND)
ZONING: R-2

LOCATION MAP



TRACT AREAS OWNER

TRACT	AREA	OWNER
"B"	1.86 ACRES	RIEDEL HOLDINGS, LLC P.O. BOX 1649 SAN LUIS, AZ 85349 (928) 627-8593

BASIS OF BEARING

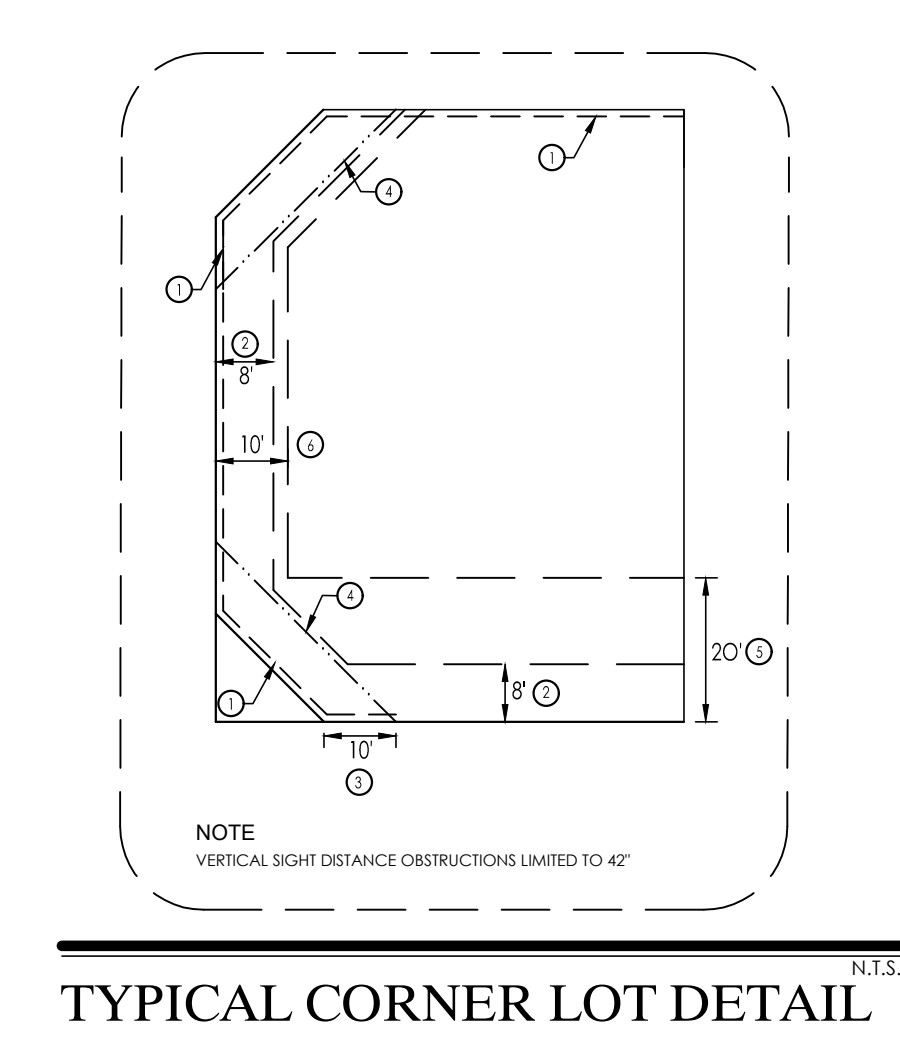
THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, C.S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "T"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, NAMELY BEARING N00°02'42"W

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 (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

PREPARED BY:

Edais Engineering, Inc.
3075 S. AVENUE 4 E
YUMA, ARIZONA 85365
(928) 344-3566



TYPICAL CORNER LOT DETAIL



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.

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 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