



NOTICE OF SPECIAL PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Special Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, November 16, 2021. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Jose A. Guzman, Director of Planning and Zoning

AVISO DE JUNTA ESPECIAL DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta especial a las 7:00 p.m., el día Martes, November 16, 2021. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Jose A. Guzman, Director de Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Special Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, November 16, 2021
7:00 P.M.

Members of the public may listen to the meeting's live audio stream on the City of San Luis' website <https://sanluisaz.gov/listenlivepz>. Recordings of the meetings will be available on the city's website <https://sanluisaz.gov/listenlivepz> after the meeting.

Los miembros del público pueden escuchar el audio en vivo de la reunión transmitido en el sitio web de la Ciudad de San Luis <https://sanluisaz.gov/listenlivepz>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la ciudad <https://sanluisaz.gov/listenlivepz> después de la reunión.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.
 3. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0607. A request by Comite de Bienestar Inc. to amend the 2040 General Plan changing the land use designation of 3.47 acres from Medium Density Residential (MDR) to Commercial (C), located on the southeast corner of Avenue F and County 24th Street in San Luis, Arizona.
 - A. Open public hearing
 1. Staff presentation
 2. Call to the public on this item
 - B. Close public hearing
 - C. Action on Minor Amendment Case No. 2021-0607
 3. B. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0608. A request by Comite de Bienestar to rezone a parcel 3.47 acres from High Density Residential (R-3) to Community Commercial (C-2). Assessor's Parcel 785-05-162, located on the southeast corner of Avenue F and County 24th Street in San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2021-0608

3. C. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0668. A request by Core Engineering Group PLLC, on behalf of Border Ranches II AZ LLC to amend the 2040 General Plan changing the land use designation of a parcel 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR). Assessor's parcel number 227-15-029, located east of 20th Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B Close public hearing
- C. Action on Minor Amendment Case No. 2021-0668

3. D. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0243. A request by Core Engineering Group LLC on behalf of Border Ranches II AZ LLC to rezone a parcel 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6). Assessor's Parcel 227-15-029, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 Subdivision in San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2021-0243

4. ADJOURNMENT



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

3. A.

Meeting Date: 11/16/2021

Submitted By: Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0607. A request by Comite de Bienestar Inc. to amend the 2040 General Plan changing the land use designation of 3.47 acres from Medium Density Residential (MDR) to Commercial (C), located on the southeast corner of Avenue F and County 24th Street in San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the public on this item
- B. Close public hearing
- C. Action on Minor Amendment Case No. 2021-0607

SUMMARY:

On June 14, 2018, the subject property was rezoned to Community Commercial (C-2) as part of the approval of the rezoning case for Bienestar Estates 10 Subdivision (Rezoning Case No. 2018-0127). Later, on March 11, 2020, City Council approved the rezoning of the subject property to High Density Residential (R-3) for the possible construction of an apartment complex. (Rezoning Case No. 2019-0827). The subject property was rezoned to R-3 before the adoption of the City of San Luis 2040 General plan.

GENERAL PLAN:

The existing land use category for the subject property is Medium Density Residential (MDR) as shown on the land use map.

Existing 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, R-2, MH, MHP and PUD.

Proposed 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, C-1, C-2 and L-1

The approval of this minor amendment will allow the applicant to rezone the subject property to Community Commercial (C-2) zoning districts. The existing condition of the subject property is undeveloped vacant land zoned High Density Residential (R-3). The subject property is not located

inside the Central Growth Area identified in the 2040 General Plan. However, existing residential development have created the need for commercial development in the area.

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

General Plan Policies:

Policy G-2.2 Ensure that residential development include commercial and/or employment areas to support a balanced community.

To create a balance of land uses within the existing residential development in the area, Residential areas must be served by commercial development and services. This project will create a more balanced community with convenient access for goods and services.

Policy G-3.5 Support site plan designs that integrate residential, commercial and employment within a walkable distance of one another.

There are no commercial uses within a walkable distance from Bienestar Estates 10 or from Santa Cecilia subdivisions. This commercial project will allow residents to have commercial uses within a walkable distance.

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.

Existing development in the area have provided access to the infrastructure needed for commercial development. Water and sewer lines are located adjacent to the subject property for commercial 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 not located adjacent to a compatible land use category since the parcels to the south, east and north are designated as Medium Density Residential (MDR) and Conservation (CON) to the west. However, parcels to the north and northwest are zoned Community Commercial (C-2) which could bring more commercial development to the area.

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

The subject property is adjacent to Avenue F and County 24th Street. 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.

APPROVAL CRITERIA:

In determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns,
 - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact

developments in other areas,

- c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
- d. Affecting the livability of the area or the health and safety of the residents.

- 4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

COMMENTS:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

- 1. Yuma County Airport Authority (10-4-21)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (43 letters). The City has not received any other comments or questions from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on November 9th, 2021 at the San Luis City Hall Council Chambers at 5:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express comments. There were no members of the public present.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for review of the minor amendment application.

Staff recommends approval of Minor Amendment Case No. 2021-0607.

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING.

- 1. Staff presentation
- 2. Call to the public on this item

B. I MOVE TO CLOSE PUBLIC HEARING.

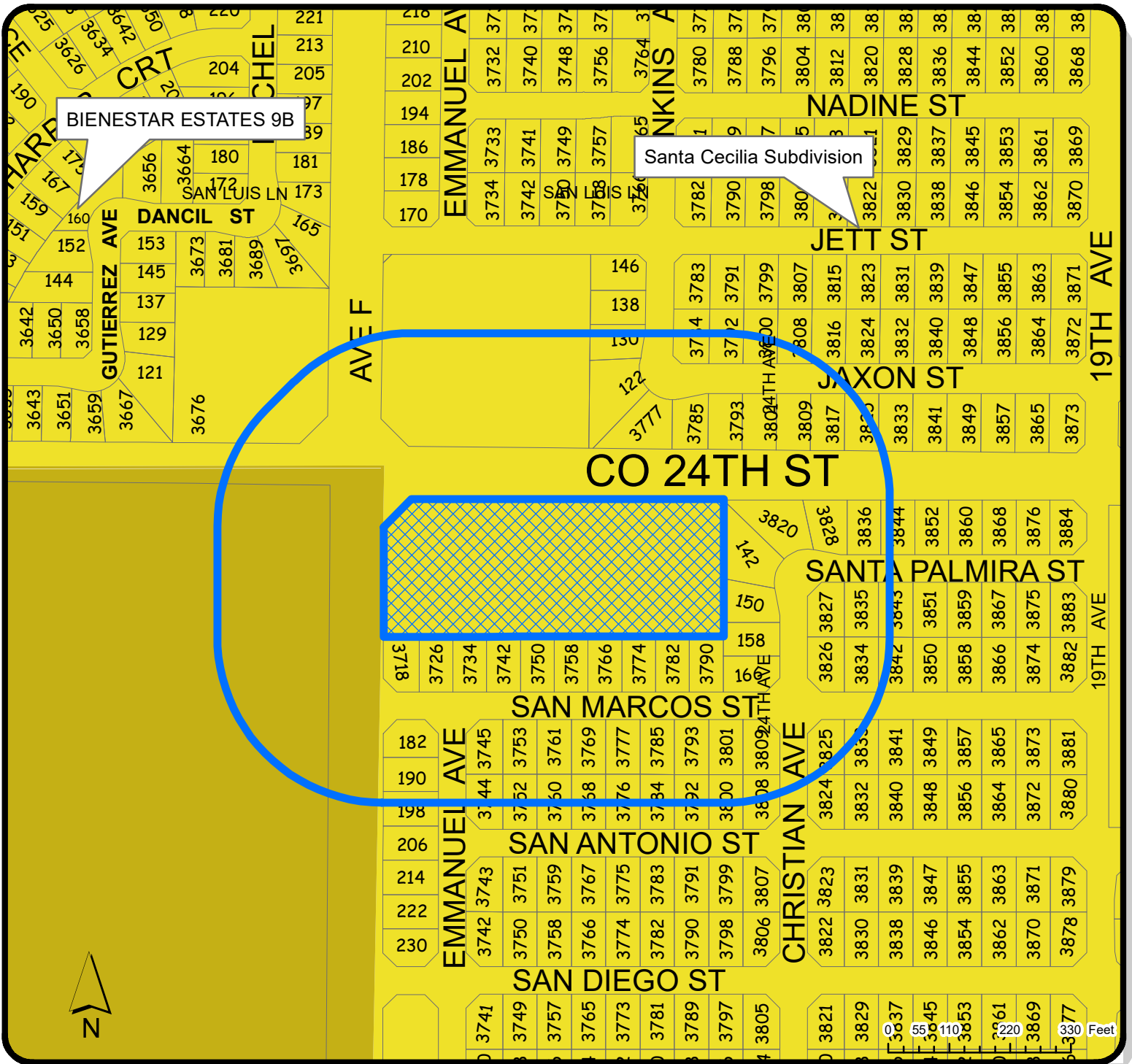
C. I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2021-0607 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

Attachments

Location Map


Aerial Picture

YCAA Comment Letter



LOCATION MAP

LOCATION OF SUBJECT PROPERTY



 Southeast Corner of Avenue F & County 24th Street
Assessor's Parcel No. 783-05-162

 **300ft Notification Area**

This is a request to change land use designation on 3.47 acres from Medium Density Residential to Commercial

MINOR AMENDMENT

CASE #
2021-0607

- 2040 General Plan Future Land Use
-  Agricultural
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Commercial
 -  Mixed Use Activity Center
 -  Employment
 -  Conservation
 -  Border Buffer

DATE:
9/27/2021

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN



September 29, 2021

MINOR AMENDMENT CASE NUMBER: 2021-0607

CASE SUMMARY: A request by Comite de Bienestar Inc. to Change the land use designation of a parcel 3.47 acres from Medium Density Residential (MDR) to Commercial (C). The property is located on the southeast corner of County 24th Street and Avenue F, PID # 783-05-162, San Luis, Arizona.

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:
On November 2, 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: November 9, 2021

COMMENTS DUE: October 7, 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: Conceptual Site plan

COMMENTS NO COMMENTS

Enter Comments below:

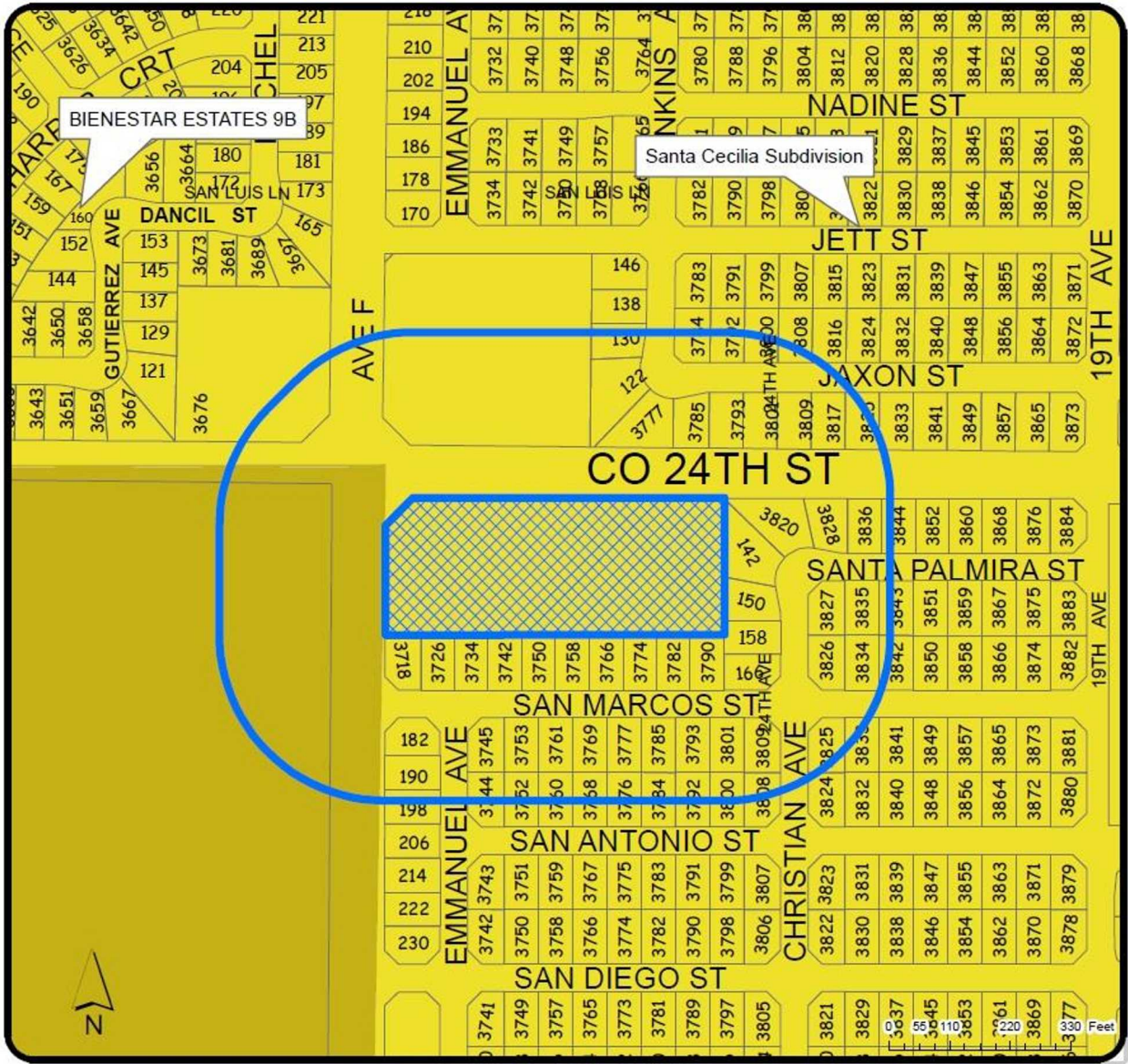
Date: 10/4/21

Agency: Yuma County Airport Authority, Inc.

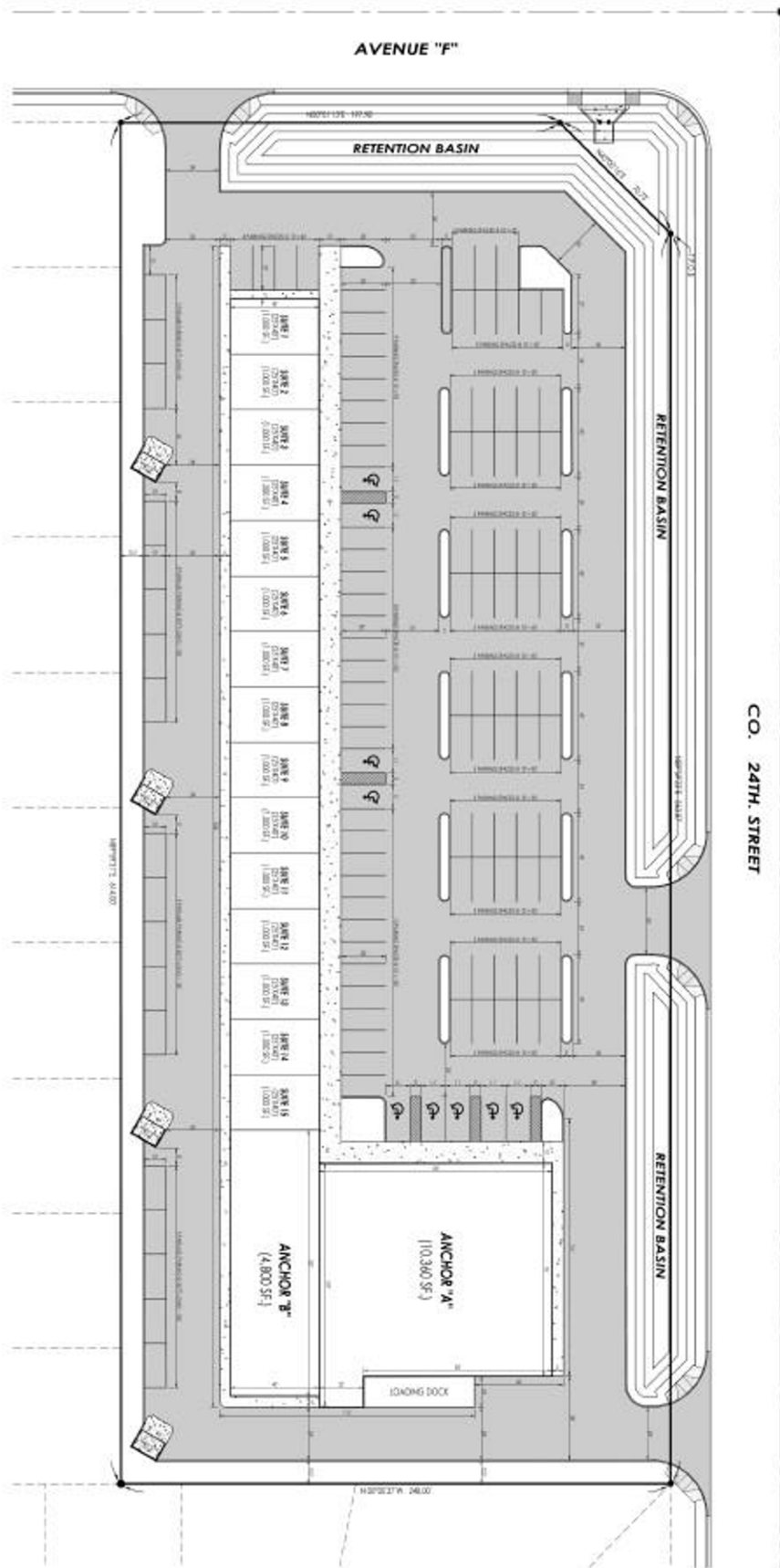
Phone: 928-726-5882

Return to: P&Z@sanluisaz.gov

The property is located near Rolle Airfield where aviation activity 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.



Location Map



Conceptual Site Plan



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

3. B.

Meeting Date: 11/16/2021

Submitted By: Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

ITEM:

Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0608. A request by Comite de Bienestar to rezone a parcel 3.47 acres from High Density Residential (R-3) to Community Commercial (C-2). Assessor's Parcel 785-05-162, located on the southeast corner of Avenue F and County 24th Street in San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2021-0608

SUMMARY:

On June 14, 2018, the subject property was rezoned to Community Commercial (C-2) as part of the approval of the rezoning case for Bienestar Estates 10 Subdivision (Rezoning Case No. 2018-0127). Later, on March 11, 2020, City Council approved the rezoning of the subject property to High Density Residential (R-3) for the possible construction of an apartment complex. (Rezoning Case No. 2019-0827). The subject property was rezoned to R-3 before the adoption of the City of San Luis 2040 General plan.

The existing condition of the subject property is undeveloped vacant land zoned High Density Residential (R3). The existing residential development in the area has created the need for commercial development in the area.

The subject property is zoned High Density Residential (R-3) as shown on the zoning map.

Existing Zoning District

High Density Residential (R-3): The purpose of these zoning districts is to provide for high density attached residential development and destination tourism uses within designated activity centers where adequate public facilities and services are available. It is intended that this district accommodates multi-story residential and tourist development incorporating unique design and exceptional amenities.

Proposed Zoning District

Community Commercial (C-2): The purpose of this zoning district is to provide a location for general business and commercial uses. The intent of this district is to allow for larger and more intense commercial uses to satisfy the broader retail and business needs of the community at large while providing for a broad range of commercial activities.

Existing Adjacent Zoning Districts.

To the north: C-2 and R1-6 (Santa Cecilia Residential Subdivision)

To the west RA-10 (Vacant Land)

To the south R1-6 (Bienestar 10 Residential Subdivision)

To the east R1-6 (Bienestar 10 Residential Subdivision)

GENERAL PLAN:

The current General Plan for this parcel is Medium Density Residential (MDR) designation which is not appropriate for the proposed zoning district.

A Minor Amendment is required for the proposed C-2 zoning district before the rezoning takes effect. A Minor Amendment(Case No. 2021-0607) is being processed to make the Land Use Designation compatible with the proposed commercial zoning change.

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

Existing development in the area have provided access to the infrastructure needed for commercial development. In addition, the City will initiate a regional circulation study to establish the need of traffic signals along the intersections of County 24th Street and Avenue E.

The subject property is served and connected by Avenue F and County 24th Street. The proposed commercial development will be located adjacent to residential subdivisions to the north, south and east.

There are no commercial uses within a walkable distance from Bienestar Estates 10 or from Santa Cecilia subdivisions. This commercial project will allow residents to have commercial uses within a walkable distance.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received comments from the following agency:

1. Yuma County Airport Authority (10-4-2021)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (43 letter).

The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review meeting was held at City Hall on November 9th, 2021 at City Hall Council Chambers at 5:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There were no people from the public present.

STAFF RECOMMENDATION:

The applicant has provided the information and material necessary for the review of the rezoning request.

Staff recommends approval of rezoning Case No. 2021-0608 subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements and public works standards.

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING

1. Staff presentation

2. Call to the public on this item

B. I MOVE TO CLOSE PUBLIC HEARING

C. I MOVE TO FORWARD REZONING CASE NO. 2021-0608 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITION OF APPROVAL.

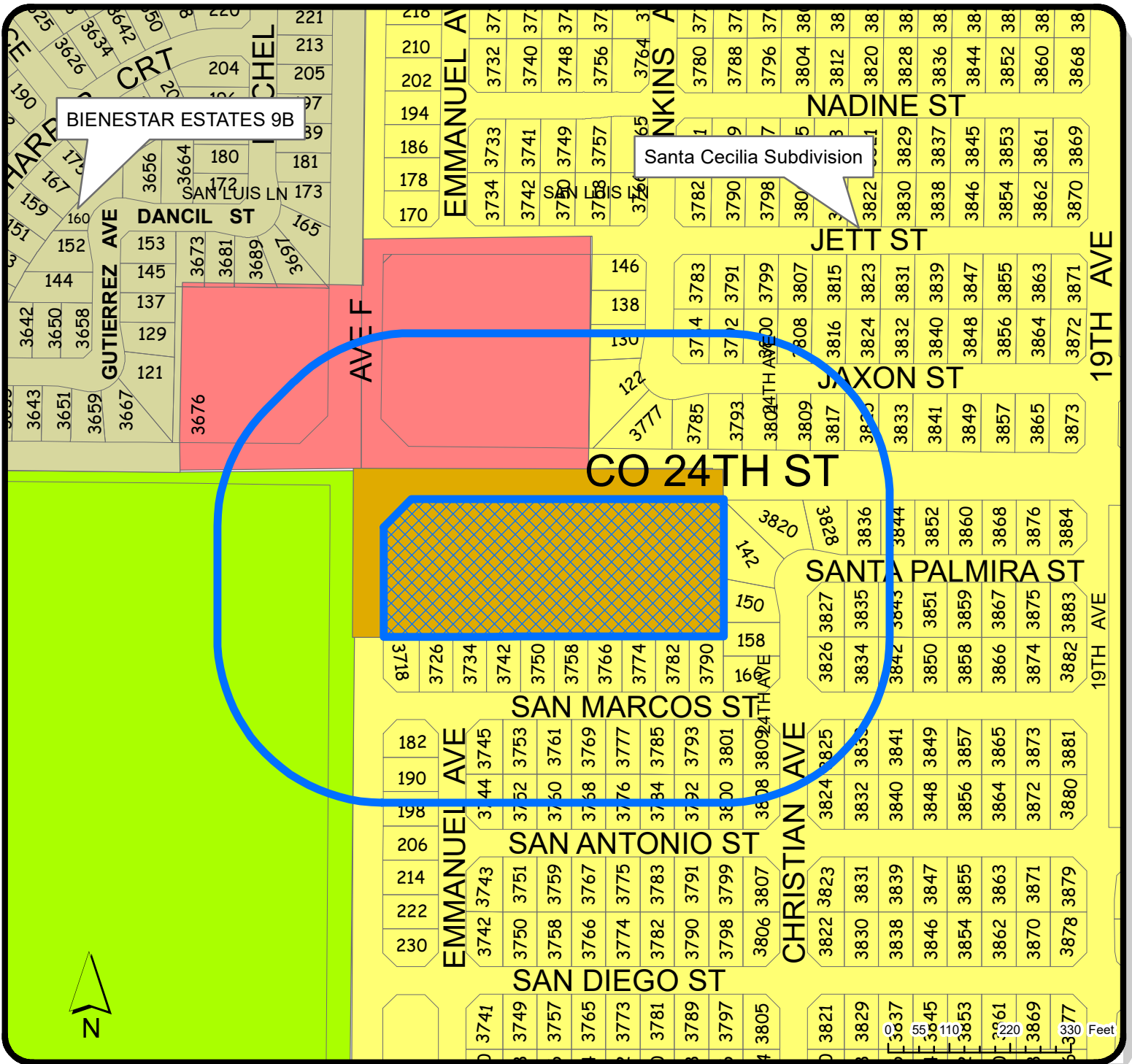
Attachments

Location Map

Aerial Picture

Narrative

Comment Letters



LOCATION MAP

LOCATION OF SUBJECT PROPERTY












 Southeast Corner of Avenue F & County 24th Street
Assessor's Parcel No. 783-05-162

 **300ft Notification Area**

This request is to rezone 3.47 acres from High-Density Residential (R-3) to Community Commercial (C-2).

REZONING

CASE #
2021-0608

- Zoning**
-  SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-8
 -  RA-10
 -  COMMERCIAL ZONING DISTRICTS
 -  C-1
 -  C-2
 -  INDUSTRIAL ZONING DISTRICTS
 -  LI
 -  MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3

DATE:
9/27/2021

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN

Rezoning Case 2021-0608





2619 S. Ave. 2½ E, STE. 3
Yuma AZ. 85365
928-329-0000 tel
928-247-6232 fax
VnV@vegaNvega.com

September 14, 2021

City of San Luis
Department of Development Services
Community Planning

Re: Bienestar Estates 10 – Tract B : Bienestar Commercial Plaza - Rezoning Request (Narrative Statement)

Dear Sir or Madam:

This is the Narrative statement for the above-mentioned project.

Requesting that APN: 783-05-162 (3.47 acres), being Tract "B" of Bienestar Estates 10 Plat, per FEE # 2019-27119, be changed from the current zoning high density residential R-3 to C-2 (See attachment "A") said portion of land is currently designated in The Major General Plan/Map as land use category of Neighborhood, and it will remain as such.

Upon approval of the rezoning request, the intent is to develop the parcel into a commercial plaza.

If you have any questions or need any further information don't hesitate in contact us.

Sincerely

Vega & Vega Engineering, P.L.C.

Vianey R. Vega, P.E.



September 29, 2021

REZONING CASE NUMBER: 2021-0608

CASE SUMMARY: A request by Comite de Bienestar Inc. to rezone a parcel 3.47 acres from High Density Residential (R3) to Community Commercial (C2). The property is located on the southeast corner of County 24th Street and Avenue F, PID # 783-05-162, San Luis, Arizona.

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:
On November 2, 2021 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: November 9, 2021

COMMENTS DUE: October 7, 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.

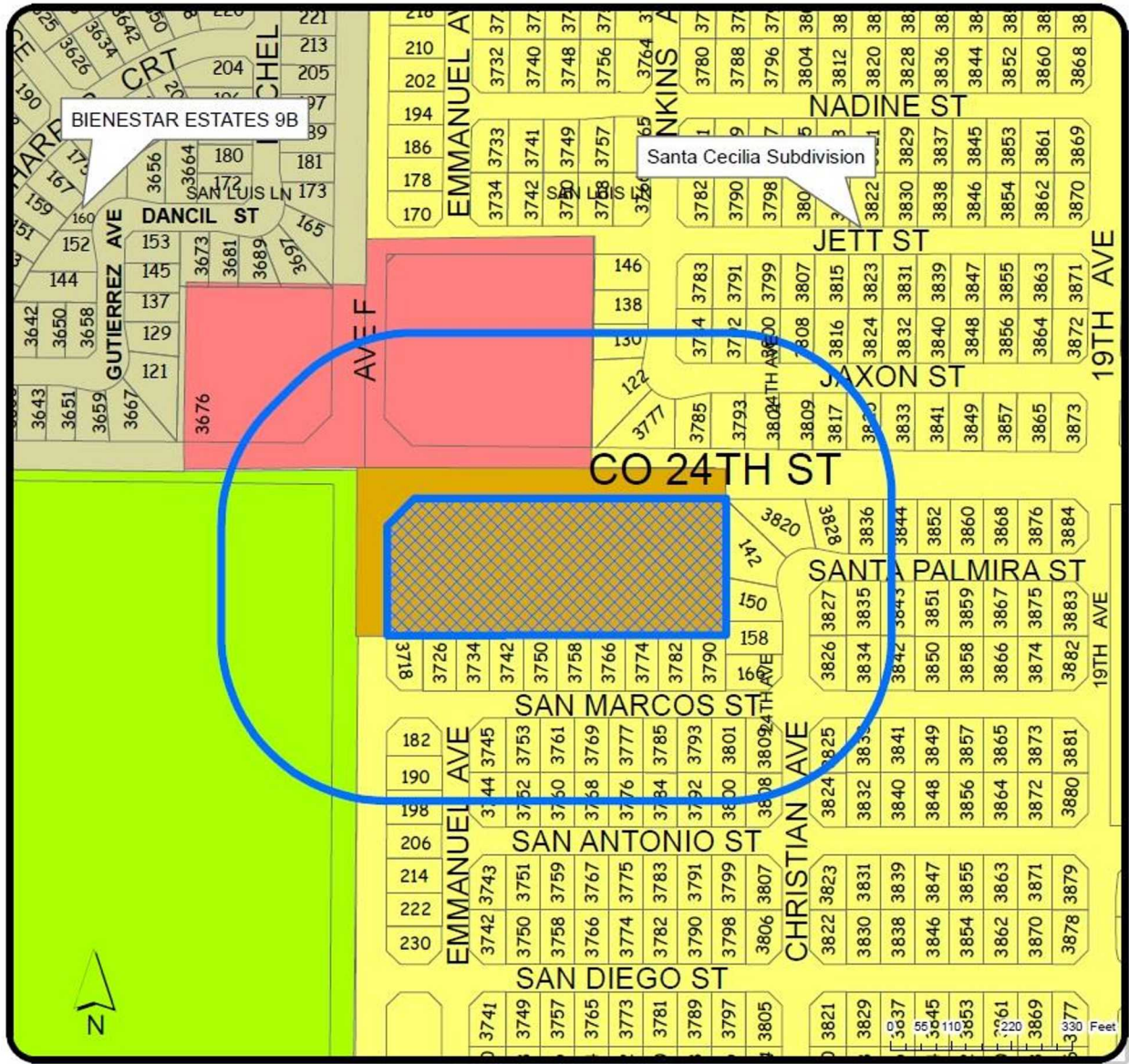
Thank you,

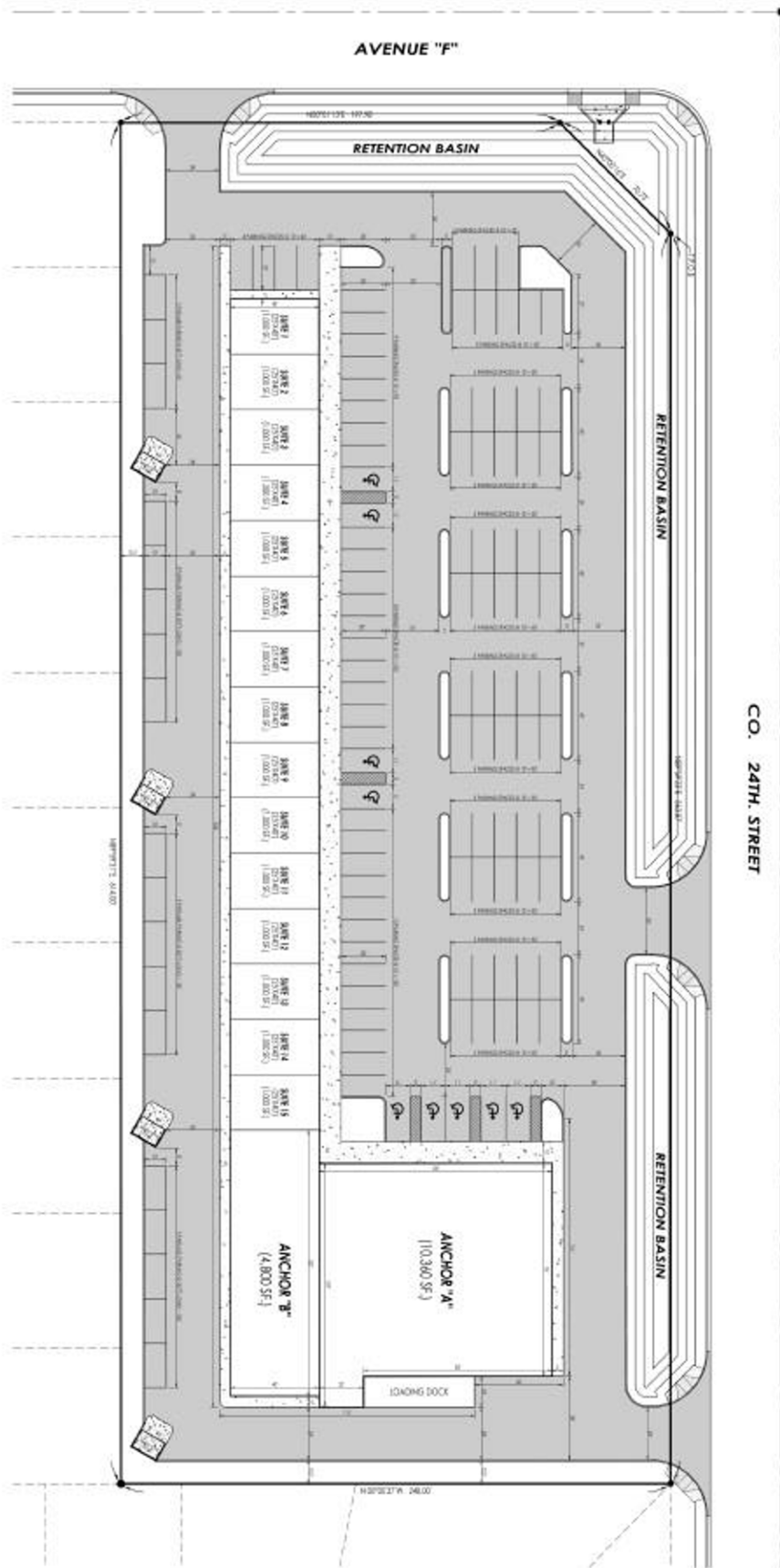
Fernando Villegas
Principal Planner
Attachment: Conceptual Site plan

COMMENTS NO COMMENTS

Enter Comments below: The property is located near Rolle Airfield where aviation activity 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.

Return to: P&Z@sanluisaz.gov





Conceptual Site Plan



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

3. C.

Meeting Date: 11/16/2021

Submitted By: Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0668. A request by Core Engineering Group PLLC, on behalf of Border Ranches II AZ LLC to amend the 2040 General Plan changing the land use designation of a parcel 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR). Assessor's parcel number 227-15-029, located east of 20th Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B Close public hearing

C. Action on Minor Amendment Case No. 2021-0668

SUMMARY:

On September 8th, 2021, City Council denied Minor Amendment Case No. 2021-0336. The request for this minor amendment was the same, to change the land use designation from Commercial (C) to Medium Density Residential (MDR). However, City Council expressed concerns with existing and future traffic in the area. For this reason, the applicant is in the process of preparing a traffic study for the subject property and the property located to the south. Because the traffic study is being prepared City Council approved Major Amendment Case No. 2021-0337 to change the land use designation from Commercial to Medium Density Residential for the property to the south on October 27, 2021.

The applicant is requesting a minor amendment to the City of San Luis 2040 General Plan for the second time. If this minor amendment is approved the applicant is requesting the rezoning of the subject parcel to R1-6 for the construction and development of a residential subdivision. (Rezoning Case No. 2021-0243).

City Council approved Major Amendment Case No. 2021-0337 to change the land use designation from Commercial to Medium Density Residential for the property to the south. 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.

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, C-1, C-2 and L-1

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, R-2, MH, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone the subject property to R1-6. The existing condition of the subject property is native desert undeveloped land zoned light industrial (L-1). The subject property is located inside the Central Growth Area identified in the 2040 General Plan.

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, west and south. However, the subject property is located adjacent to an industrial subdivision to the east. Development standards in the industrial zoning district require a 25 feet rear yard setback for industrial properties located adjacent to residential development.

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 E 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.

APPROVAL CRITERIA:

In determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns,
 - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or

d. Affecting the livability of the area or the health and safety of the residents.

4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

COMMENTS:

As part of the review process all land use cases are reviewed by various city and outside agencies. We have received comments from the following agencies:

1. Yuma County Airport Authority (11-3-21)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (6 letters).

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on November 9th, 2021 at the San Luis City Hall Council Chambers at 5:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express comments. There were no members of the public present.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for review of the minor amendment application.

Staff recommends approval of Minor Amendment Case No. 2021-0668.

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING.

- 1. Staff presentation
- 2. Call to the public on this item

B. I MOVE TO CLOSE PUBLIC HEARING.

C. I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2021-0668 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL .

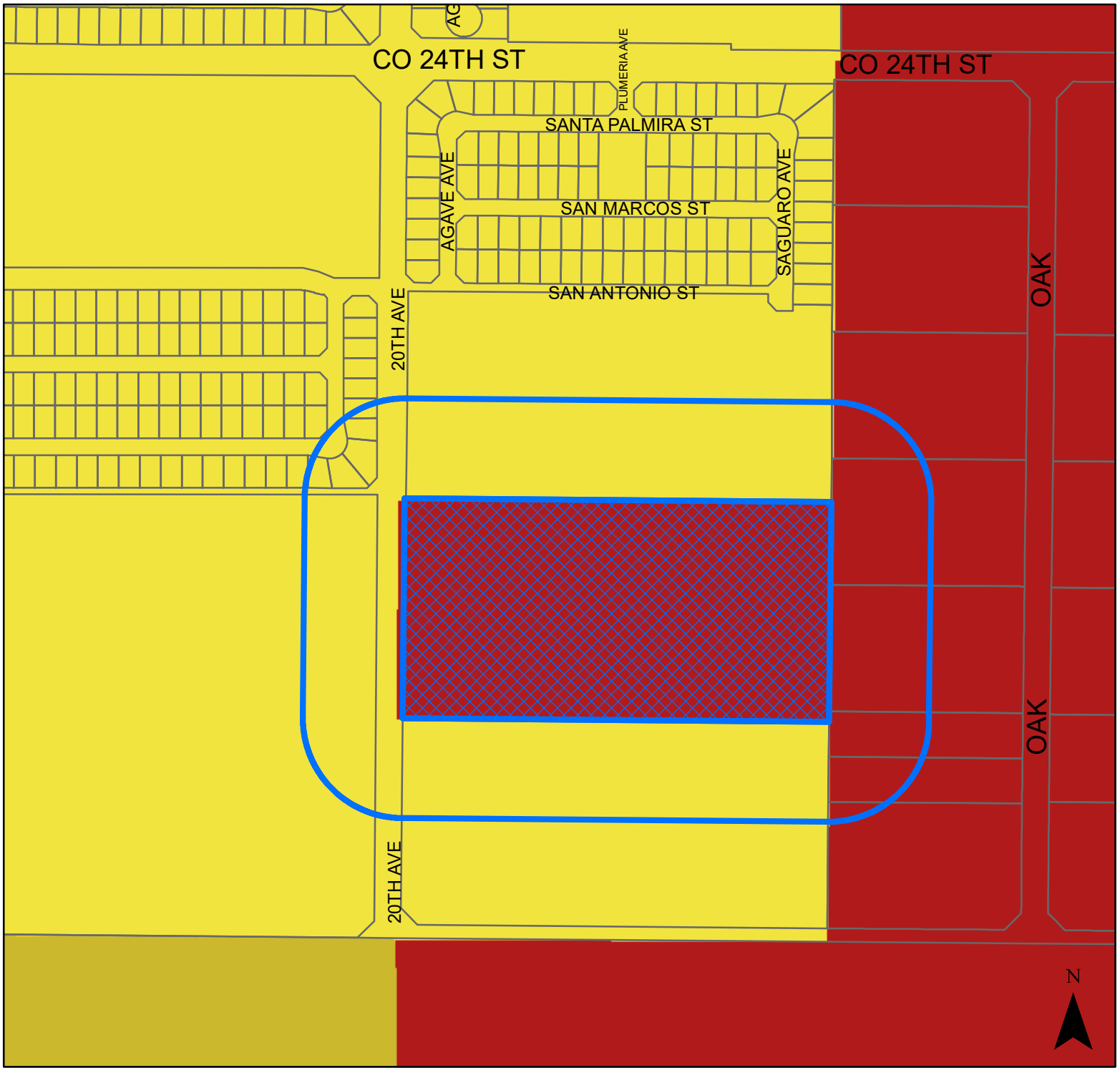
Attachments

Location Map

Aerial Picture

Narrative









Yuma County Airport Authority Comments (11-3-21)



LOCATION OF SUBJECT PROPERTY

 PARCEL 227-15-029

LOCATION MAP

- Land Use**
-  Agricultural
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Commercial
 -  Mixed Use Activity Center
 -  Employment
 -  Conservation

MINOR AMENDMENT

CASE #
2021-0668

DATE:
11/12/2021

CHECKED BY:
ROMAN PACHECO

PLANNING & ZONING

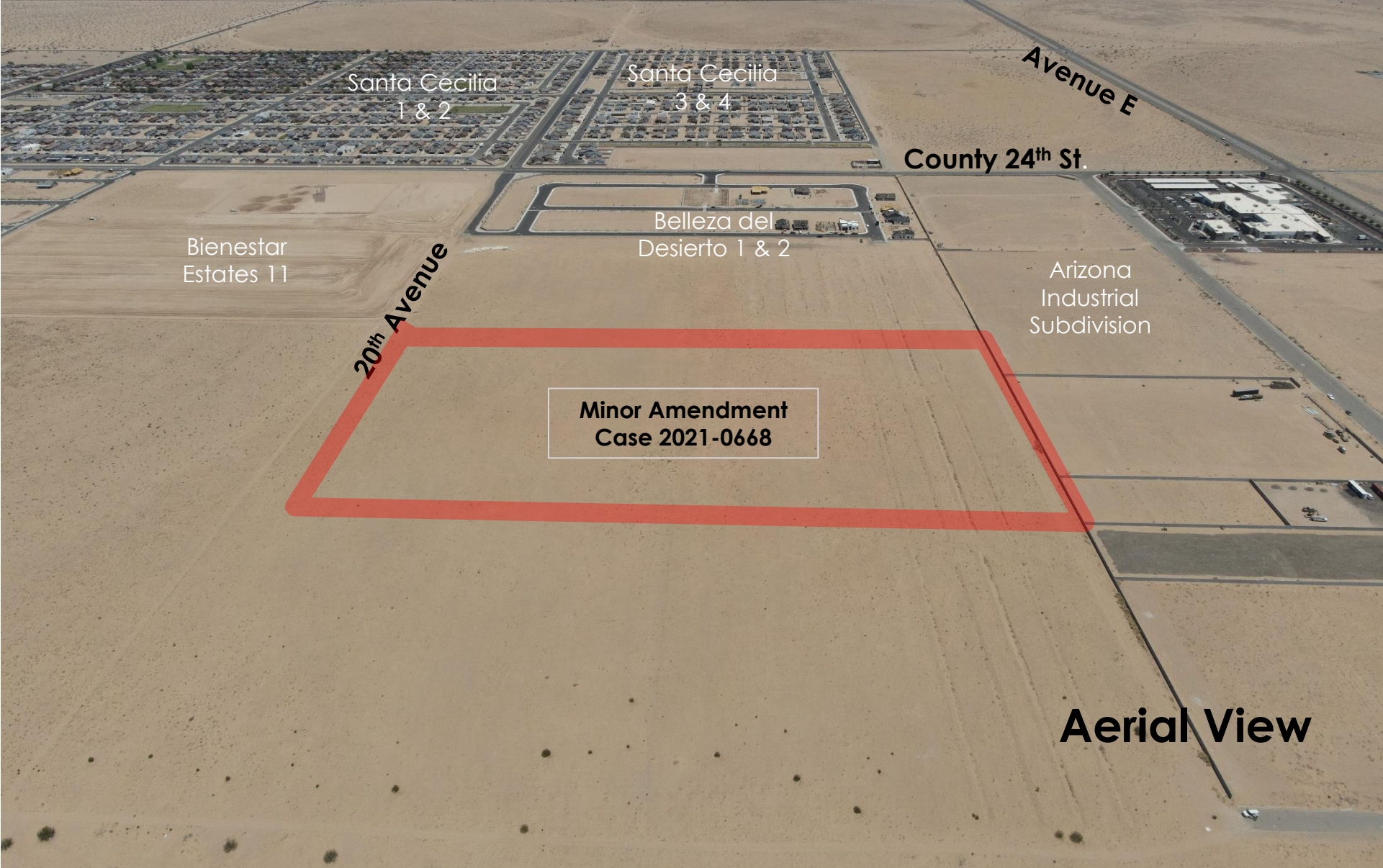


GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Minor Amendment Case 2021-0668



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 2021-0668

Aerial View



Core Engineering Group, PLLC

200 E. 16th Street, Suite # 150
Yuma, Arizona 85364

voice 928-344-5931

fax 928-344-5932

www.CoreEngineeringGroup.com

MEMORANDUM

Date: October 12, 2021

To: City of San Luis
Department of Development Services

From: Douglas J. Nicholls, PE, RLS

Re: Minor General Plan Amendment for Parcel 227-15-029;
North Half of the SW 1/4 of the NE 1/4 of Section 15, T11S, R24W
Avenue E-1/2 & County 24-1/2 Street, San Luis, AZ.

The owner is proposing to change the 2040 General Plan for the lot referenced from Commercial to Medium Density Residential. This request represents 19.95 acres South of Belleza Del Desierto Phase 2, which is currently under construction, and is consistent with the recent subdivision development taking place on the land adjacent to the north and west of this parcel.

The current status of the parcel is native desert, an undeveloped parcel with LI zoning. The request is to change the 2040 City of San Luis General Plan to be more in conformance with the surrounding residential and recreational areas which have been developed, or are currently being developed, and provide more land for residential development in East San Luis consistent with the wishes expressed by the community during the Major Amendment process underway for the 20 acres South of this parcel, APN 227-15-030.

The owner is in the process of entering a contract with a Traffic Engineer to provide a Traffic Study, which will be completed and provided as soon as possible, to allow for the per acre fee collected from these parcels and surrounding developments to be used to construct whatever improvements the traffic study recommends and/or City Council sees fit.



November 3, 2021

MINOR GENERAL PLAN AMENDMENT CASE NO: 2021-0668

CASE SUMMARY: Minor Amendment Case No. 2021-0668: A request by Core Engineering Group PLLC, on behalf of Border Ranches II AZ LLC to amend the 2040 General Plan changing the land use designation of a parcel 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR). Assessor’s parcel number 227-15-029, located east of 20th Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona.

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 9th day of November 2021 at 5:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARINGS: November 16, 2021 and December 8, 2021

COMMENTS DUE: November 9th, 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

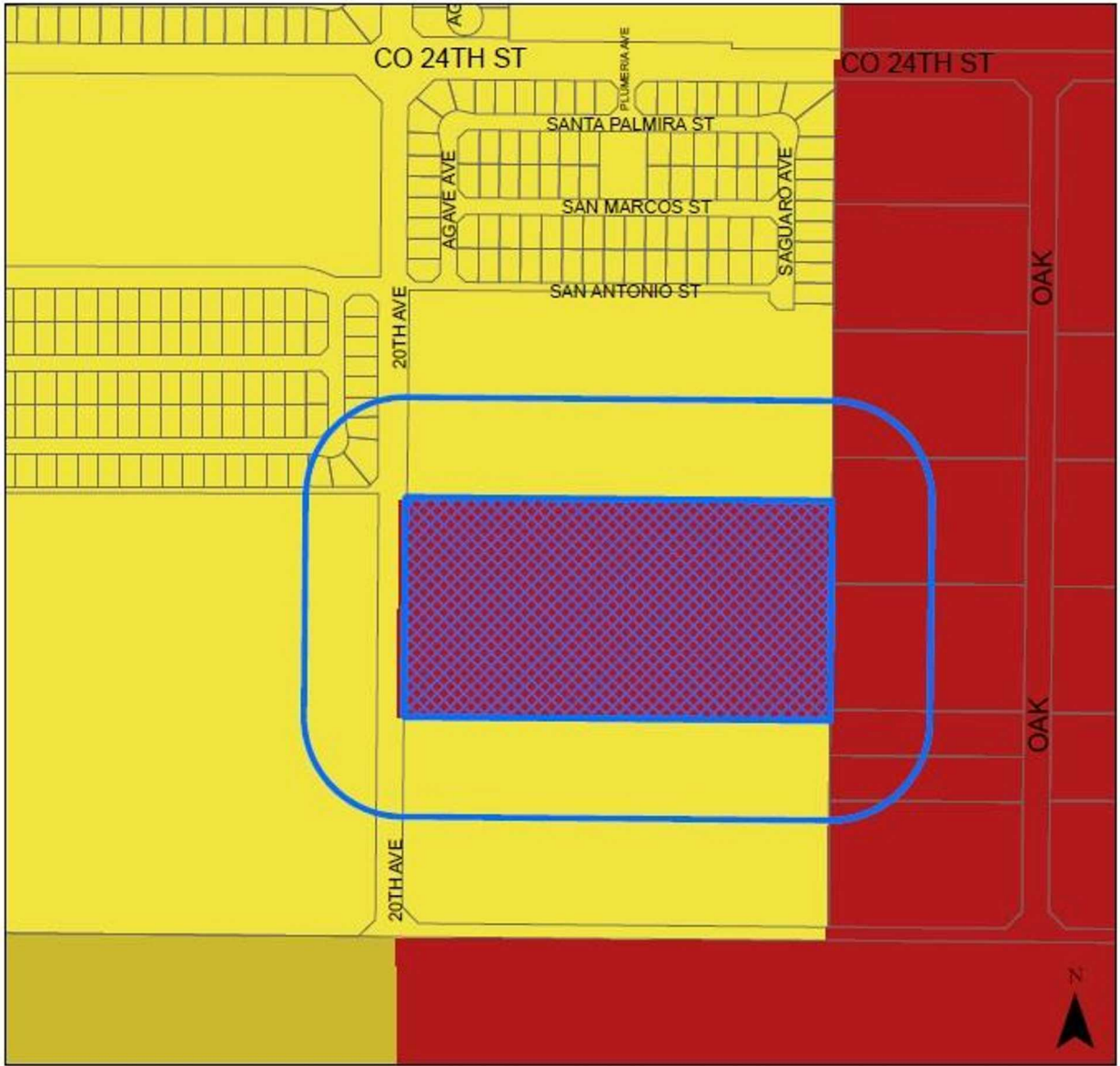


COMMENTS NO COMMENTS

Enter Comments below: The property is located near Rolle Airfield where aviation activity 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.

Date: 11/3/21
Agency: YCAA
Phone: 928-726-5882

Return to: P&Z@sanluisaz.gov





PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

3. D.

Meeting Date: 11/16/2021

Submitted By: Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0243. A request by Core Engineering Group LLC on behalf of Border Ranches II AZ LLC to rezone a parcel 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6). Assessor's Parcel 227-15-029, located east of 20th Avenue and south of Belleza Del Desierto Phase 2 Subdivision in San Luis, Arizona.

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2021-0243

SUMMARY:

The applicant is requesting the rezoning of the subject property to R1-6 for the construction and development of a residential subdivision. (Minor Amendment Case No. 2021-0668 presented previously).

City Council approved Major Amendment Case No. 2021-0337 to change the land use designation from Commercial (C) to Medium Density Residential (MDR) for the property to the south. 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.

The subject property is zoned Light Industrial (L-I) as shown on the location map.

Existing Zoning District

Light Industrial (L-I): The industrial zoning districts are designed to provide a range of industrial land uses. The purpose of these districts is to provide for industrial development in locations which are suitable and appropriate, taking into consideration existing conditions, future land use needs, the availability of public services, the general public's health and safety, and the goals and objectives of the City of San Luis General Plan. It is intended that these districts accommodate a variety of uses including corporate offices and garden industrial land uses to warehousing and heavy manufacturing.

Proposed Zoning District

Medium Density Residential (R1-6): The purpose of these zoning districts is to provide for detached single residence development on urban sized lots in areas where adequate public facilities and services are available. The intent of these districts is to encourage a traditional neighborhood environment where amenities and open space are provided more on a neighborhood basis rather than on the smaller individual lots. Lots of less than 6,000 square feet per dwelling unit shall not be permitted from and after March 1, 2016.

Existing Adjacent Zoning Districts.

To the north: R1-6 (Belleza del Desierto Residential Subdivision)

To the west R1-6 (Vacant Land)

To the south L-I (South half of the subject property)

To the east L-I (Southwest Arizona Industrial Subdivision)

GENERAL PLAN:

The current General Plan for this parcel is Commercial (C) designation which is not appropriate for the proposed zoning district.

A Minor Amendment is required for the proposed R1-6 zoning district before the rezoning takes effect. A minor Amendment (Case No. 2021-0668) is being processed to make the land use designation compatible with the proposed commercial zoning change.

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

The subject property is located in an area where infrastructure can be expanded. Existing development in the area have provided access to the infrastructure needed for residential development. In addition, the City will initiate a regional circulation study to establish the need of traffic signals along the intersections of County 24th Street and Avenue E and Avenue F.

Subdivisions in the Central Growth Area are served and connected by Avenue E and County 24th Street. Both arterial roads are not fully improved. However, the Public Works Department can request a traffic study for the proposed subdivisions in accordance with Ordinance 359 and 391. The traffic study will ensure that all the improvements necessary are done to provide connection to Cesar Chavez Boulevard and Avenue E. In addition, the applicant is currently preparing a traffic study for the subject property and the adjacent property to the south.

The proposed subdivision will be located adjacent to an industrial subdivision to the east. The industrial zoning district require a 25 feet rear yard setback for industrial properties located adjacent to residential development.

The approval of the minor amendment will allow the applicant to rezone the subject property to Medium Density Residential (R1-6) to allow a residential subdivision. The subject property is located inside the Central Growth Area identified in the 2040 General Plan.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received comments from the following agencies:

1. Yuma County Airport Authority (11-3-21)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (6 letters).

The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review meeting was held at the City Hall on November 9th, 2021, at City Hall Council Chambers at 5:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There were no people from the public present.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the rezoning request.

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

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. That any 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.

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING.

1. Staff presentation
2. Call to the public on this item

B. I MOVE TO CLOSE PUBLIC HEARING.

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

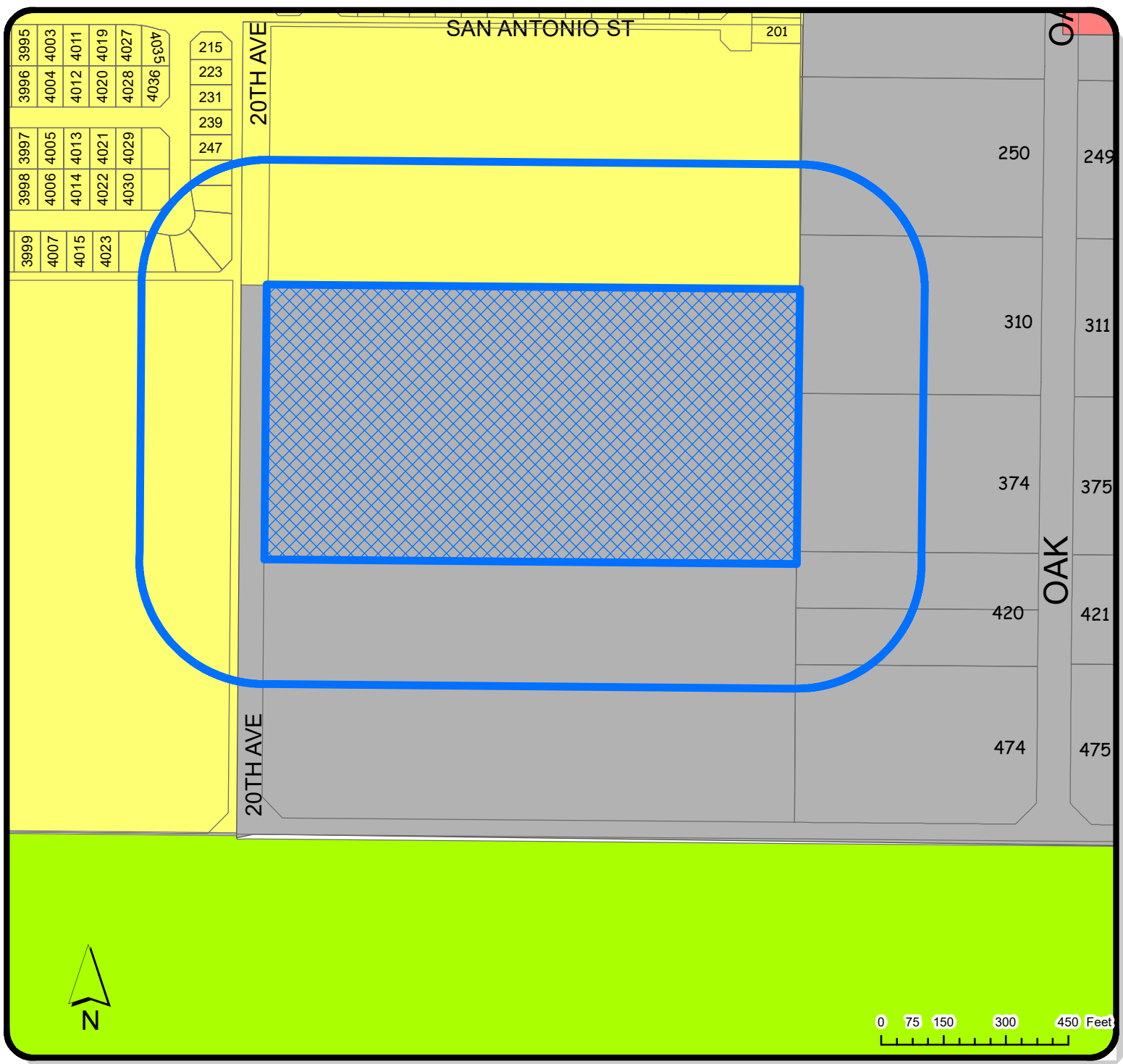
Attachments

Location Map



Aerial Picture

Narrative




Yuma County Airport Authority Comments (11-3-21)



LOCATION OF SUBJECT PROPERTY

-  PARCEL 227-15-029
Rezoning from LI to R1-6
-  300ft Notification Area

LOCATION MAP

- Zoning**
- INDUSTRIAL ZONING DISTRICTS
 -  LI
 - SINGLE RESIDENCE ZONING DISTRICTS
 -  RA-10
 -  R1-6

REZONING

CASE #
2021-0243

DATE:
11/3/2021

CHECKED BY:
ROMAN PACHECO

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

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



Core Engineering Group, PLLC

200 E. 16th Street, Suite # 150

Yuma, Arizona 85364

voice 928-344-5931

fax 928-344-5932

***.CoreEngineeringGroup.com

MEMORANDUM

Date: March 19, 2021
Revised March 30, 2021

To: City of San Luis
Department of Development Services

From: Douglas J. Nicholls, PE, RLS

Re: Rezoning Application for the North Half of Parcel 227-15-003;
North Half of the SW 1/4 of the NE 1/4 of Section 15, T11S, R24W
Avenue E-1/2 & County 24-1/2 Street, San Luis, AZ.

The owner is proposing to develop the north half of the lot APN 227-15-003 into R-1-6 residential subdivision. This request represents the north 20-acres of the 40-acre lot. This matches the recent subdivision development on the land adjacent to the north of this parcel. The owner has also engaged Core to prepare a lot split map of the overall parcel to isolate the north 20-acres. This will be submitted to the City of San Luis soon for review and approval.

The current status of the parcel is a native desert, undeveloped parcel with LI zoning. The request to change zoning to R-1-6 is in conformance with the 2020 City of San Luis General Plan designation of "Medium Density Residential". Attached is an exhibit of the proposed rezoning.



November 3, 2021

MINOR GENERAL PLAN AMENDMENT CASE NO: 2021-0668

CASE SUMMARY: Minor Amendment Case No. 2021-0668: A request by Core Engineering Group PLLC, on behalf of Border Ranches II AZ LLC to amend the 2040 General Plan changing the land use designation of a parcel 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR). Assessor’s parcel number 227-15-029, located east of 20th Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona.

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 9th day of November 2021 at 5:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARINGS: November 16, 2021 and December 8, 2021

COMMENTS DUE: November 9th, 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



COMMENTS NO COMMENTS

Enter Comments below: The property is located near Rolle Airfield where aviation activity 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.

Date: 11/3/21
Agency: YCAA
Phone: 928-726-5882
Return to: P&Z@sanluisaz.gov

