



Planning and Zoning Commission

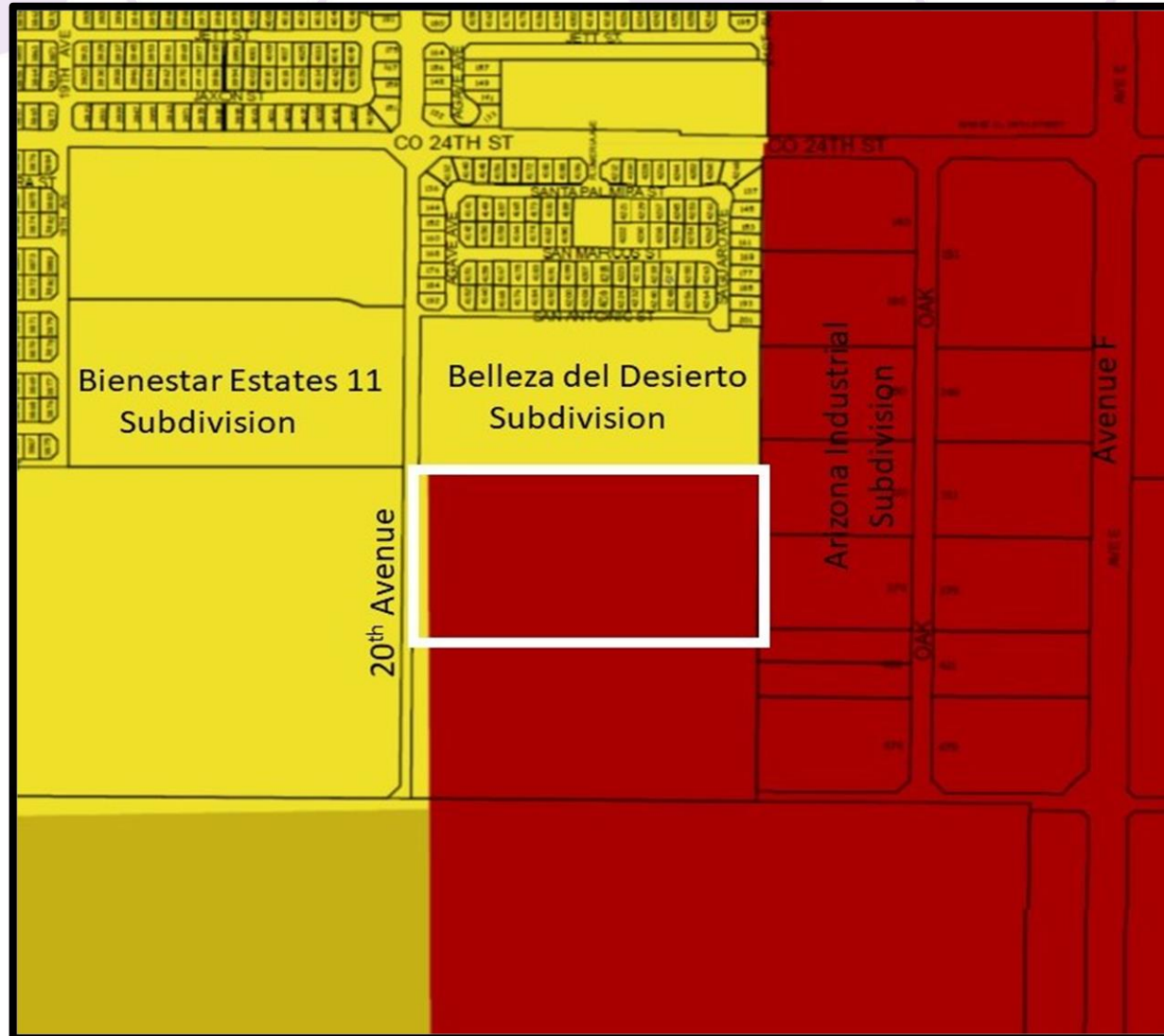
Jun 8, 2021

Minor Amendment Case 2021-0336

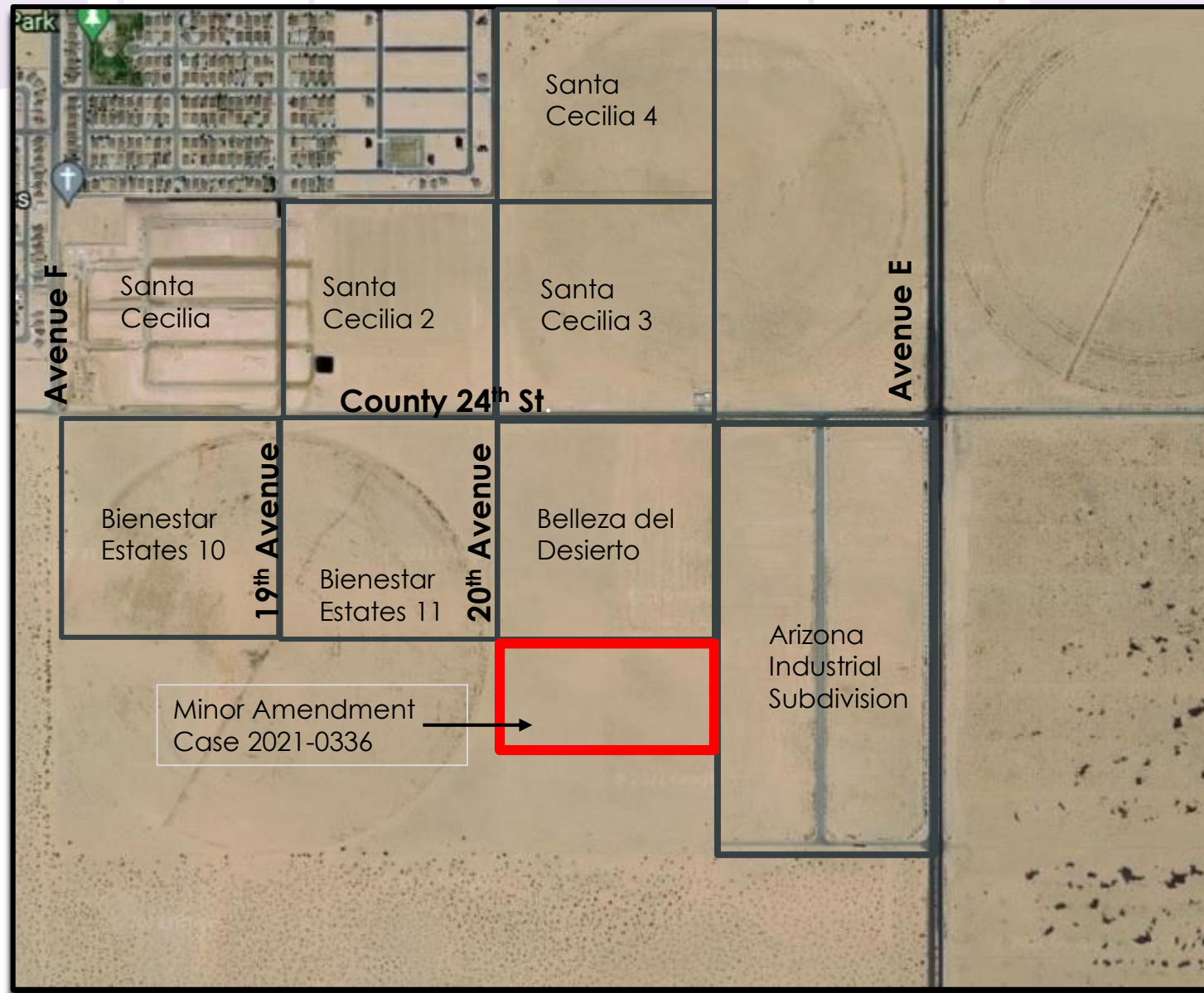
Request: To change the land use designation of a parcel 19.95 acres from Commercial (C) to Medium Density Residential (MDR). Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 subdivision.

- ◉ The applicant is requesting the rezoning of the north half to R1-6 for the construction and development of a residential subdivision. (Rezoning Case No. 2021-0243).

Minor Amendment Case 2021-0336



Minor Amendment Case 2021-0336



Minor Amendment Case 2021-0336

Staff Recommendation:

Staff recommends approval of Minor Amendment Case No. 2021-0336.

Recommended Motion:

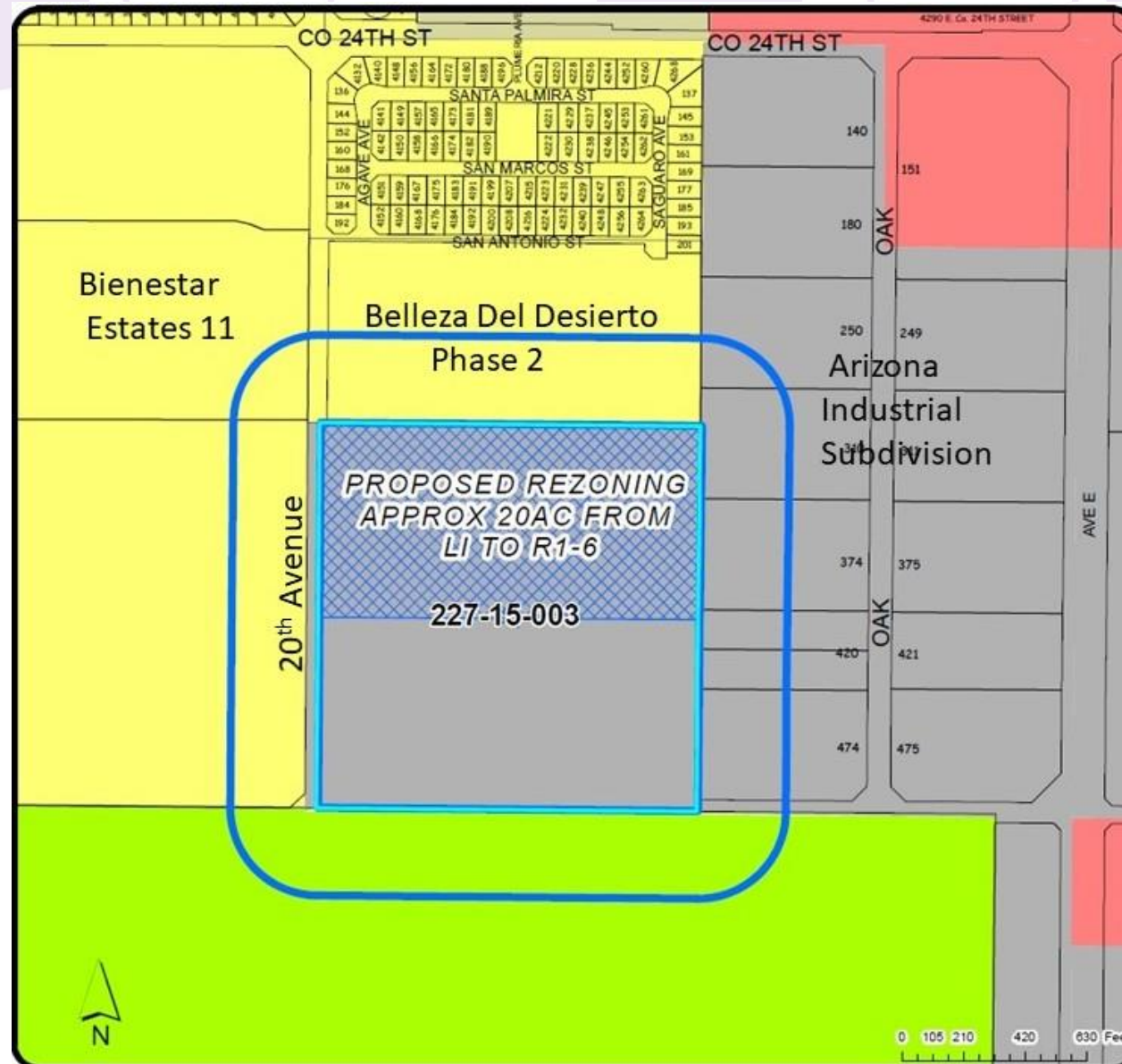
- ◉ I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2021-0336 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

Rezoning Case No. 2021-0243

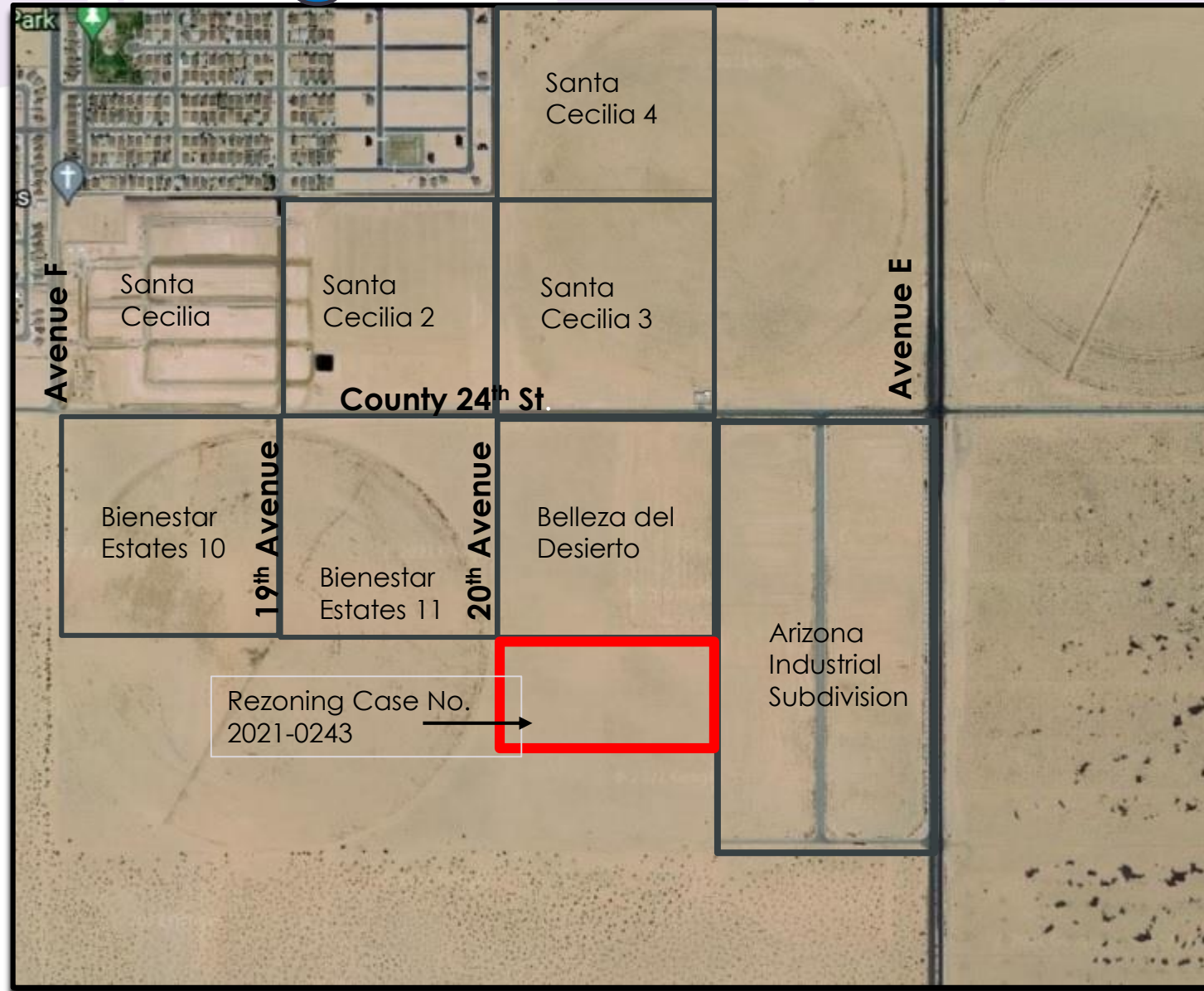
Request: To rezone of a parcel 19.95 acres from Light Industrial (LI) to Medium Density Residential (R1-6). Assessor's Parcel 227-15-003, north half, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 subdivision.

The applicant is requesting the rezoning of the north half to R1-6 for the construction and development of a residential subdivision.

Rezoning Case No. 2021-0243



Rezoning Case No. 2021-0243



Rezoning Case No. 2021-0243

Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2021-0243 with the following conditions of approval:

Recommended Motion:

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

Rezoning Case No. 2021-0243

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.
4. The owner/applicant shall provide a 20-foot buffer non-buildable easement on the east side of the subject property to separate future industrial uses from the proposed residential use during the subdivision approval.