



Staff Report

Planning and Zoning Commission

July 13, 2021

Rezoning Case 2021-0243:

REQUEST: To rezone a parcel 19.95 acres from Light Industrial (LI) to Medium Density Residential (R1-6). Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 subdivision.

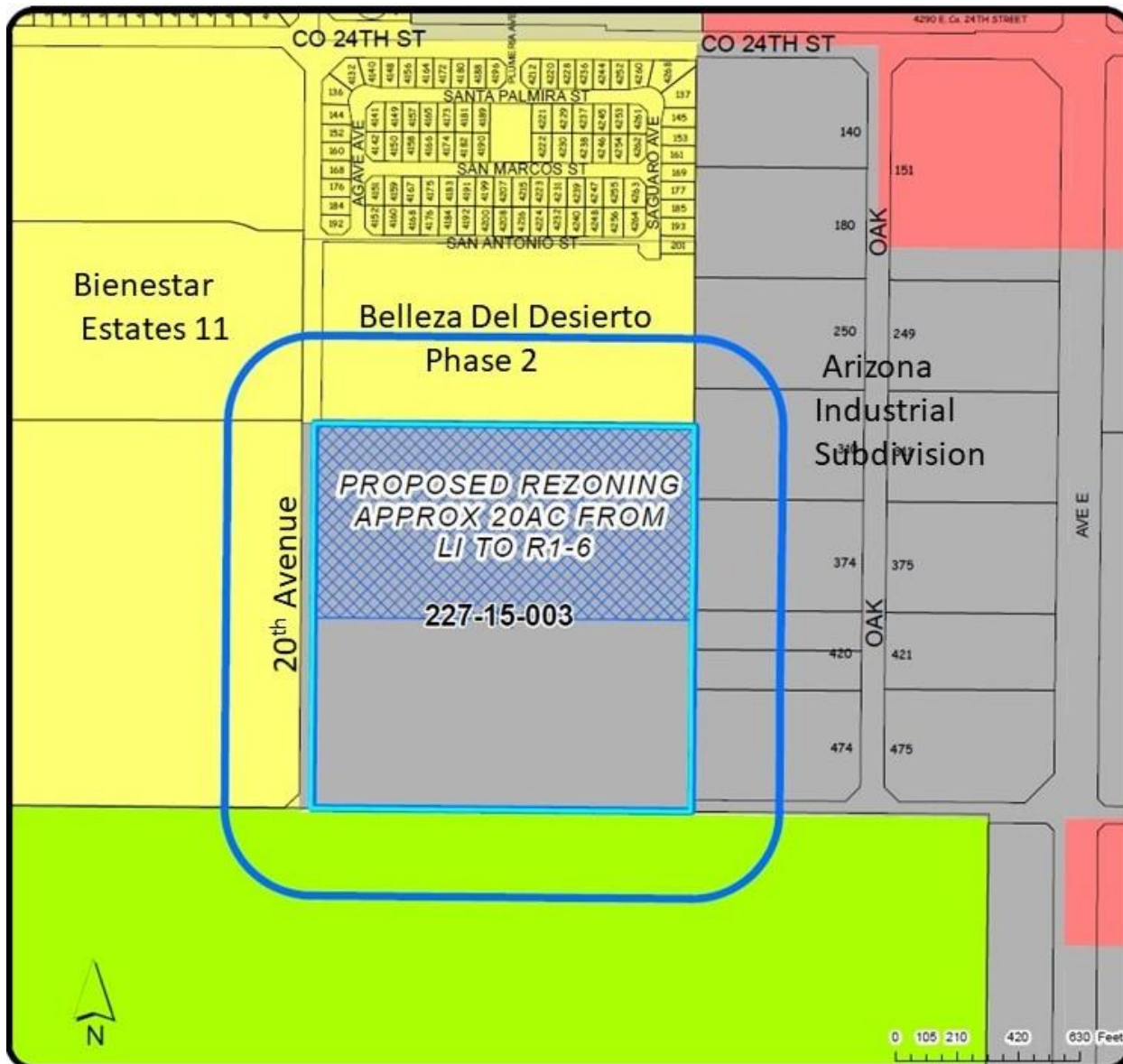
APPLICANT: Core Engineering Group LLC. On behalf of Border Ranches II AZ LLC.

DIRECTIONS: The subject property is located on the southeast corner of 20th Avenue and south of Bella Del Desierto Phase 2 subdivision.

BACKGROUND: Lot split case no. 2021-0275 has been approved to split the subject property into two new parcels. The applicant is requesting the rezoning of the north half to R1-6 for the construction and development of a residential subdivision. (Minor Amendment Case No. 2021-0336 presented previously).

The applicant submitted a Major Amendment application to change the land use designation of the south half from Commercial (C) to Medium Density Residential (MDR) (Major Amendment Case 2021-0337). The City of San Luis 2040 General Plan requires a major amendment for any change in a non-residential land use category of 20 or more contiguous acres to a residential land use category. If the Major Amendment is approved the applicant will request rezoning of the south half portion of the subject property to R1-6.

EXISTING CONDITIONS: The subject property is zoned Light Industrial as shown on the zoning map below.



Existing Zoning Map

Existing Zoning District

Light Industrial (LI): The industrial zoning districts are designed to provide a range of industrial land uses. The purpose of these districts is to provide for industrial development in locations which are suitable and appropriate, taking into consideration existing conditions, future land use needs, the availability of public services, the general public’s health and safety, and the goals and objectives of the City of San Luis General Plan. It is intended that these districts accommodate a variety of uses including corporate offices and garden industrial land uses to warehousing and heavy manufacturing.

Proposed Zoning District

Medium Density Residential (R1-6): The purpose of these zoning districts is to provide for detached single residence development on urban sized lots in areas where adequate public facilities and services are available. The intent of these districts is to encourage a traditional neighborhood environment where amenities and open space are provided more on a neighborhood basis rather than on the smaller individual lots. Lots of less than 6,000 square feet per dwelling unit shall not be permitted from and after March 1, 2016.

Existing Adjacent Zoning Districts.

To the north: R1-6 (Belleza del Desierto Residential Subdivision)

To the west R1-6 (Vacant Land)

To the south LI (South half of the subject property)

To the east LI (Arizona Industrial Subdivision)

CRITICAL ISSUES:

The developer must provide all the necessary improvements including road construction, water, wastewater and open space.

The subject property is located in an area where infrastructure can be expanded. Existing development in the area have provided access to the infrastructure needed for residential development. In addition, the City will initiate a regional circulation study to establish the need of traffic signals along the intersections of County 24th Street and Avenue E.

Subdivisions in the Central Growth Area are served and connected by Avenue E and County 24th Street. Both arterial roads are not fully improved. However, the public works department can request a traffic study for the proposed subdivisions in accordance with Ordinance 359 and 391. The traffic study will ensure that all the improvements necessary are done to provide connection to Cesar Chavez Boulevard and Avenue E.

The proposed subdivision will be located adjacent to an industrial subdivision to the east. Existing residential subdivisions located to the north, adjacent to industrial zoning, have provided a 20' buffer non-buildable easement to separate future industrial uses from the proposed residential subdivision and development standards in the industrial zoning district require a 25 feet rear yard setback for industrial properties located adjacent to residential development.

COMMENTS/NOTIFICATIONS:

June 1st Citizen Review Meeting Comments: None

Yuma County Airport Authority

“The property is located near Rolle Airfield where aviation activities are expected to increase in the future. These properties, due to their proximity to the Rolle Airfield, are likely to experience aircraft over flights, which could generate noise levels which may be of concern to some individuals. The City, public and airport shall be held harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the airport, not including the physical impact of aircraft or parts thereof.”

Staff sent notification letters to property owners within 300 feet of the proposed project (7 letter).

STAFF RECOMMENDATION:

Staff recommends approval of this request.

RECOMMENDED MOTION:

I MOVE TO FORWARD REZONING CASE NO. 2021-0243 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE FOLLOWING CONDITIONS OF APPROVAL.

Conditions of Approval

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. Development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. The Owner/applicant shall dedicate appropriate right-of-way to the City along 20th Avenue (Avenue E ½) alignment in accordance with the standards for right-of-way as provided by the City General Plan. Dedication of said right-of-way shall occur at such time and in such manner as required by the City of San Luis subdivision regulations.

Staff Report Prepared by:

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Staff Report Reviewed by:

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