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MEMORANDUM

Date: March 21, 2022

**To: City of San Luis
Department of Development Services**

From: Douglas J. Nicholls, P.E., R.L.S.

Re: Rezoning for Parcel 227-15-030

The owner is proposing to change the City of San Luis Zoning for the lot referenced from LI: Light Industrial to R-1-6: Medium Density Residential. This request represents approximately 20 acres at the Northeast corner of 20th Avenue (Avenue E $\frac{1}{2}$) and County 24 $\frac{1}{2}$ Street, and is consistent with the Zoning designation of adjacent properties to the North and to the West.

The current status of the parcel is native desert, an undeveloped parcel with LI zoning. The request is to change the City of San Luis Zoning in order to match the Medium Density Residential designation of the parcels to the North and West. This request would also bring the property zoning into conformance with the City of San Luis 2040 General Plan as a Major Amendment was previously applied for and approved to change the designation of this parcel from Commercial (C) to Medium Density Residential (MDR).

Core Engineering Group, on behalf of our client, has executed a contract with a Traffic Engineer to provide a Traffic Impact Analysis to accurately represent the impact of this potential development along with the development of the 20-acres to the North that comprise the land that 2040 General Plan Amendments and a Rezoning case were recently approved for, which will be completed and provided as soon as possible.