



## **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, October 8, 2019. The meeting will take place at the Cesar Chavez Cultural Center, located at 1015 N. Main 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, 8 de Octubre, 2019. La junta se llevará a cabo en el Centro Cultural Cesar Chavez, ubicado en el 1015 N. Main 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



**AMENDED AGENDA**  
October 7, 2019

## **AGENDA**

**Planning & Zoning Commission  
Regular Meeting  
Cesar Chavez Cultural Center  
1015 N. Main Street  
San Luis, AZ 85349  
Tuesday, October 8, 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**
3. A. **MINUTES OF**  
-Regular P&Z Commission Minutes held September 10, 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 on any and all matters regarding Major General Plan Amendment Case No. 2019-0394. A request by Edais Engineering, Inc. on behalf of San Luis Port, LLC, to change the land use designation from Business and Industrial to Neighborhood for 164.76 acres located at the northeast corner of Avenue E and County 24th Street.
    - A. Open public hearing
      1. Staff presentation
      2. Call to the Public on this item
    - B. Continue public hearing
  4. B. Public hearing on any and all matters regarding Major General Plan Amendment Case No. 2019-0395. A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company Partnership to change the land use designation from Business to Neighborhood for 18.44 acres located at the southeast corner of 20th Avenue and County 24th Street.
    - A. Open public hearing
      1. Staff presentation
      2. Call to the Public on this item
    - B. Continue public hearing

4. C. Public hearing on any and all matters regarding Major General Plan Amendment Case No. 2019-0396. A request by Vega & Vega Engineering, PLC, to change the land use designation of 493 acres located at the southwest corner of County 24th Street and Avenue D.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Continue public hearing

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: 10/08/2019

---

#### Summary

#### **MINUTES OF**

-Regular P&Z Commission Minutes held September 10, 2019

---

#### Attachments

Minutes September 10, 2019

---

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
SEPTEMBER 10, 2019  
7:00 PM

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:10 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  
Commission Member Hugo Garcia (via telephone)  
Commission Member Guillermina Fuentes  
Commission Member Veronica Zavala (via telephone)

**ABSENT:** Commission Member Daniel Bazua  
Commission Member Javier Barraza

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

**Others Present:** Juan Tejeda, Edais Engineering, Inc.  
Mark Concha, Riedel Holdings, AZ, LLC.  
Najeh K. Edais, Edais Engineering, Inc.  
Olivia Jenkins, Riedel Holdings AZ, LLC.

### **3. CONSENT AGENDA**

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

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

**MOTION: Commission Member Guillermina Fuentes/ Chairman Marco A. Pinzon** to approve the consent agenda as presented. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	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. (Item continued from August 13, 2019 Commission meeting).**

#### **A. Continuation of public hearing**

##### **1. Staff Presentation**

**Jose A. Guzman, Director of Planning and Zoning**, stated that the subject property is located in the east mesa of the City of San Luis, at the southeast corner of San Luis Lane and 20<sup>th</sup> Avenue. The current designation of the general

plan, which is Neighborhood. This designation allows any residential development, which is consisted with the requested rezoning. The reason for the rezoning is for a future subdivision to be called Santa Cecilia No. 4 and it will consist of 169 lots with a minimum size of 6,000 square feet. Staff is recommending approval with 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.

**MOTION: Chairman A. Pinzon/Commission Guillermina Fuentes** to open public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye

## **2. Call to the Public on this item**

**Najeh K. Edais, Edais Engineering, Inc.** stated that he represents Riedel Holdings in this development. Just as staff mentioned we do not have any problems with the conditions. Sometimes the English language is a little bit deceiving. I had a

little bit of a problem. I received a powerful email from Mr. Guzman, explaining that 23 ½ Street at this point is not a requirement it is the traffic impact study that will govern which road should be built. I just wanted to make it clear for the record that we are consenting to the traffic impact study; we do not have a problem with that. We just do not want to put any other language that later on can be misinterpreted, that we told you that 23 ½ Street will be improve in our opinion and in the opinion of Mr. Guzman in his response to my email that this is not the case.

### **B. Action on Public Hearing**

**MOTION: Chairman Marco A. Pinzon/Commission Member Veronica Zavala** to close public hearing. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	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 forward Rezoning Case No. 2019-0405 to the City Council with the recommendation of approval with conditions presented by staff. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	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 7:20 p.m. Motion passed unanimously.**

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Hugo Garcia	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:** 10/08/2019

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

---

#### ITEM:

Public hearing on any and all matters regarding Major General Plan Amendment Case No. 2019-0394. A request by Edais Engineering, Inc. on behalf of San Luis Port, LLC, to change the land use designation from Business and Industrial to Neighborhood for 164.76 acres located at the northeast corner of Avenue E and County 24th Street.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Continue public hearing

#### BACKGROUND:

This request for a Major General Plan amendment was submitted to the City of San Luis in June 2019 by Edais Engineering, Inc. The request is to amend the land use designation on 164.76 acres from Business and Industrial to Neighborhood. The subject properties, Assessor's Parcel No. 227-11-004 and 227-11-005, are located on the east mesa of the City of San Luis and the legal descriptions are attached to this report. The general location of the proposed amendment area is bounded by San Luis Lane (County 23 ½ Street) to the north, Avenue E to the west, Avenue D to the east and County 24th Street to the south.

The area to the north belongs to the Arizona State Land Trust and is under County jurisdiction. The area to the east is occupied by the San Luis Regional Detention and Support Center and is zoned as Rural Area 10-acre minimum (RA-10). To the south, the properties are vacant land and are zoned Community Commercial (C-2) and Light Industrial (L-I).

The reason for the requested General Plan Amendment is to rezone the properties to Medium Density Residential (R1-6) and develop it as single family residential. The current General Plan designation do not allow for the proposed zoning districts.

#### Parcel 1

Assessor's Parcel Number: 227-11-004  
Property Owner: San Luis Port LLC AZ LIAB CO  
Acreage: 74.80 Acres  
Current Land Use Designation: Industrial  
Proposed Land Use Designation: Neighborhood  
Current Zoning: Light Industrial (L-I)  
Proposed Zoning: Medium Density Residential (R1-6)

#### Parcel 2

Assessor's Parcel Number: Portion of 227-11-005  
Property Owner: San Luis Port LLC AZ LIAB CO

Acreage: 86.96 Acres

Current Land Use Designation: Business

Proposed Land Use Designation: Neighborhood

Current Zoning: Combination of Light Industrial (L-I) Medium Density Residential (R-2), and High Density Residential (R-3).

Proposed Zoning: Medium Density Residential (R1-6)

### **ANALYSIS:**

The current General Plan land use designation of Assessor's Parcel No. 227-11-004 is Industrial. The intent of this designation is to allow for a variety of industrial uses, including manufacturing facilities assembly plants, warehouses, coolers, distribution centers, freight-based activities, transportation-related activities and other employment generating activities. The permitted zoning districts within this land use designation are Light Industrial (L-I), Heavy Industrial (H-I) and Community Commercial (C-2) zoning district. This property is currently zoned as Light Industrial (L-I).

The current General Plan land use designation of Assessor's Parcel No. 227-11-005 is Business. The designation is planned for areas suitable for higher intensity commercial, office, employment and appropriate industrial uses. The permitted zoning districts within this land use designation are Neighborhood Commercial (C-1), Community Commercial (C-2), Light Industrial (L-I) and Heavy Industrial (H-I). The property is zoned as a combination of Community Commercial (C-2), Light Industrial (L-I), Medium Density Residential (R-2), and High Density Residential (R-3).

The proposed land use designation for both properties is Neighborhood. The intent of this designation is to allow residential, neighborhood type commercial, community services/facilities, parks, open space, schools and master planned communities. The residential uses may include single family detached units, single family attached units, townhouses, condominiums, and apartments. The permitted zoning districts within this designation are Low and Medium Density Residential (R1-12, R1-8, R1-6), Medium-High Density Residential (R-2), High Density Residential (R-3), Neighborhood Commercial (C-1), Mixed Use (MU), Residential Planned Unit Development (R-PUD), Manufacture Home (MH), Recreation Vehicle (RV), and Open Space Conservation (OSC) zoning districts.

The reason for the requested General Plan Amendment is to rezone the property to Medium Density Residential (R1-6) and develop it as single family residential.

### **APPROVAL CRITERIA:**

As per San Luis City Code §152.047(E), in determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all of the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
  - a. Significantly altering acceptable existing land use patterns,
  - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,

c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or

d. Affecting the livability of the area or the health and safety of the residents.

4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

**CITIZEN REVIEW MEETING:**

In accordance with State Statute (A.R.S. §9-462.03) and City Code (§152.040(C)), a Citizen Review meeting was held at City Hall on October 1, 2019 at 6PM.

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 amendment prior to the public hearing. There were no people from the public present.

**AGENCY REVIEW:**

As required by State Statute (A.R.S. §9-461.06(D)), this request was referred to all relevant government agencies for a 60-day review period. The 60-day review period ended on September 9, 2019.

During this period, comments were received from the following agencies:

- Arizona Department of Transportation
- Marine Corps Air Station Yuma

**SUMMARY:**

Arizona Revised Statutes (A.R.S. §9-461.06(E)) require that cities over twenty-five thousand in population must hold two public hearings for any Major General Plan Amendment. The two or more public hearings must be held in two different locations on two different dates.

This is the first public hearing for this case where the Commission will hear any comments from the public and will not take action on this item. If either the Commission or members of the public should request further information on this case, it will be provided at the second public hearing.

The second public hearing will be held on October 15, 2019 at 7PM at City Council Chambers. At that time, the Planning and Zoning Commission shall make a recommendation to the City Council.

**STAFF RECOMMENDATION:**

Staff recommends CONTINUANCE of the Public Hearing for the Major General Plan Amendment Case No. 2019-0394, a request by Edais Engineering Inc. for a Major General Plan Amendment from Business and Industrial to Neighborhood on 164.76 acres of land located at the northeast corner of Avenue E and County 24th Street.

**RECOMMENDED MOTION:**

**A. I MOVE TO OPEN PUBLIC HEARING.**

**B. I MOVE TO CONTINUE PUBLIC HEARING REGARDING MAJOR GENERAL PLAN AMENDMENT CASE NO. 2019-0394 TO THE PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 15, 2019.**

---

**Attachments**

Location Map

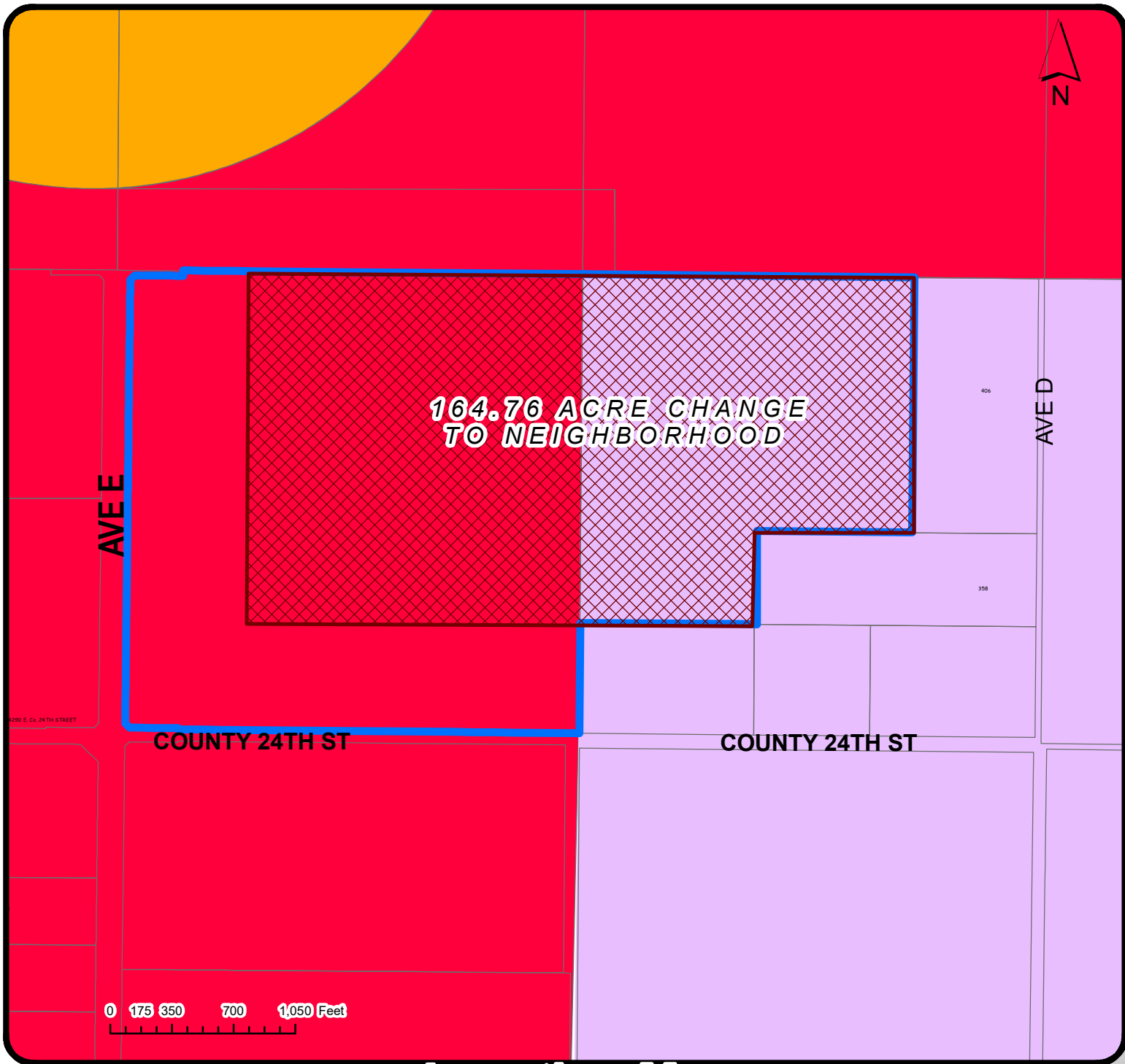
Narrative Statement

Legal Descriptions

Arizona Department of Transportation Comments


Marine Corps Air Station Yuma Comments

---



LOCATION OF SUBJECT PROPERTIES

# Location Map MAJOR AMENDMENT

 Assessor's Parcel No. 227-11-004 & 227-11-005

- LAND USE**
-  Business
  -  Activity Center
  -  Industrial

**Date:**  
7/7/2019



**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2019-0394

## **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.

**LEGAL DESCRIPTION  
(BUSINESS TO NEIGHBORHOOD)**

A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;

**THENCE:** S89°28'51"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 660.03 FEET **TO THE TRUE POINT OF BEGINNING;**

**THENCE:** S89°28'51"E, CONTINUING ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 1980.10 TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 11;

**THENCE:** S00°26'29"W, ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 11; A DISTANCE OF 1978.49 FEET TO A POINT;

**THENCE:** N89°31'14"W, A DISTANCE OF 1979.50 FEET TO A POINT;

**THENCE:** N00°25'06"E, A DISTANCE OF 1979.86 FEET **TO THE TRUE POINT OF BEGINNING;**

CONTAINING 89.96 ACRES MORE OR LESS

**LEGAL DESCRIPTION  
(INDUSTRIAL TO NEIGHBORHOOD)**

A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;

**THENCE:** S89°28'51"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 2640.13 FEET **TO THE TRUE POINT OF BEGINNING;**

**THENCE:** S89°28'51"E, CONTINUING ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 1888.44 TO A POINT;

**THENCE:** S00°27'24"W, A DISTANCE OF 1449.58 FEET TO A POINT;

**THENCE:** N89°28'51"W, A DISTANCE OF 901.55 FEET TO A POINT;

**THENCE:** S00°27'17"W, A DISTANCE OF 528.22 FEET TO A POINT;

**THENCE:** N89°31'14"W, A DISTANCE OF 986.38 FEET TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 11;

**THENSE:** N00°26'29"E, CONTINUING ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 1978.49 FEET **TO THE TRUE POINT OF BEGINNING;**

CONTAINING 74.80 ACRES MORE OR LESS

## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Tuesday, September 3, 2019 11:22 AM  
**To:** Jose A. Guzman  
**Subject:** FW: [EXTERNAL] Fwd: Major Amendment Case No. 2019-0394-ADOT Southwest District Comments  
**Attachments:** DOC071119-005.pdf; MA-2019-0394s.pdf; SHADLE GENERAL PLAN.pdf

FYI

**From:** Isabell Garcia <[igarcia@azdot.gov](mailto:igarcia@azdot.gov)>  
**Sent:** Tuesday, September 3, 2019 11:16 AM  
**To:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Subject:** [EXTERNAL] Fwd: Major Amendment Case No. 2019-0394-ADOT Southwest District Comments

Hello, below are the ADOT Southwest District's comments on Major Amendment # 2019-0394:  
"ADOT Southwest District has no comment on the proposed land change; however, we would like to request a Traffic Impact Analysis (TIA) be completed once there is a specific development. We would like to access the potential impacts a new development would have on the intersection of State Route 195 and Avenue E. Direct access to SR 195 from the development will not be permitted as this an access-controlled highway."

Please send all future planning & zoning request to Bruce Fenske ([Bfenske@azdot.gov](mailto:Bfenske@azdot.gov)) and myself. Thank you.

Isabell Garcia  
Development TES  
Southwest District  
P- (928) 317-2159  
E-mail- [IGarcia@azdot.gov](mailto:IGarcia@azdot.gov)

----- Forwarded message -----

**From:** Paul Patane <[ppatane@azdot.gov](mailto:ppatane@azdot.gov)>  
**Date:** Wed, Jul 31, 2019 at 12:03 PM  
**Subject:** Fwd: Major Amendment Case No. 2019-0394  
**To:** Isabel Garcia <[igarcia@azdot.gov](mailto:igarcia@azdot.gov)>

----- Forwarded message -----

**From:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Date:** Thu, Jul 11, 2019 at 5:42 PM  
**Subject:** Major Amendment Case No. 2019-0394  
**To:**

Good evening All-

Please find attached Major Amendment Case No. 2019-0394 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

Thanks,

*Roman Pacheco*

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org)



## Roman Pacheco

---

**From:** FINCH CIV Mary Ellen <mary.e.finch@usmc.mil>  
**Sent:** Tuesday, July 16, 2019 7:45 AM  
**To:** Roman Pacheco  
**Cc:** Black CIV Gabriela L  
**Subject:** [EXTERNAL] RE: Major Amendment Case No. 2019-0394

Good morning Roman,  
I have reviewed Major Amendment Case 2019-0394 and this parcel is approximately 7.25 miles from the Barry M. Goldwater Range boundary. As such we would have no objection to this redesignation from Business to Neighborhood.

Thank you for the opportunity to review and comment.

Mary Ellen

-----Original Message-----

**From:** Roman Pacheco [mailto:RPacheco@sanluisaz.gov]  
**Sent:** Thursday, July 11, 2019 5:42 PM  
**Subject:** [Non-DoD Source] Major Amendment Case No. 2019-0394

Good evening All-

Please find attached Major Amendment Case No. 2019-0394 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

Thanks,

Roman Pacheco

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org/) <<http://www.cityofsanluis.org/>>



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. B.

**Meeting Date:** 10/08/2019

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

---

#### ITEM:

Public hearing on any and all matters regarding Major General Plan Amendment Case No. 2019-0395. A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company Partnership to change the land use designation from Business to Neighborhood for 18.44 acres located at the southeast corner of 20th Avenue and County 24th Street.

A. Open public hearing

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

B. Continue public hearing

#### BACKGROUND:

This request for a Major General Plan amendment was submitted to the City of San Luis in June 2019 by Vianey R. Vega, P.E. from Vega & Vega Engineering, PLC. The request is to amend the land use designation on 18.44 acres from Business to Neighborhood. The subject property, south portion of Assessor's Parcel No. 227-15-019, is located on the east mesa of the City of San Luis. The general location of the proposed amendment area is bounded by County 24 Street to the north, Avenue E to the east, 20th Avenue (Avenue E 1/2) to the west and County 24 1/2 Street to the south.

The property to the west is zoned as Medium Density Residential (R1-6) and is where Bienestar 10 Subdivision will be located. The property to the south is zoned Light Industrial (L-I) and is vacant land. On the east, Southwest Arizona Industrial Subdivision is located with industrial vacant lots and one commercial lot where a future 75,000 square feet medical mall is currently under construction.

The 20 acres north of this property was originally designated as Business in the City of San Luis 2020 General Plan and was zoned as Light Industrial (L-I). The owner wanted to change the zoning to Medium-High Density Residential (R1-6) for the construction of a residential subdivision to be called Belleza Del Desierto Subdivision Phase 1. In order to do the zoning change, the land use designation had to be compatible with the proposed zoning district. The amendment and rezoning were approved as well as the subdivision plat.

The reason for the requested General Plan Amendment is to rezone the property to Medium-High Density Residential (R1-6) and develop it as Phase 2 of Belleza Del Desierto Subdivision.

#### ANALYSIS:

The current General Plan land use designation of Assessor's Parcel No. 227-15-019 is Business. The designation is planned for areas suitable for higher intensity commercial, office, employment and appropriate industrial uses. The permitted zoning districts within this land use designation are Neighborhood Commercial (C-1), Community Commercial (C-2), Light Industrial (L-I) and Heavy Industrial (H-I). The property is zoned as Light Industrial (L-I).

The proposed land use designation for this property is Neighborhood. The intent of this designation is to allow residential, neighborhood type commercial, community services/facilities, parks, open space, schools and master planned communities. The residential uses may include single family detached units, single family attached units, townhouses, condominiums, and apartments. The permitted zoning districts within this designation are Low and Medium Density Residential (R1-12, R1-8, R1-6), Medium-High Density Residential (R-2), High Density Residential (R-3), Neighborhood Commercial (C-1), Mixed Use (MU), Residential Planned Unit Development (R-PUD), Manufacture Home (MH), Recreation Vehicle (RV), and Open Space Conservation (OSC) zoning districts.

The reason for the requested General Plan Amendment is to rezone the property to Medium Density Residential (R1-6) and develop it as single family residential subdivision (Belleza Del Desierto Phase 2).

**APPROVAL CRITERIA:**

As per San Luis City Code §152.047(E), in determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all of the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
  - a. Significantly altering acceptable existing land use patterns,
  - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
  - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
  - d. Affecting the livability of the area or the health and safety of the residents.
4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

**CITIZEN REVIEW MEETING:**

In accordance with State Statute (A.R.S. §9-462.03) and City Code (§152.040(C)), a Citizen Review meeting was held at City Hall on October 1, 2019 at 6PM.

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 amendment prior to the public hearing. There were no people from the public present.

**AGENCY REVIEW:**

As required by State Statute (A.R.S. §9-461.06(D)), this request was referred to all relevant government agencies for a 60-day review period. The 60-day review period ended on September 9, 2019.

During this period, comments were received from the following agencies:

- Arizona Department of Transportation
- Marine Corps Air Station Yuma

**SUMMARY:**

Arizona Revised Statutes (A.R.S. §9-461.06(E)) require that cities over twenty-five thousand in population must hold two public hearings for any Major General Plan Amendment. The two or more public hearings must be held in two different locations on two different dates.

This is the first public hearing for this case where the Commission will hear any comments from the public and will not take action on this item. If either the Commission or members of the public should request further information on this case, it will be provided at the second public hearing.

The second public hearing will be held on October 15, 2019 at 7PM at City Council Chambers. At that time, the Planning and Zoning Commission shall make a recommendation to the City Council.

**STAFF RECOMMENDATION:**

Staff recommends CONTINUANCE of the Public Hearing for the Major General Plan Amendment Case No. 2019-0395, a request by Vega & Vega Engineering, PLC, for a Major General Plan Amendment from Business to Neighborhood on 18.44 acres of land located at the southeast corner of 20th Avenue (Avenue E 1/2) and County 24th Street.

**RECOMMENDED MOTION:**

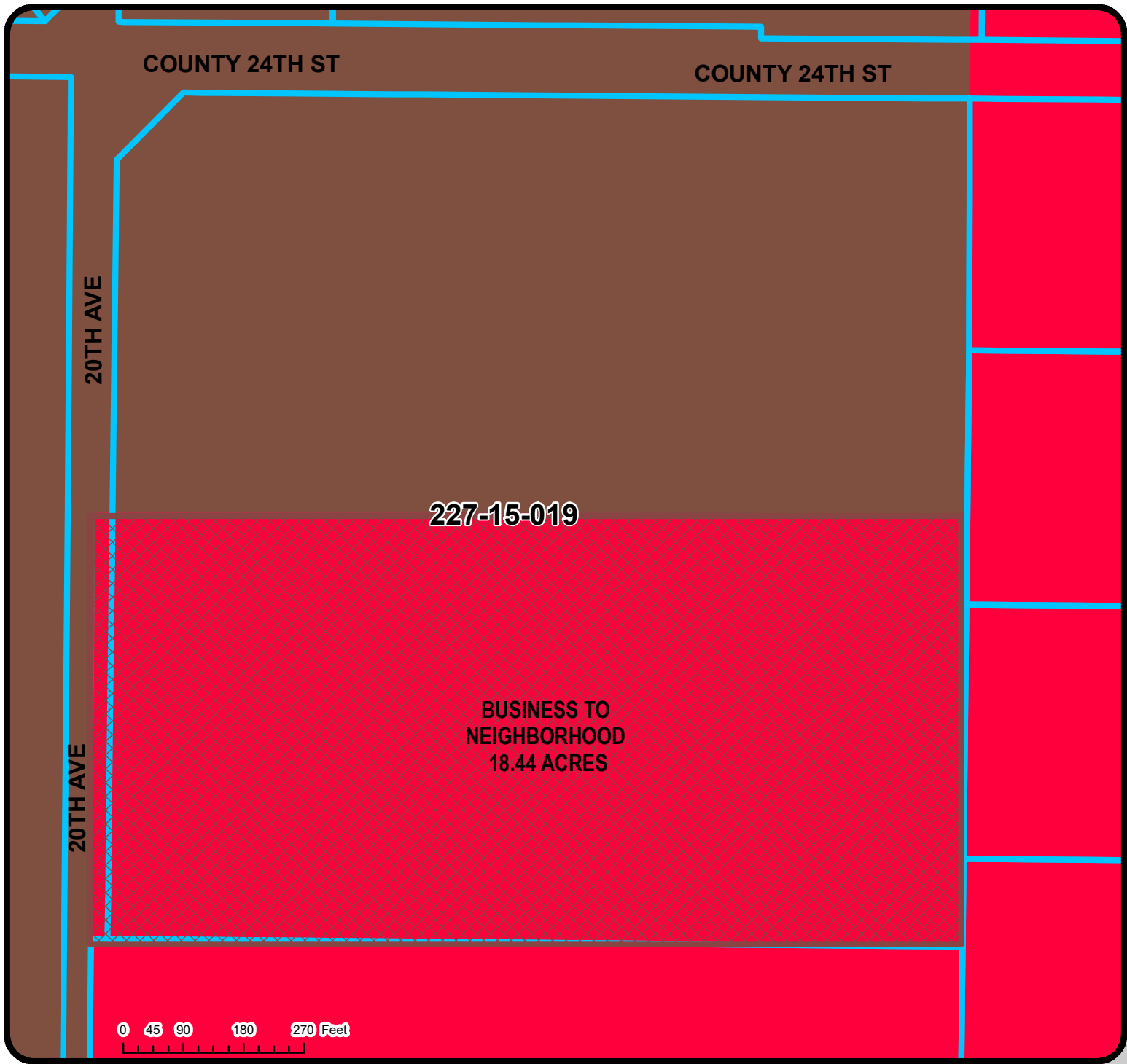
**A. I MOVE TO OPEN PUBLIC HEARING.**

**B. I MOVE TO CONTINUE PUBLIC HEARING REGARDING MAJOR GENERAL PLAN AMENDMENT CASE NO. 2019-0395 TO THE PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 15, 2019.**

---

**Attachments**


- Location Map
  - Narrative Statement
  - Conceptual Plan
  - Arizona Department of Transportation Comments
  - Marine Corps Air Station Yuma Comments
-



LOCATION OF SUBJECT PROPERTY

# Location Map

MAJOR AMENDMENT

 Assessor's Parcel No. 227-15-019

LAND USE

 NEIGHBORHOOD  
 BUSINESS

**Date:**  
10/7/2019

**Checked By:**  
ROMAN PACHECO



**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.:**  
2019-0395

June 13, 2019

City of San Luis  
Department of Development Services  
Community Planning

Re: Major Amendment to the General Plan and Rezoning Request for Belleza del Desierto Phase 2  
Narrative Statement.

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project:

The request for Major Amendment to the General Plan is for the southern portion of APN 227-15-019, being 18.44 acres from Business land use to neighborhood land use. (See attachment "A").

1) The development pattern contained in the existing San Luis General Plan— Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment;

**This major amendment will allow property to be developed as phase 2 of the residential subdivision Belleza del Desierto to complete the residential development**

2) The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;

**This development will provide 90 additional residence creating additional temporary jobs and developments fees for the City.**

3) The amendment will not adversely impact the community as a whole or a portion of the community by:

**There will be no impact since property will develop as the phase 2 of the subdivision Belleza del Desierto and will be compatible with area.**

a) Significantly altering acceptable existing land use patterns;

**The proposed use will be compatible with the surrounding area.**

b) Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may be impact development in other areas; **All services are existing within the area they just need to be extend when the project develops.**

c) Adversely impacting existing or previously planned uses through increased traffic generated by proposal on existing system; or **The proposed use will be compatible with the surrounding area.**

d) Affecting the livability of the area or the health and safety of the residents. **The proposed use will be compatible with the surrounding area.**



1846 S. 8<sup>th</sup> Avenue  
Yuma Az. 85364  
928-329-0000 tel  
928-247-6232 fax  
[VnV@vegaNvega.com](mailto:VnV@vegaNvega.com)

---

4) The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances. **The amendment is consistent with the General Plan's overall**

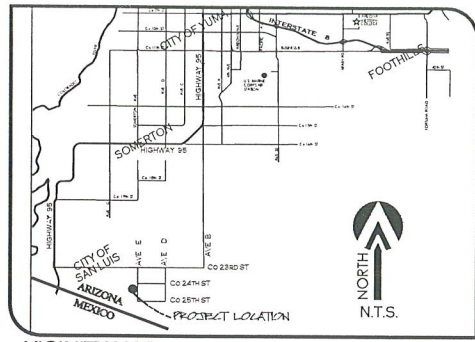
If the request for the for Major Amendment to the General Plan is approved, the intent is to develop land as Belleza del Desierto Subdivision Phase 2, with a future zoning designation R-1-6 and to be develop as single residential residences with lots minimum 6,000 sf.

If you have any questions or need any further information don't hesitate in contact us.

Sincerely

**Vega & Vega Engineering, P.L.C.**

\_\_\_\_\_  
Vianey R. Vega, P.E.



VICINITY MAP

# LA BELLEZA SUBDIVISION - (PHASE 2)

## CONCEPT DESIGN



## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Tuesday, September 3, 2019 11:25 AM  
**To:** Jose A. Guzman  
**Subject:** FW: [EXTERNAL] Fwd: Major Amendment Case No. 2019-0395-ADOT Southwest District Comments  
**Attachments:** DOC071119-003.pdf; MA-2019-0395.pdf; MAJOR GENERAL PLAN-MAP.pdf

FYI

**From:** Isabell Garcia <[igarcia@azdot.gov](mailto:igarcia@azdot.gov)>  
**Sent:** Tuesday, September 3, 2019 11:23 AM  
**To:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Subject:** [EXTERNAL] Fwd: Major Amendment Case No. 2019-0395-ADOT Southwest District Comments

Hello, below are the ADOT Southwest District's comments on Major Amendment # 2019- 0395:  
"ADOT Southwest District has no comment on the proposed land change; however, we would like to request a Traffic Impact Analysis (TIA) be completed once there is a specific development. We would like to assess the potential impacts a new development would have on the intersection of State Route 195 and Avenue E. Direct access to SR 195 from the development will not be permitted as this is an access-controlled highway."

Thank you,

Isabell Garcia  
Development TES  
Southwest District  
P- (928) 317-2159  
E-mail- [IGarcia@azdot.gov](mailto:IGarcia@azdot.gov)

----- Forwarded message -----

**From:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Date:** Thu, Jul 11, 2019 at 5:46 PM  
**Subject:** Major Amendment Case No. 2019-0395  
**To:**

Good evening All-

Please find attached Major Amendment Case No. 2019-0395 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

*Roman Pacheco*

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org)



## Roman Pacheco

---

**From:** FINCH CIV Mary Ellen <mary.e.finch@usmc.mil>  
**Sent:** Tuesday, July 16, 2019 7:44 AM  
**To:** Roman Pacheco  
**Cc:** Black CIV Gabriela L  
**Subject:** [EXTERNAL] RE: Major Amendment Case No. 2019-0395

Good morning Roman,  
I have reviewed Major Amendment Case 2019-0395 and this parcel is approximately 8.06 miles from the Barry M. Goldwater Range boundary. As such we would have no objection to this redesignation from Business to Neighborhood.

Thank you for the opportunity to review and comment.

Mary Ellen

-----Original Message-----

**From:** Roman Pacheco [mailto:RPacheco@sanluisaz.gov]  
**Sent:** Thursday, July 11, 2019 5:46 PM  
**Subject:** [Non-DoD Source] Major Amendment Case No. 2019-0395

Good evening All-

Please find attached Major Amendment Case No. 2019-0395 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

Roman Pacheco

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org/) <<http://www.cityofsanluis.org/>>



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. C.

**Meeting Date:** 10/08/2019

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

---

#### ITEM:

Public hearing on any and all matters regarding Major General Plan Amendment Case No. 2019-0396. A request by Vega & Vega Engineering, PLC, to change the land use designation of 493 acres located at the southwest corner of County 24th Street and Avenue D.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Continue public hearing

#### BACKGROUND:

This request for a Major General Plan amendment was submitted to the City of San Luis in June 2019 by Vianey R. Vega, P.E. from Vega & Vega Engineering, PLC, on behalf of David Loo, Eddie Loo and Elizabeth Carpenter, property owners/agents. The request is to amend the land use designation on 493 acres total by changing 447.8 acres from Business and Industrial to Neighborhood, 35.2 acres from Business to Industrial and 10 acres from Industrial to Business. The subject properties, Assessor's Parcel No. 227-14-001, 227-14-002, 227-14-004, 227-14-005, 227-14-006, 227-14-007 and 227-14-008, are located on the east mesa of the City of San Luis. The general location of the proposed amendment area is bounded by County 24 Street to the north, County 25th to the south, Avenue E to the west and Avenue D to the east.

The property to the north is vacant and zoned as Community Commercial (C-2) and Light Industrial (L-I), property to the east is vacant and is zoned as Heavy Industrial (H-I), property to the west across Avenue E is Southwest Arizona Industrial Subdivision and property to the south is the Magrino Industrial Park and the Commercial Port and zoned as Light Industrial (L-I).

The reason for the requested General Plan Amendment is to rezone the property to a combination of Medium Density Residential (R1-6), High Density Residential (R-3), Community Commercial (C-2) and Light Industrial (L-I). The current General Plan designation do not allow for the proposed zoning districts.

#### **Parcel 1**

Assessor's Parcel Number: Portion of 227-14-001

Property Owner: David Loo

Acreage: 40 Acres

Current Land Use Designation: Business

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6)

Proposed Land Use Designation: Business to Neighborhood

Legal Description: Northeast (NE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

### **Parcel 2**

Assessor's Parcel Number: 227-14-002

Property Owner: Von Verde Development AZ LLC

Acreage: 160 Acres

Current Land Use Designation: Industrial

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6), High Density Residential (R-3) and Community Commercial (C-2)

Proposed Land Use Amendment: 10 acres from Industrial to Business

Legal Description: The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 11 South, Range 14 West of the Gila and Salt River Base and meridian, Yuma, Arizona.

Proposed Land Use Amendment: 150 acres from Industrial to Neighborhood

Legal Description: The Northeast Quarter (NE1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona. Except the Northeast Quarter (NE1/4) of the northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) thereof.

### **Parcel 3**

Assessor's Parcel Number: Portion of 227-14-007

Property Owner: Elizabeth Carpenter

Acreage: 20 Acres

Current Land Use Designation: Business

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6)

Proposed Land Use Amendment: 20 acres from Business to Neighborhood

Legal Description: The East half (E1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

### **Parcel 4**

Assessor's Parcel Number: Portion of 227-14-004

Property Owner: Moy Farming Company LLC

Acreage: 153 Acres

Current Land Use Designation: Industrial and Business

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6), High Density Residential (R-3) and Light Industrial (L-I)

Proposed Land Use Amendment: 16.5 acres from Business to Neighborhood

Legal Description: The North 545' of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

Proposed Land Use Amendment: 23.5 acres from Business to Industrial

Legal Description: The South 775' of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

Proposed Land Use Amendment: 113 acres from Industrial to Neighborhood

Legal Description: The Southeast Quarter (SE1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona. Except the South 775' Thereof.

**Parcel 5**

Assessor's Parcel Number: Portion of 227-14-005

Property Owner: DSA Investment Co. AZ LLC

Acreage: 20 Acres

Current Land Use Designation: Business

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6) and Light Industrial (L-1)

Proposed Land Use Amendment: 8.3 acres from Business to Neighborhood

Legal Description: The North 545' of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

Proposed Land Use Amendment: 11.7 acres from Business to Industrial

Legal Description: The South 775' of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

**Parcel 6**

Assessor's Parcel Number: Portion of 227-14-008

Property Owner: Von Verde Development AZ LLC

Acreage: 60 Acres

Current Land Use Designation: Business

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6)

Proposed Land Use Amendment: 60 acres from Business to Neighborhood

Legal Description: The East Half (E1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

**Parcel 7**

Assessor's Parcel Number: 227-14-006

Property Owner: Moy Farming Company, LLC

Acreage: 40 Acres

Current Land Use Designation: Business

Proposed Land Use Designation: Neighborhood

Current Zoning: Light Industrial (L-I)

Proposed Zoning: Medium Density Residential (R1-6)

Proposed Land Use Amendment: 40 acres from Business to Neighborhood

Legal Description: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma, Arizona.

**ANALYSIS:**

The current General Plan land use designation for the 493 acres is a combination of Business and Industrial; 273 acres have a land use designation of Industrial and the other 220 acres have a designation of Business. The proposed amendment is to have 447.8 acres designated as Neighborhood, 35.2 acres designated as Industrial and 10 acres designated as Business.

The Business designation is planned for areas suitable for higher intensity commercial, office, employment and appropriate industrial uses. The permitted zoning districts within this land use designation are Neighborhood Commercial (C-1), Community Commercial (C-2), Light Industrial (L-I) and Heavy Industrial (H-I).

The intent of the Industrial designation is to allow for a variety of industrial uses, including manufacturing facilities assembly plants, warehouses, coolers, distribution centers, freight-based activities, transportation-related activities and other employment generating activities. The permitted zoning districts within this land use designation are Light Industrial (L-I), Heavy Industrial (H-I) and Community Commercial (C-2) zoning district. This property is currently zoned as Light Industrial (L-I).

The intent of the Neighborhood designation is to allow residential, neighborhood type commercial, community services/facilities, parks, open space, schools and master planned communities. The residential uses may include single family detached units, single family attached units, townhouses, condominiums, and apartments. The permitted zoning districts within this designation are Low and Medium Density Residential (R1-12, R1-8, R1-6), Medium-High Density Residential (R-2), High Density Residential (R-3), Neighborhood Commercial (C-1), Mixed Use (MU), Residential Planned Unit Development (R-PUD), Manufacture Home (MH), Recreation Vehicle (RV), and Open Space Conservation (OSC) zoning districts.

**APPROVAL CRITERIA:**

As per San Luis City Code §152.047(E), in determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all of the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
  - a. Significantly altering acceptable existing land use patterns,
  - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
  - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
  - d. Affecting the livability of the area or the health and safety of the residents.
4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

**CITIZEN REVIEW MEETING:**

In accordance with State Statute (A.R.S. §9-462.03) and City Code (§152.040(C)), a Citizen Review meeting was held at City Hall on October 1, 2019 at 6PM.

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 amendment prior to the public hearing. There were no people from the public present.

**AGENCY REVIEW:**

As required by State Statute (A.R.S. §9-461.06(D)), this request was referred to all relevant government agencies for a 60-day review period. The 60-day review period ended on September 9, 2019.

During this period, comments were received from the following agencies:

- Arizona Department of Transportation
- Marine Corps Air Station Yuma
- Somerton School District

**SUMMARY:**

Arizona Revised Statutes (A.R.S. §9-461.06(E)) require that cities over twenty-five thousand in population must hold two public hearings for any Major General Plan Amendment. The two or more public hearings must be held in two different locations on two different dates.

This is the first public hearing for this case where the Commission will hear any comments from the public and will not take action on this item. If either the Commission or members of the public should request further information on this case, it will be provided at the second public hearing.

The second public hearing will be held on October 15, 2019 at 7PM at City Council Chambers. At that time, the Planning and Zoning Commission shall make a recommendation to the City Council.

**STAFF RECOMMENDATION:**

Staff recommends CONTINUANCE of the Public Hearing for the Major General Plan Amendment Case No. 2019-0396, a request by Vega & Vega Engineering, PLC, for a Major General Plan Amendment on 493 acres of land located at the southwest corner of County 24th Street and Avenue D.

**RECOMMENDED MOTION:**

**A. I MOVE TO OPEN PUBLIC HEARING.**

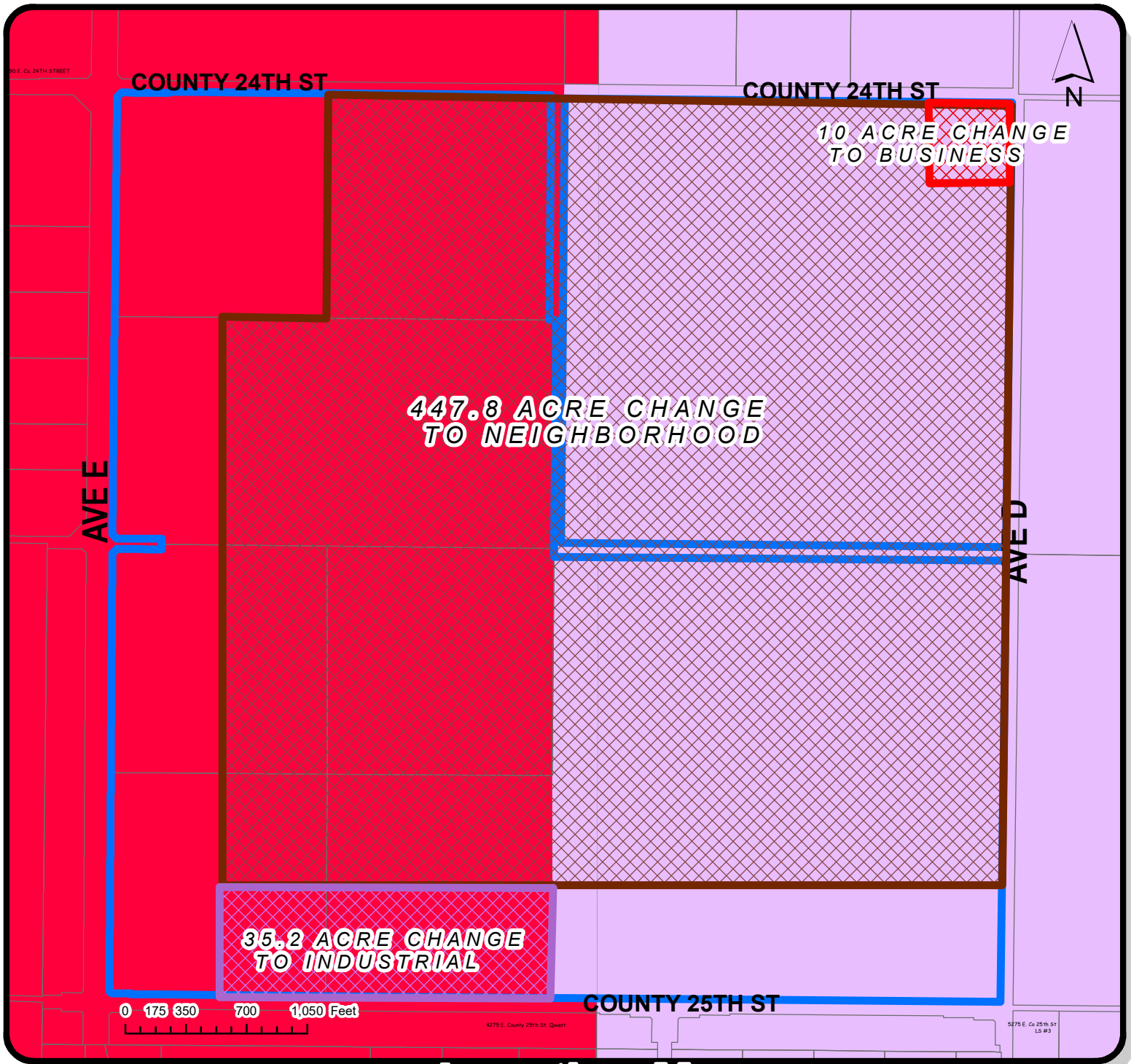
**B. I MOVE TO CONTINUE PUBLIC HEARING REGARDING MAJOR GENERAL PLAN AMENDMENT CASE NO. 2019-0396 TO THE PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 15, 2019.**

---

**Attachments**

Location Maps  
Narrative Statement  
Designation Requested  
Arizona Department of Transportation Comments  
Marine Corps Air Station Yuma Comments  
Somerton School District Comments

---



**LOCATION OF SUBJECT PROPERTIES**

**Location Map MAJOR AMENDMENT**

Assessor's Parcel No. 227-14-001, 227-14-002, 227-14-004, 227-14-005, 227-14-005, 227-14-006, 227-14-007, 227-14-008.

**LAND USE**  
 Business  
 Industrial

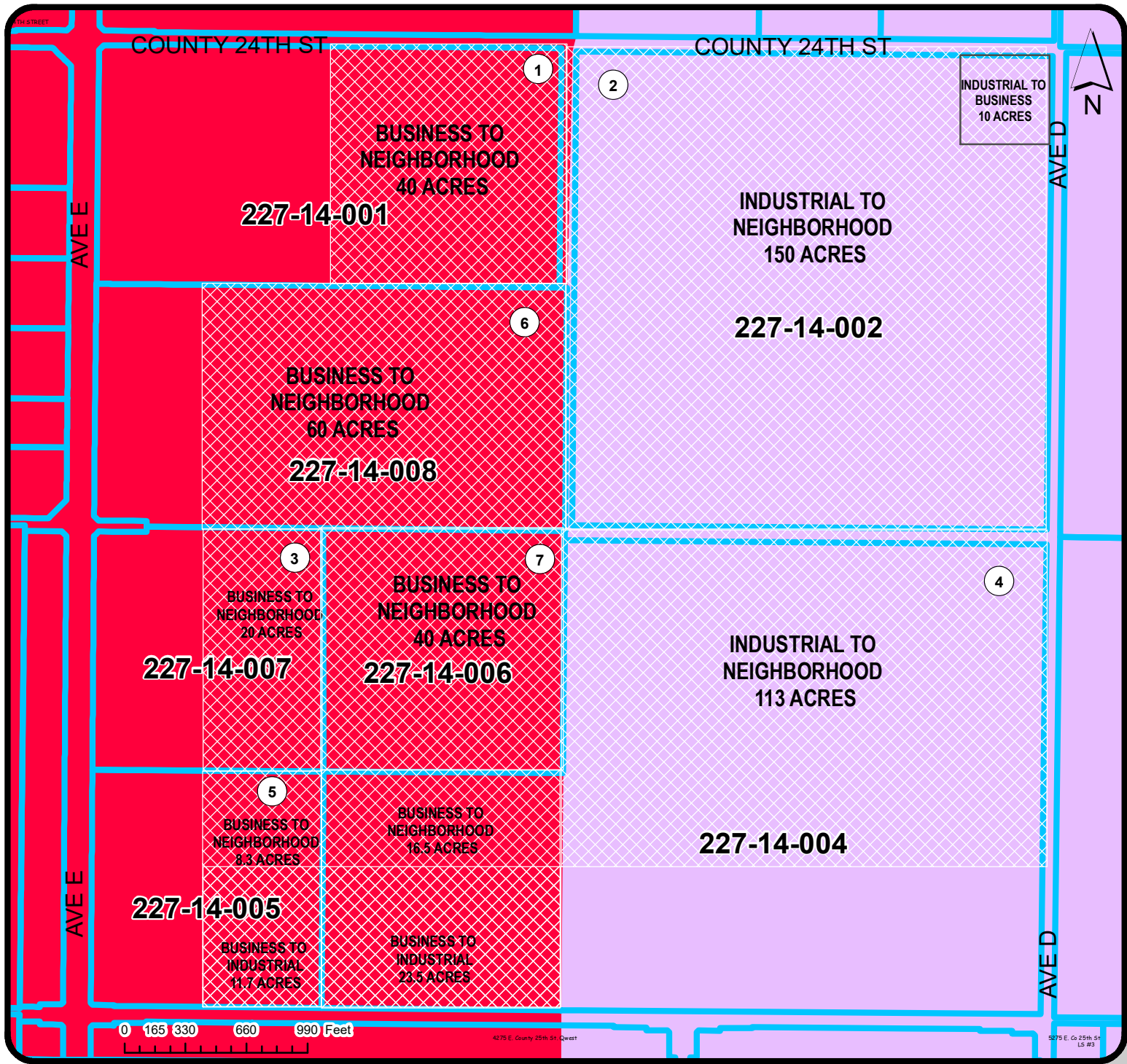
**Date:**  
7/7/2019



**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN



**Case No.**  
2019-0396





LOCATION OF SUBJECT PROPERTIES

# Location Map

MAJOR AMENDMENT

 Assessor's Parcel No. 227-14-001, 227-14-002, 227-14-004, 227-14-005, 227-14-006, 227-14-007, 227-14-008.  
 PARCEL

LAND USE  
 INDUSTRIAL  
 BUSINESS

**Date:**

10/7/2019

PLANNING & ZONING



**Prepared By:**

ISAAC GUTIERREZ

**Case No.**

2019-0396

**Checked By:**

ROMAN PACHECO

**APPROVED BY:**

JOSE A. GUZMAN

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 24<sup>th</sup> and County 25<sup>th</sup> 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.

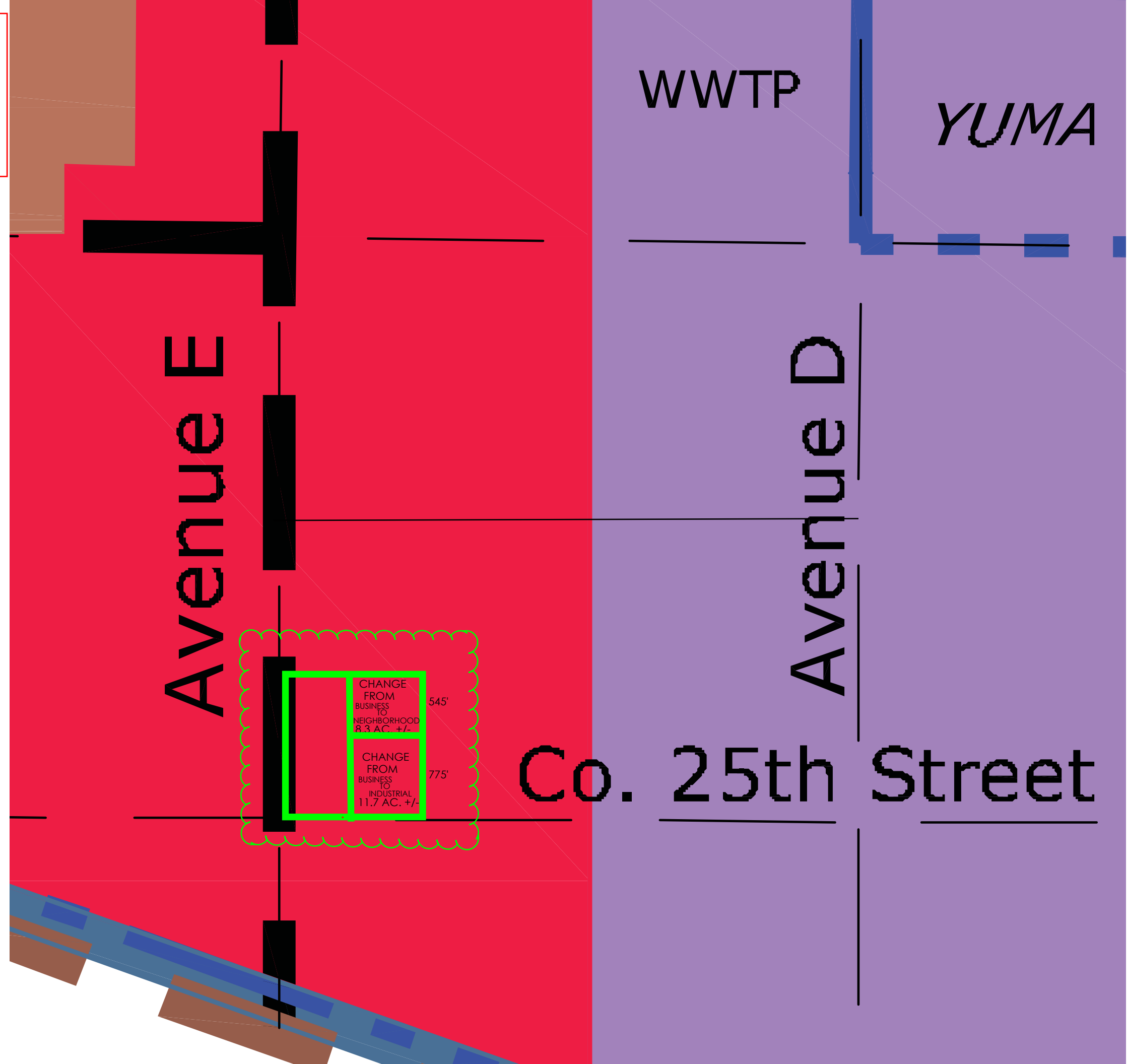
3. **Industrial – (82 acres)** While the Industrial development in the area has been slow to materialize, there is still a need for this type of use and development. Our plan amendment allows for small manufacturing, distribution centers, coolers and other industries that will benefit from cross border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



PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



WWTP

YUMA

Avenue E

Avenue D

Co. 25th Street

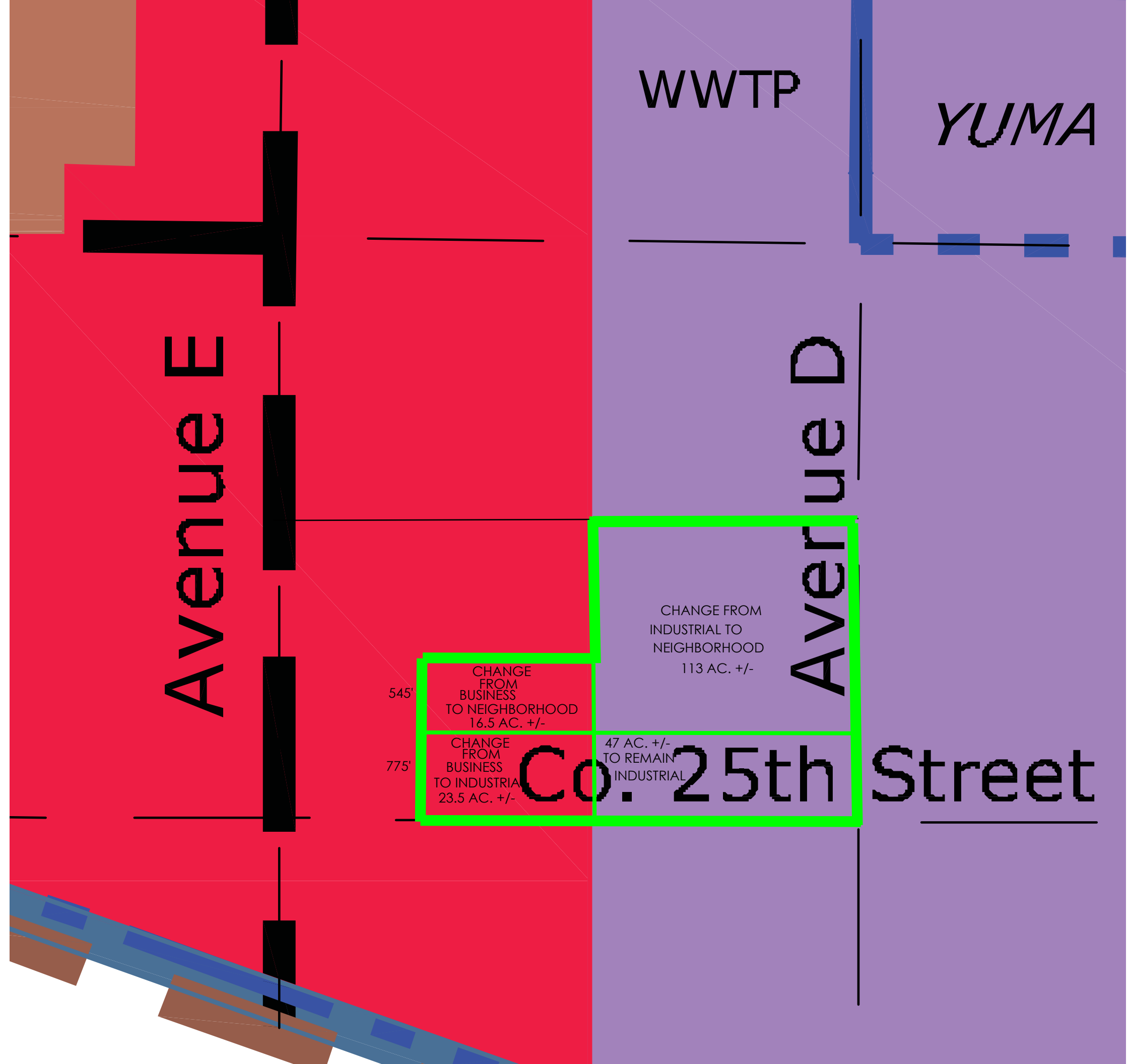
CHANGE FROM BUSINESS TO NEIGHBORHOOD 8.3 AC. +/-

545'

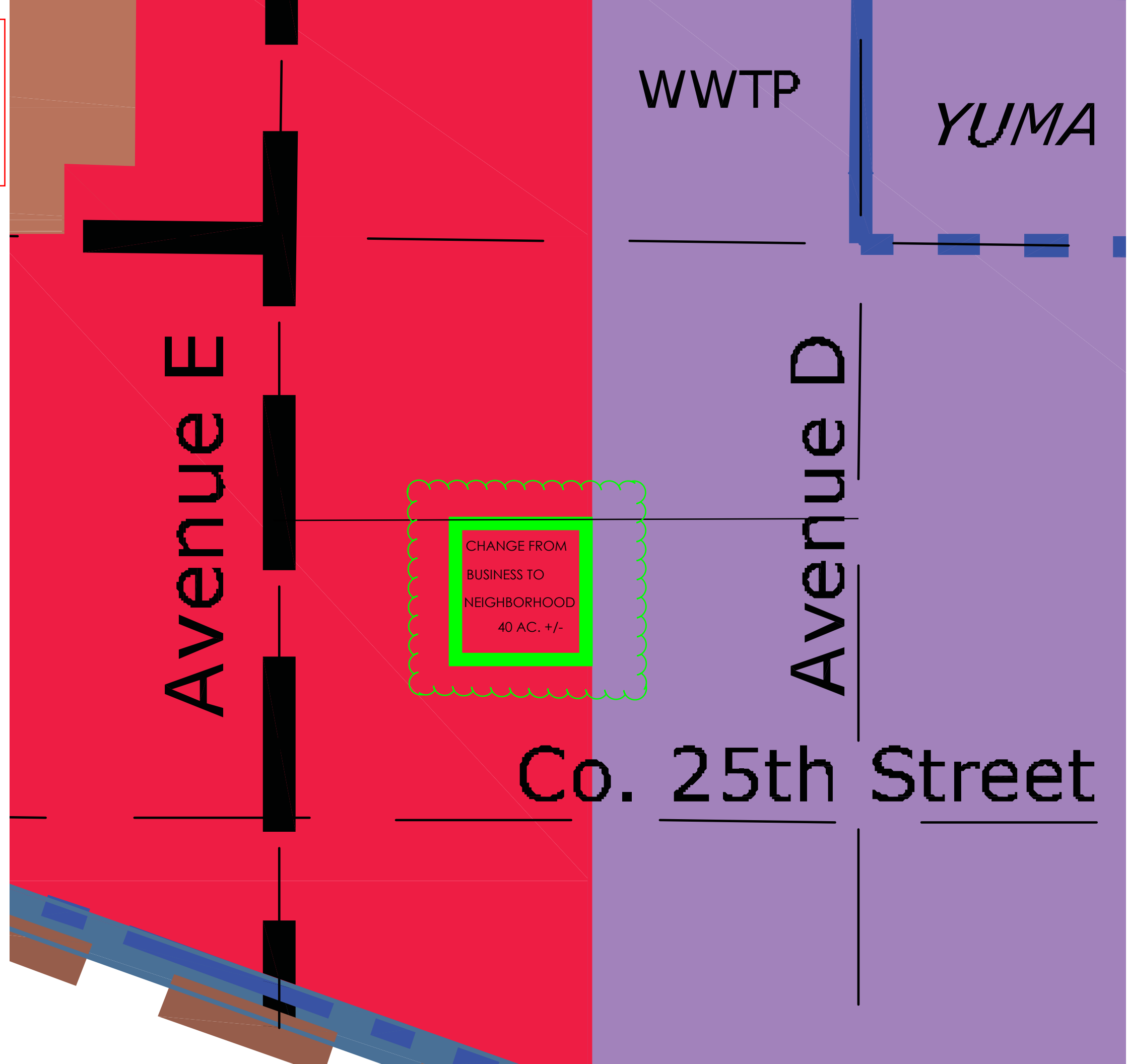
CHANGE FROM BUSINESS TO INDUSTRIAL 11.7 AC. +/-

775'

PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



Avenue E

Avenue D

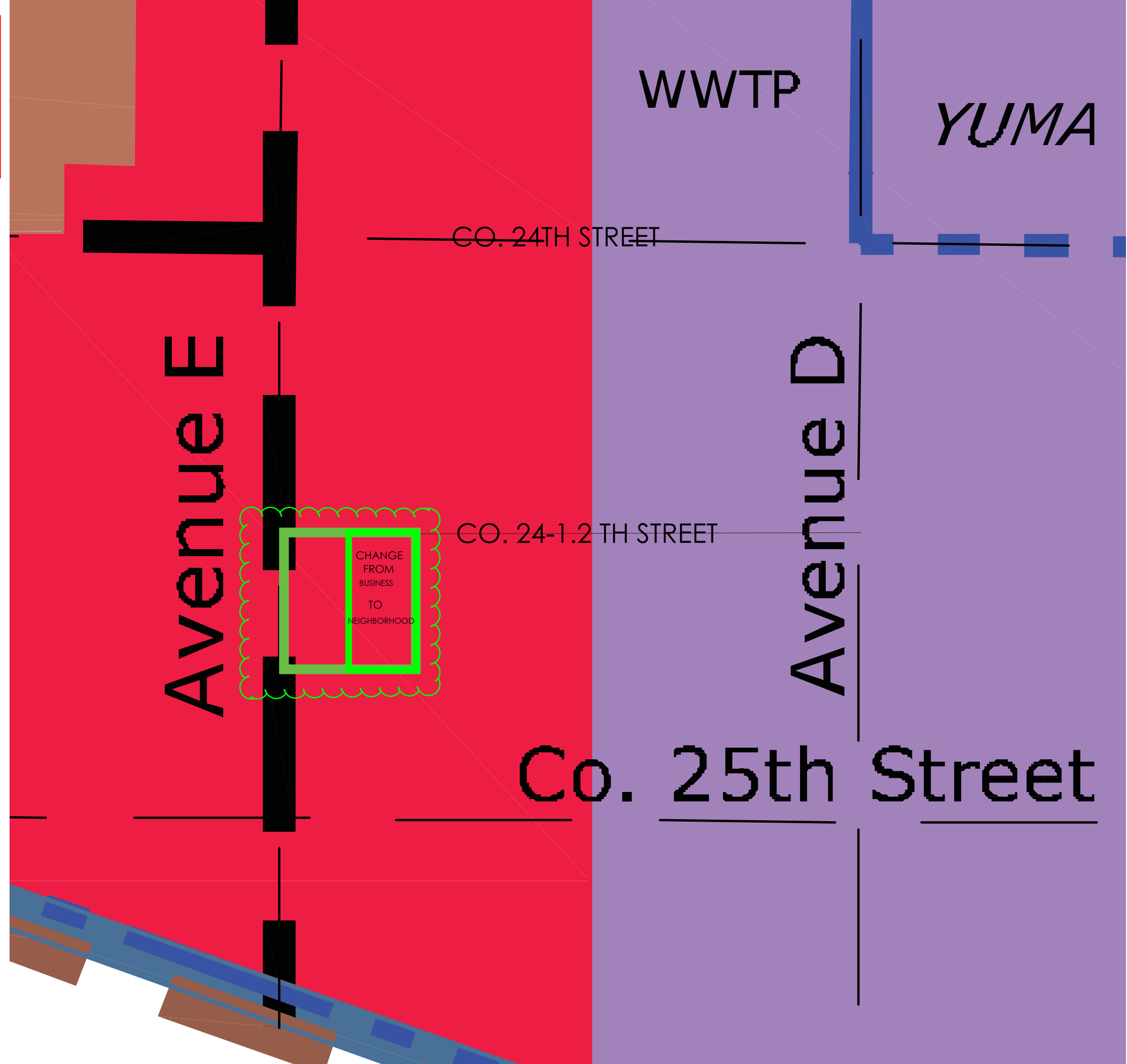
Co. 25th Street

WWTP

YUMA

CHANGE FROM  
BUSINESS TO  
NEIGHBORHOOD  
40 AC. +/-

PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



WWTP

YUMA

CO. 24TH STREET

Avenue E

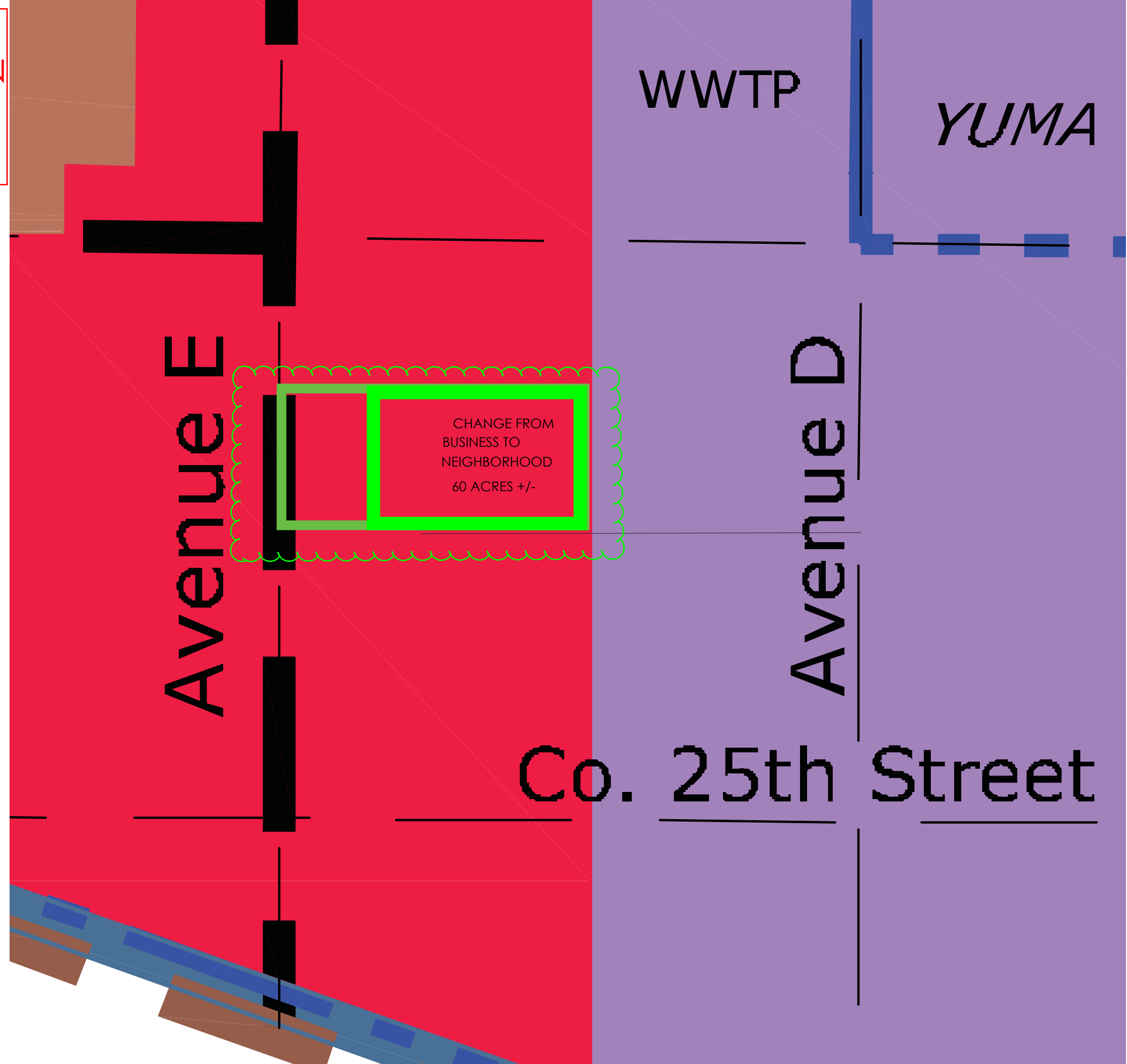
CO. 24-1.2TH STREET

CHANGE  
FROM  
BUSINESS  
TO  
NEIGHBORHOOD

Avenue D

Co. 25th Street

PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



WWTP

YUMA

Avenue E

Avenue D

Co. 25th Street

CHANGE FROM  
BUSINESS TO  
NEIGHBORHOOD  
60 ACRES +/-

PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN

WWTP

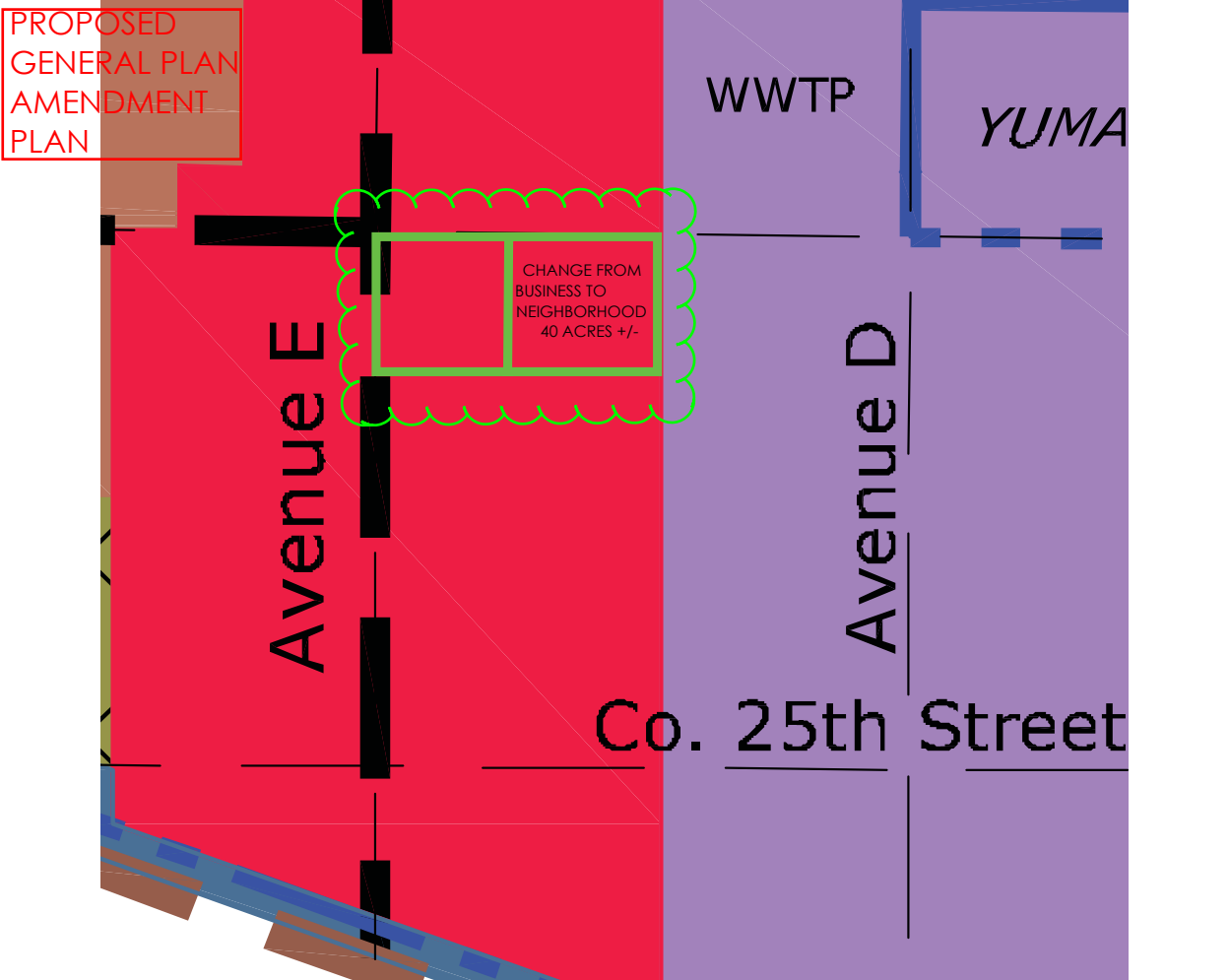
YUMA

Avenue E

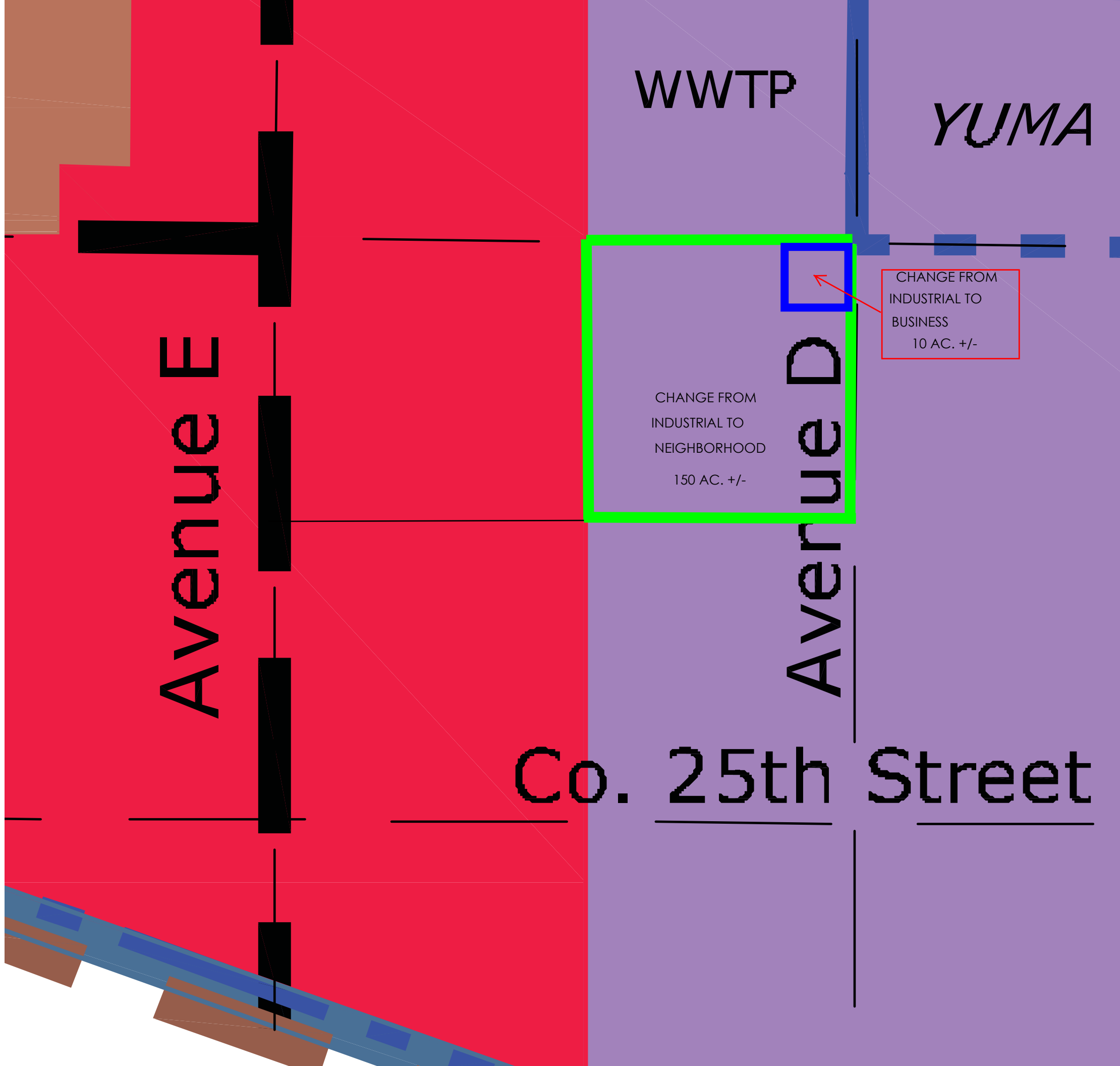
Avenue D

Co. 25th Street

CHANGE FROM  
BUSINESS TO  
NEIGHBORHOOD  
40 ACRES +/-



PROPOSED  
GENERAL PLAN  
AMENDMENT  
PLAN



WWTP

YUMA

Avenue E

Avenue D

Co. 25th Street

CHANGE FROM  
INDUSTRIAL TO  
NEIGHBORHOOD  
150 AC. +/-

CHANGE FROM  
INDUSTRIAL TO  
BUSINESS  
10 AC. +/-

## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Thursday, September 5, 2019 4:29 PM  
**To:** Jose A. Guzman  
**Subject:** FW: [EXTERNAL] Major Amendment Case No. 2019-0396- ADOT Southwest District Comments  
**Attachments:** DOC071119-004.pdf; MA-2019-0396.pdf; MAJOR AMENDMENT PLAN--640 AC.pdf

FYI

**From:** Isabell Garcia <[igarcia@azdot.gov](mailto:igarcia@azdot.gov)>  
**Sent:** Thursday, September 5, 2019 3:16 PM  
**To:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Subject:** [EXTERNAL] Major Amendment Case No. 2019-0396- ADOT Southwest District Comments

Good afternoon, below are the ADOT Southwest District's comments on Case # 2019-0396:  
"ADOT Southwest District has no comment on the proposed land changes; however, we would like to request a Traffic Impact Analysis (TIA) be completed once there is a specific development(s). We would like to assess the potential impacts these new developments would have on the intersection of State Route 195 and Avenue E. The proposed developer(s) could prepare a combined TIA for the entire area and identify when various improvement(s) are needed. Direct access to SR 195 from the development will not be permitted as this is an access-controlled highway."

Isabell Garcia  
Development TES  
Southwest District  
P- (928) 317-2159  
E-mail- [IGarcia@azdot.gov](mailto:IGarcia@azdot.gov)

----- Forwarded message -----  
**From:** Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)>  
**Date:** Tue, Sep 3, 2019 at 11:44 AM  
**Subject:** FW: Major Amendment Case No. 2019-0396  
**To:** [igarcia@azdot.gov](mailto:igarcia@azdot.gov) <[igarcia@azdot.gov](mailto:igarcia@azdot.gov)>  
**Cc:** [Bfenske@azdot.gov](mailto:Bfenske@azdot.gov) <[Bfenske@azdot.gov](mailto:Bfenske@azdot.gov)>

Isabell-

Attached find Major Amendment Case No. 2019-0396 for your review. this case was also sent out same day as the other others back on July 12<sup>th</sup>.

Thanks,

Roman Pacheco

City of San Luis

---

**From:** Roman Pacheco

**Sent:** Friday, July 12, 2019 8:15 AM

**Subject:** Major Amendment Case No. 2019-0396

Good morning-

Please find attached Major Amendment Case No. 2019-0396 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

Thanks,

*Roman Pacheco*

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org)



## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

## Roman Pacheco

---

**From:** FINCH CIV Mary Ellen <mary.e.finch@usmc.mil>  
**Sent:** Tuesday, July 16, 2019 7:42 AM  
**To:** Roman Pacheco  
**Cc:** Black CIV Gabriela L  
**Subject:** [EXTERNAL] RE: Major Amendment Case No. 2019-0396

Good morning Roman,  
I have reviewed Major Amendment Case 2019-0396 and it is approximately 7.5 miles from the Barry M. Goldwater Range boundary. As such we would have no objection to this redesignation from Business to Neighborhood.

Thank you for the opportunity to review and comment.

Mary Ellen

-----Original Message-----

From: Roman Pacheco [mailto:RPacheco@sanluisaz.gov]  
Sent: Thursday, July 11, 2019 5:56 PM  
Subject: [Non-DoD Source] Major Amendment Case No. 2019-0396

Good evening All-

Please find attached Major Amendment Case No. 2019-0396 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

Roman Pacheco

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org/) <<http://www.cityofsanluis.org/>>

## Jose A. Guzman

---

**From:** Roman Pacheco  
**Sent:** Wednesday, August 14, 2019 9:56 AM  
**To:** Jose A. Guzman  
**Subject:** FW: [EXTERNAL] Re: Major Amendment Case No. 2019-0396

FYI

---

**From:** Laura Noel <lnoel@ssd11.org>  
**Sent:** Wednesday, August 14, 2019 9:29 AM  
**To:** Roman Pacheco <RPacheco@sanluisaz.gov>  
**Subject:** [EXTERNAL] Re: Major Amendment Case No. 2019-0396

Good Morning Mr. Pacheco,

Thank you for allowing our School District to have comment regarding the "Major Amendment Case No. 2019-0396". Our School District would benefit from the zoning changes proposed.

It is our intention to build a school on the NE1/4 of the NE1/4 of the NW 1/4 of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and meridian.

We have secured the funding from the Arizona School Facilities Board and are currently getting appraisals and environmental studies done.

The changes in zoning under consideration in that area are favorable toward neighborhoods, children and school community. Thank you for considering these changes. Please let me know if you need a representative of our District to speak or give you any other form of communication that would be helpful in supporting the changes.

Thank you again for allowing our comments in support of the zoning changes.

Laura Noel, Ed.D.  
Superintendent

Somerton School District #11  
343 N. Carlisle Ave.  
Somerton, AZ 85350  
<http://www.ssd11.org>  
928.341.6000

"I didn't fail 1,000 times. The light bulb was an invention with 1,000 steps."  
Thomas Edison

**CONFIDENTIALITY / PRIVACY NOTICE:** This message and any attachments transmitted with it, is for the designated recipient only and may contain privileged or confidential information. If you have received it in error please notify the sender, via return e-mail, immediately and permanently delete the original. Any unauthorized review, disclosure, dissemination, distribution or copying of this e-mail is strictly prohibited.

On Jul 11, 2019, at 5:55 PM, Roman Pacheco <[RPacheco@sanluisaz.gov](mailto:RPacheco@sanluisaz.gov)> wrote:

Good evening All-

Please find attached Major Amendment Case No. 2019-0396 letter and 2 maps for your review. Please note that the end of 60-day review period is September 9, 2019. We welcome any comments you may have regarding this proposal. If you have any questions concerning this Major Amendment case, please contact the office of Planning and Zoning at (928)341-8563.

*Roman Pacheco*

Planning Technician

Planning & Zoning Department

1090 E. Union Street | P.O. Box 3750

San Luis, Arizona 85349

P: 928.341.8563 Ext. 2047 | F: 928.341.8599

[www.cityofsanluis.org](http://www.cityofsanluis.org)

<image001.png>

<DOC071119-004.pdf><MA-2019-0396.pdf><MAJOR AMENDMENT PLAN--640 AC.pdf>