



August 26, 2021

MAJOR GENERAL PLAN AMENDMEN CASE NUMBER: 2021-033

CASE SUMMARY: A request by Core Engineering Group LLC., on behalf of Border Ranches II AZ LLC., owner, to change the land use designation of a 20-acre parcel from Commercial (C) to Medium Density Residential (MDR). This Major Amendment will allow the applicant to rezone to the R1-6 zoning district for the construction of a residential subdivision. Assessor's Parcel 227-15-030.

A Citizen Review Meeting has been scheduled to enable interested parties the opportunity to meet with the applicant to ask and answer questions and address concerns. This review meeting is prior to any public hearing.

This Citizen Review Meeting will be held:
Tuesday the 7th day of September 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARINGS: September 14 and 21, 2021

COMMENTS DUE: September 2, 2021

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information, please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@sanluisaz.gov.

Thank you,
Fernando Villegas
Principal Planner

Attachment: Location Map

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 COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.

Date: 08/30/21

Agency: The City of San Luis Fire Department

Phone: 928/341-8550

Return to: P&Z@sanluisaz.gov

Good morning, below is the ADOT Southwest District's comments on the major amendments to the 2040 City of San Luis General Plan. Thank you.

"ADOT Southwest District has no comment on the proposed land use change; however, we would like to request to review and comment on a Traffic Impact Analysis (TIA) once there is a specific development. Direct access to SR 195 from the development will not be permitted as this is an access-controlled highway."

Isabell Garcia
Development TES
Southwest District
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Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES

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Craig Sellers, P.E., CPM

Director

Comments for City of San Luis, Arizona

Major General Plan Amendment Case Nos. 2021-0335, 0337 & 0340

Residential Development in the areas identified under the proposed major amendments will create incompatible land uses and allow for non-contiguous land use patterns. The subject properties are in close proximity to City of San Luis Commercial Port of Entry and abutting or surrounded by Commercial and Employment Land Use Designations. The Commercial and Employment Land Use Designations allow for a variety of commercial and industrial uses, including manufacturing, plants, warehouses, etc. which are conveniently located in close proximity to the Commercial Port of Entry and along a major transportation network (i.e Avenue E and County 24th Street which connect to the Area Service Highway). The allowance of the type of residential development being proposed to encroach upon and co-exist with high intensity commercial or industrial uses could be disruptive to both future residents and act contrary to the goals and objectives of the City of San Luis General Plan and the functions of the San Luis Commercial Port of Entry.

Date: 9/1/2021

Agency: Yuma County Department of Development Services, Planning and Zoning Division

Contact: Juan Leal Rubio, Senior Planner

Phone: 928-817-5176