



Staff Report

Planning and Zoning Commission

June 8, 2021

Minor Amendment 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 Phase2 subdivision.

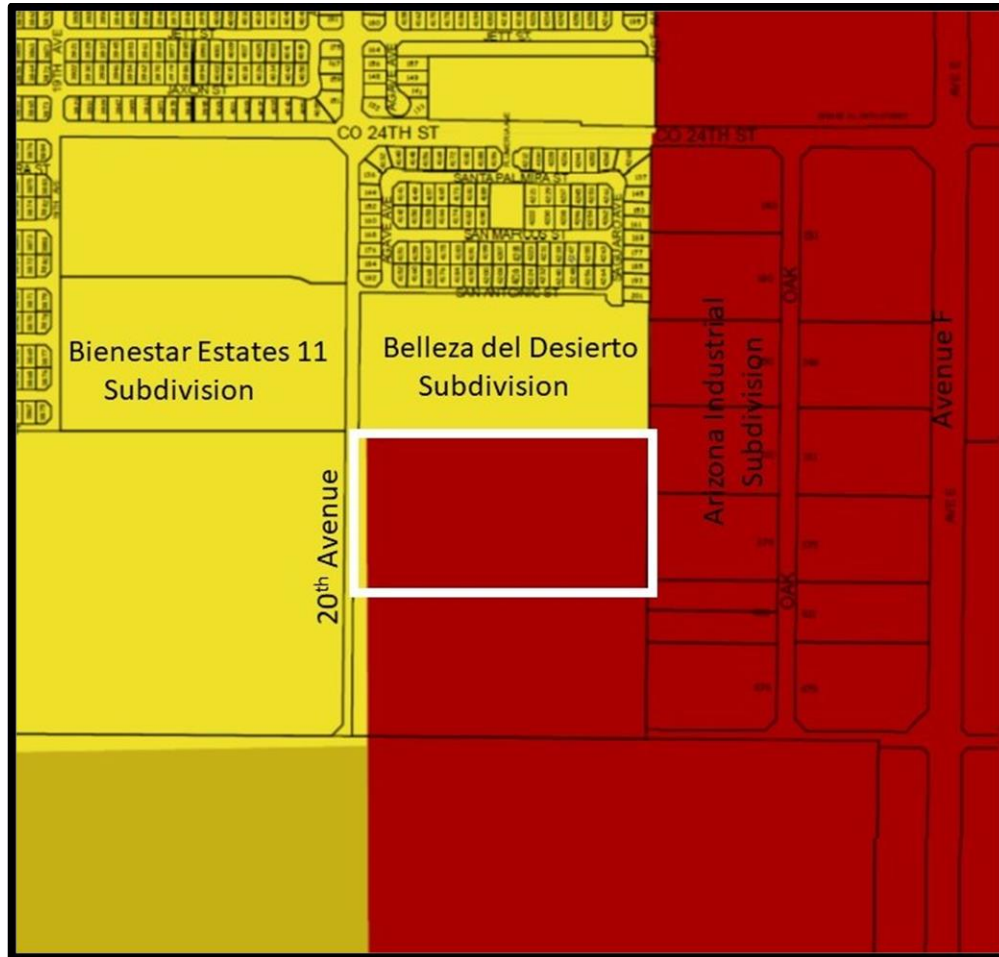
APPLICANT: Core Engineering Group LLC. On behalf of Border Ranches II AZ LLC.

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 a minor amendment to the City of San Luis 2040 General Plan for the north half only. If this minor amendment is approved 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).

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.

GENERAL PLAN: The existing land use category for the subject property is Commercial (C) as shown on the land use map below.



Existing Land Use Map

Existing Land Use category

Commercial (C): The Commercial land use category is intended to provide for the primary commercial areas serving the community including neighborhood, community, and regional-scale development. Commercial areas provide convenient community access to goods and services and may include retail, service commercial, professional offices, light industrial and employment uses.

Zoning districts permitted within C: MU, C1, C2 and LI

Proposed Land Use Category

Medium Density Residential (MDR): The Medium Density Residential (MDR) land use category is intended to provide for detached single family residential development on moderately sized lots.

Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R1-20, R1-35, R2, MHS, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone the north half of the subject property to Medium Density Residential zoning districts. The existing condition of the subject property is native desert undeveloped land zoned light industrial (LI). The subject property is located inside the Central Growth Area identified in the 2040 General Plan.

CRITICAL ISSUES:

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

General Plan Policies:

Policy G-7.1 The City of San Luis should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.

The subject property is located inside the Central Growth Area identified in the 2040 General Plan where infrastructure can be expanded. Existing development in the area have provided access to the infrastructure needed for residential development.

Policy G-8.1 New development should provide a transition between uses with differing densities/intensities by incorporating compatible land use strategies.

The subject property is located adjacent to a compatible land use category to the north and west. However, the subject property is 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 setback to separate the future industrial land uses from residential uses.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.

Subdivisions in the central growth area are served and connected by Avenue F and County 24th Street. Both arterial roads are not fully improved. However, the City has requested traffic studies for all the proposed subdivisions in the area. The traffic study will ensure that all the improvements necessary are done to provide connection to Cesar Chavez Boulevard and Avenue E.

COMMENTS/ NOTIFICATIONS:

June 1st Citizen Review Meeting Comments: None

Yuma County Airport Authority

“The property is located near Rolle Airfield where aviation activities is 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)

RECOMMENDATION:

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

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