

## **NARRATIVE STATEMENT:**

It is being requested to do a major general plan/map amendment for the subject land to change the current land use designation from Business/Industrial to Business/Residential as demonstrated on the attached map (EXHIBIT A). The followings are items addressing the approval criteria for this request and points to support this land use change:

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 this amendment. The City of San Luis General Plan and land use map designated a large amount of land for Industrial and business in the subject area where neighborhood/residential are not provided for at the same proportion. There are no optional areas for residential uses which has been the major economic source in San Luis.
2. This 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 amendment without a question is great benefit to the City of San Luis in general and general plan in particular. Due to the large area designated for industrial and business in the area which will never be filled. Neighborhood/residential is more essential in the City's short term and long-term economy while the land if left industrial will sit vacant of no benefit to the City or the landowner.
3. This 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 as a matter of fact this amendment is considered to be the opposite which makes the pattern more acceptable;
  - 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. Historically developments of this kind build the roads, water and sewer systems in the area. This land and the surrounding landowners already

- invested in the construction of water and sewer system in the area and will continue to build the same to improve the infrastructure in the area.
- c. Adversely impacting existing or previously planned uses through increased traffic generated by proposal on existing system. As mentioned, previously this amendment will have a positive impact on the traffic due to the improvements to the roads in the area.
  - d. Affecting the livability of the area or the health and safety of the residents. There is no residence in area as of now, but this amendment has a positive effect of the future residence in the area.
4. This amendment is consistent with General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances. The City of San Luis have Industrial land which a portion of it is developed with very little activity. Therefore making this change is considered correction to an overreach in providing more industrial land than needed in the City of San Luis.