



April 6, 2022

REZONING CASE NUMBER: 2022-0190

CASE SUMMARY: A request by Core Engineering Group, PLLC on behalf of Border Ranches II, LLC to rezone 20 acres from Light Industrial (LI) to Medium Density Residential (R1-6). Assessor’s parcel number 227-15-030, located on the northeast corner of 20th Avenue alignment and County 24 ½ Street 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:
On May 3rd, 2022 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: May 10, 2022

COMMENTS DUE: April 14, 2022

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
Attachments: Location Map

COMMENTS NO COMMENTS

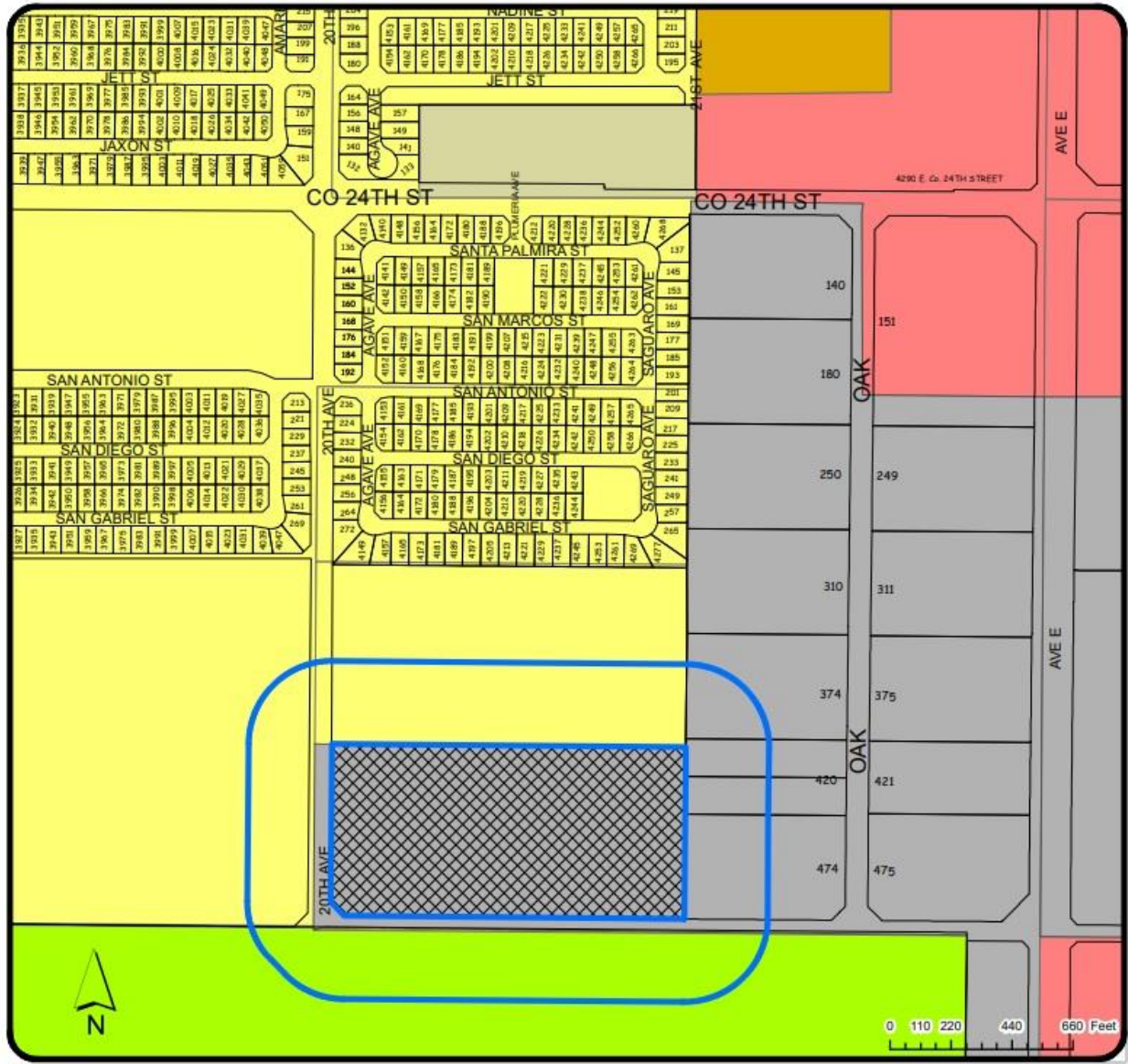
.....
Enter Comments below:

We should get a development agreement that ensures that all right of way and road development from the proposed subdivision to Ave. E on 24 ½ is developed. A traffic study should occur that focuses on what signalization is called for at 24 ½ and is developed. Impacts on traffic up 20th to 24th should also be considered. This is proposing housing next to SAM Group industrial park which is developing as institutional uses. Buffering for compatibility should be considered including an 8 foot perimeter block fence on the east side and possible 8 foot perimeter block fence on the south side as well. Needs to agree to be part of the new CFD that is being developed in addition to all other special districts.

Date:

April 6, 2022

Agency:
Glenn Gimbut, Assistant City Attorney
Phone:
341-8520
Return to: P&Z@sanluisaz.gov



Location Map