



Planning and Zoning Commission

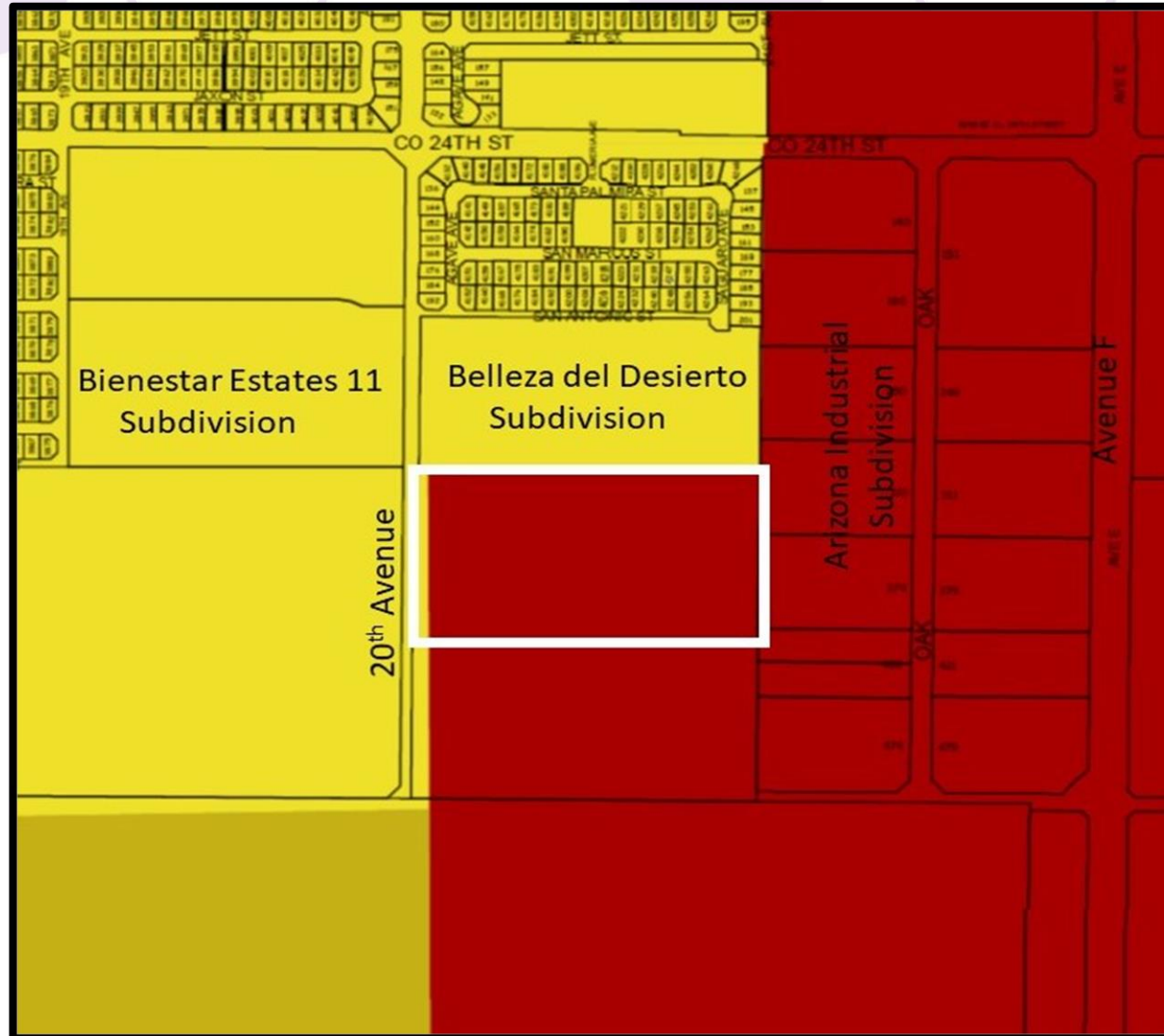
August 3, 2021

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

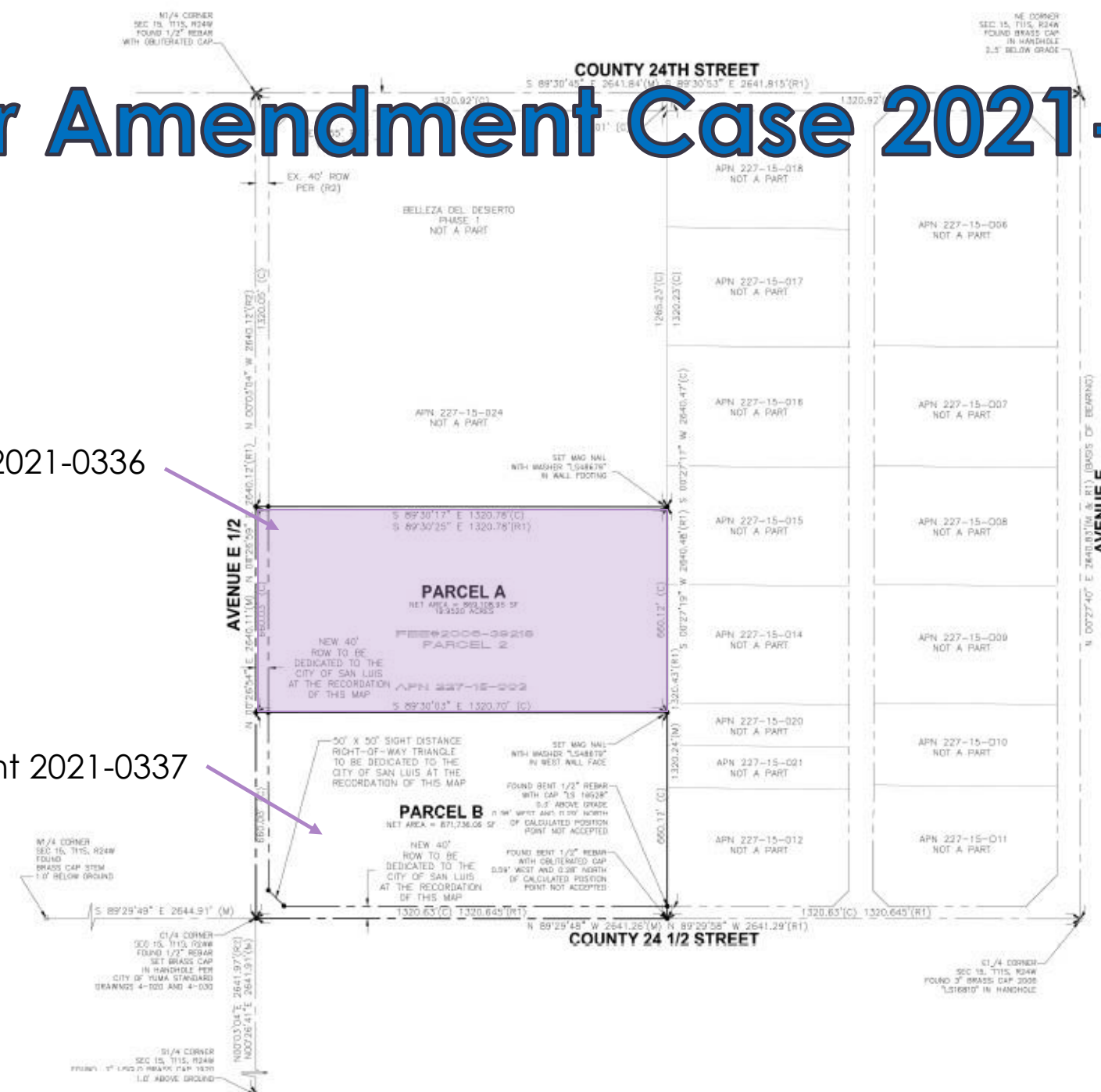


Land Use Map

Minor Amendment Case 2021-0336

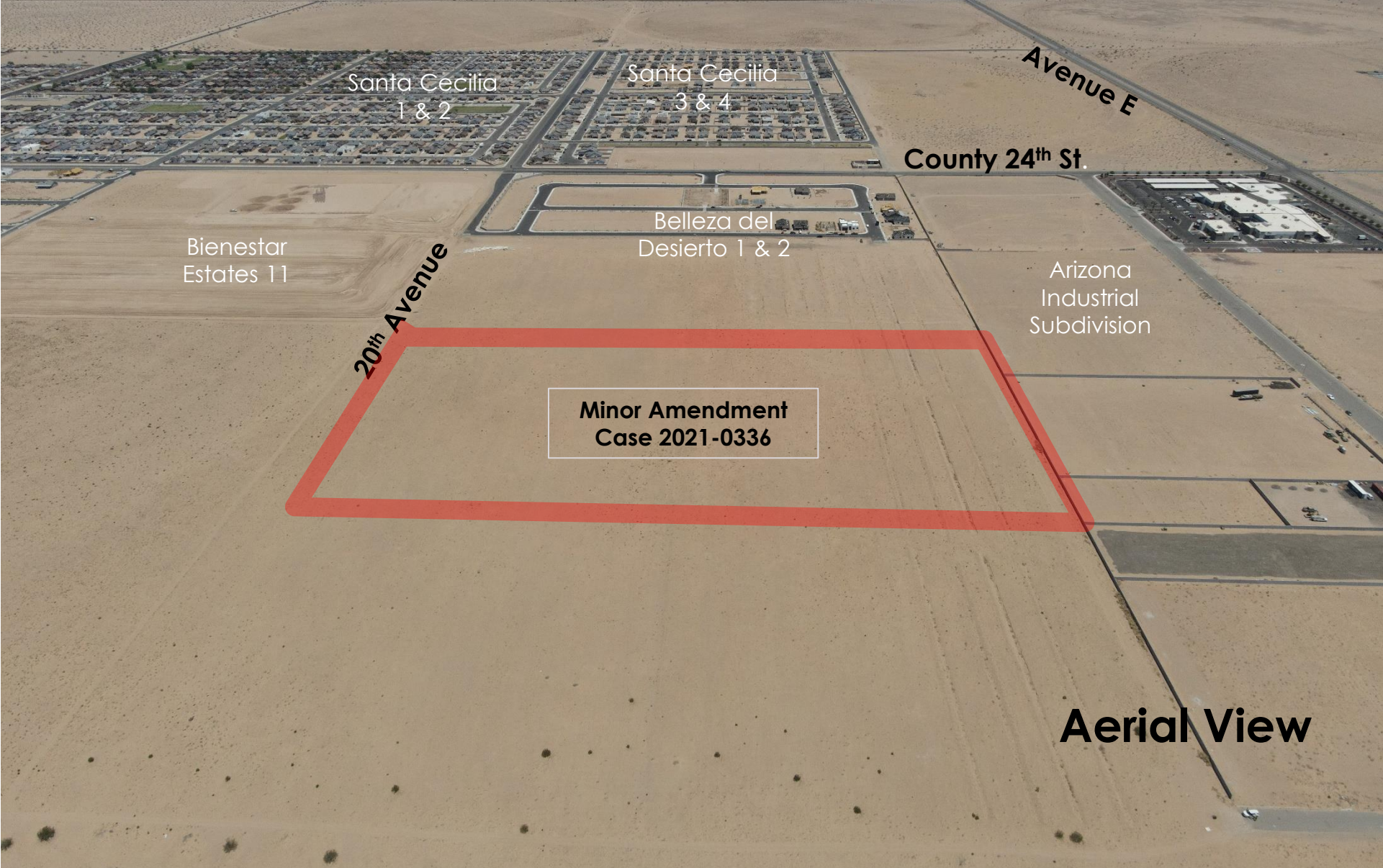
Minor Amendment 2021-0336

Major Amendment 2021-0337



Lot Split

Minor Amendment Case 2021-0336



20th Avenue

Santa Cecilia
1 & 2

Santa Cecilia
3 & 4

Avenue E

County 24th St.

Bienestar
Estates 11

Belleza del
Desierto 1 & 2

Arizona
Industrial
Subdivision

Minor Amendment
Case 2021-0336

Aerial View

Minor Amendment Case 2021-0336

Staff Recommendation:

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

Recommended Motion:

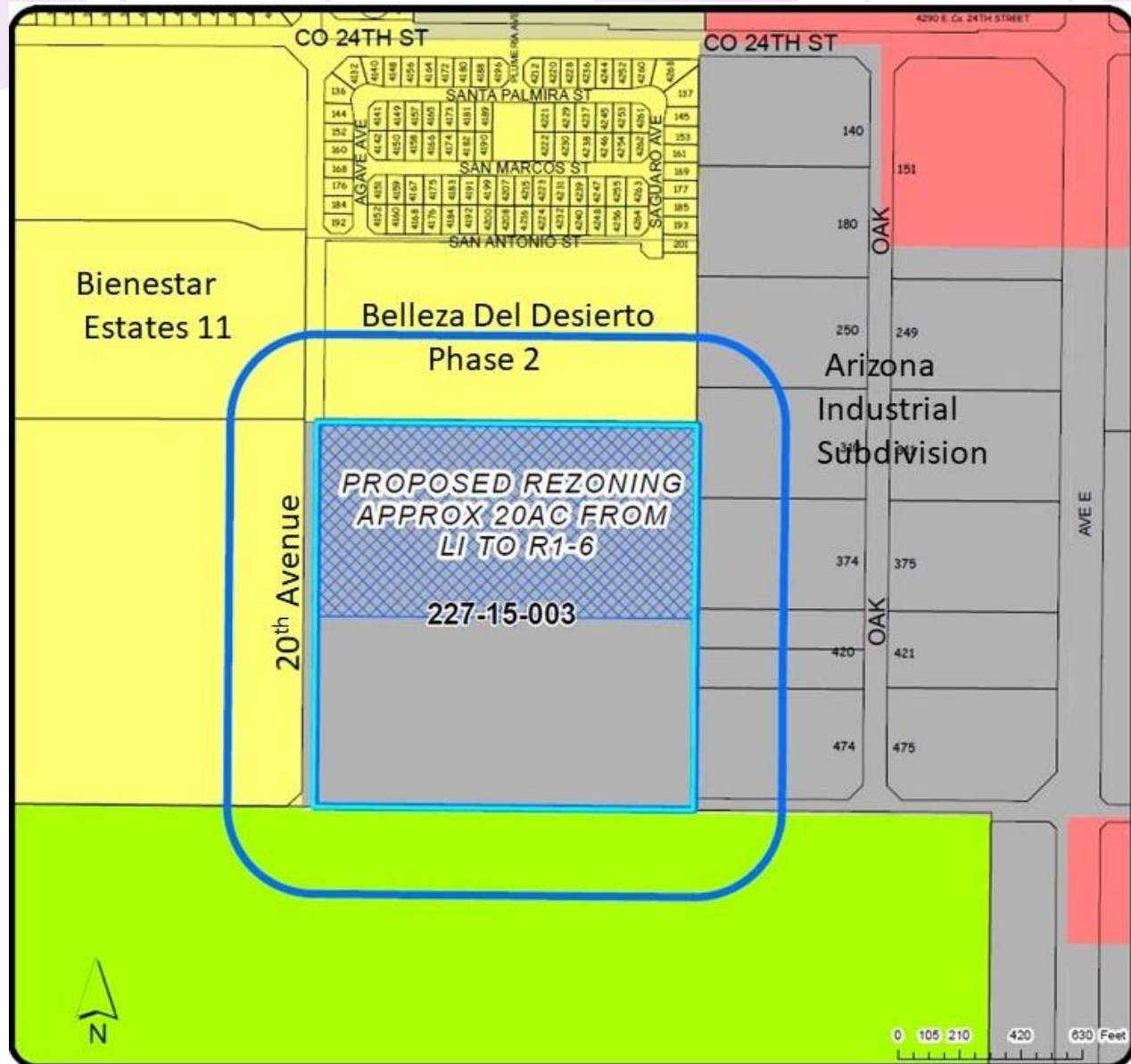
- ⦿ I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2021-0336 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

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



Location Map

Rezoning Case 2021-0243

Santa Cecilia
1 & 2

Santa Cecilia
3 & 4

Avenue E

County 24th St.

Bienestar
Estates 11

Belleza del
Desierto 1 & 2

Arizona
Industrial
Subdivision

20th Avenue

Rezoning Case 2021-0243

Aerial View

Rezoning Case No. 2021-0243

Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2021-0243 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 1/2) 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.

Rezoning Case No. 2021-0243

Recommended Motion:

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