

## Project Description

The application site is located in the City of San Luis, Arizona, just north of the San Luis II Commercial Port of Entry and Border Crossing. The applicant's are seeking a Major General Plan Amendment. It is the applicant's goal to create a more diversified land use configuration which will inhibit economic growth within the new development. Current configuration of land use was solely designated as industrial use. By diversifying the land use pallet, the applicants as well as the city is allowing for the diversification of land uses which vary from open space, residential, medium residential, high density residential, public facility, commercial and neighborhood commercial as well as leaving some of the existing acreage available for industrial uses as previously intended.

APNs are listed below in Table 1 identifying the parcels included in the major general plan amendment. the table identifies current land use designation and the propose land use designation.

Table 1

APN	APPLICANT	CURRENT LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION
227-11-006	VON VERDE DEVELOPMENT AZ LLC	Employment	General Commercial
227-11-007	VON VERDE DEVELOPMENT AZ LLC	Employment	General Commercial
227-11-008	VON VERDE DEVELOPMENT AZ LLC	Employment	General Commercial
227-14-002	VON VERDE DEVELOPMENT AZ LLC	Employment	Medium Density Residential
227-14-004	MOY FARMING COMPANY LLC	Employment	Medium Density Residential
227-14-004	MOY FARMING COMPANY LLC	Employment	Medium Density Residential
227-14-006	MOY FARMING COMPANY LLC	Employment	Medium Density Residential
227-14-006	MOY FARMING COMPANY LLC	Employment	Medium Density Residential
227-14-007	ELIZABETH CARPENTER	Commercial	Medium Density Residential
227-14-007	ELIZABETH CARPENTER	Commercial	Medium Density Residential
227-14-008	VON VERDE DEVELOPMENT AZ LLC	Commercial	Medium Density Residential
227-14-009	LOO DAVID	Commercial	Medium Density Residential

## Infrastructure

There is an existing sewer plant in the area and an existing lift station at the corner of 25<sup>th</sup> and Ave D that would serve the southwest quadrant of the application. A new lift station will be required on the north west corner of Ave. D and 24<sup>th</sup> street to serve the balance of the property. All which can be paid though impact fees and or fair share cost of the property at the time of development. The same can be said about additional roads that would service the project area with potential funding assistance using state and federal funding. And creating a funding or assessment district in the area could also be a financing option.

Truck route planning is key to this application and switching in the future for truck traffic to connect trucks to Hwy 195 along Ave C, or further east to Ave B will be required. And when the East Port opens up further in the future that would allow cars and pedestrians to use that crossing, separating cars from the trucks will be beneficial. It will be important to carefully plan how the current truck traffic on Ave E continues with each phase of development in the Zone and Tentative Map stages.

## Residential Locations and Public Facilities

The current development pattern is primarily residential, growing at a steady pace heading east down 24<sup>th</sup> approaching Avenue E. Avenue E is the west boundary of the project. This GPA will accommodate that residential growth pattern and will allow for more diverse development while allowing for some of the existing industrial use in the project area to remain.

The placement of the school site depicted on the application maps will accommodate for some of the students living in East San Luis which would eliminate the need for bussing those children to and from their current school site in the town of Somerton. Additional school sites will be required to serve the growth of student population in the application area and will be added later in the zone change and tentative map stage.

### Cross Border Mirroring

By analyzing the existing cross border industrial development and land uses south of the border in San Luis Sonora and other border communities between Mexico and the US, the amount of industrial property currently in the General Plan is much more than what the city and community could reasonably expect to see develop in the future. By allowing for a diverse land use mix to the area, industrial development could benefit from having that diversity. The amount of industrial land planned left in our General Plan application would therefore provide a more realistic amount of industrial land use that would accommodate both existing and potential growth for the future in a way that will not hinder or impact any of San Luis economic development.

### Smart Growth

The project land use design fits the smart growth pattern for opportunities to grow, work, and be mobile therefore reducing impacts to the environment by providing close to living, work and shopping proximity planning. By mixing these land uses it means building homes, offices, schools, parks, shops, restaurants, and other types of development would be near one another. In theory, mixed land uses bring more people to a neighborhood at a variety of times of day, which can support businesses, improve safety, and enhance the vitality of an area. Mixing land uses also makes it possible for people to live closer to where they work and also means they may not need to drive a car to get there. This approach can boost property values and keep them stable, protecting the investment of homeowners as well as tax revenues for city.