



City Council Meeting

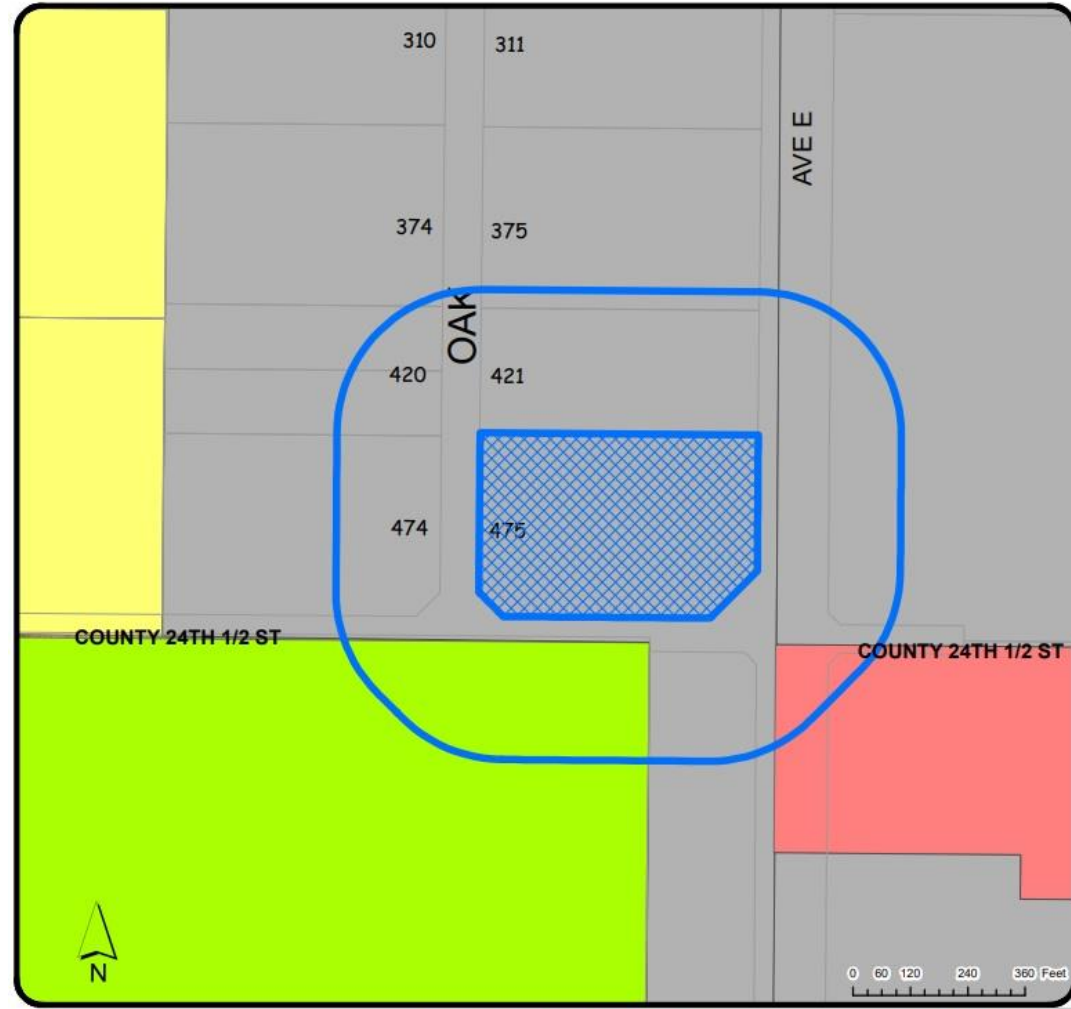
July 27, 2022

Rezoning Case No. 2022-0349

Request: To rezone 5.0 acres from Light Industrial (L-I) to Community Commercial (C-2). Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24-1/2 Street.

- The applicant is requesting to rezone the subject property to C-2 to allow the construction of a 124 room hotel.

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Zoning Map

LOCATION OF SUBJECT PROPERTY

 Assessor's Parcel Number 227-15-011
Rezoning from Light Industrial (LI)
to Commercial (C2)

 300ft Notification Area

LOCATION MAP

Zoning

 SINGLE RESIDENCE ZONING DISTRICTS
 R-1
 R-2
 R-3
 R-4
 COMMERCIAL ZONING DISTRICTS
 C-1
 C-2

REZONING

CASE #
2022-0349

Rezoning Case No. 2022-0349

Santa Cecilia

Belleza Del
Desierto

South West
Arizona
Industrial

Avenue. E

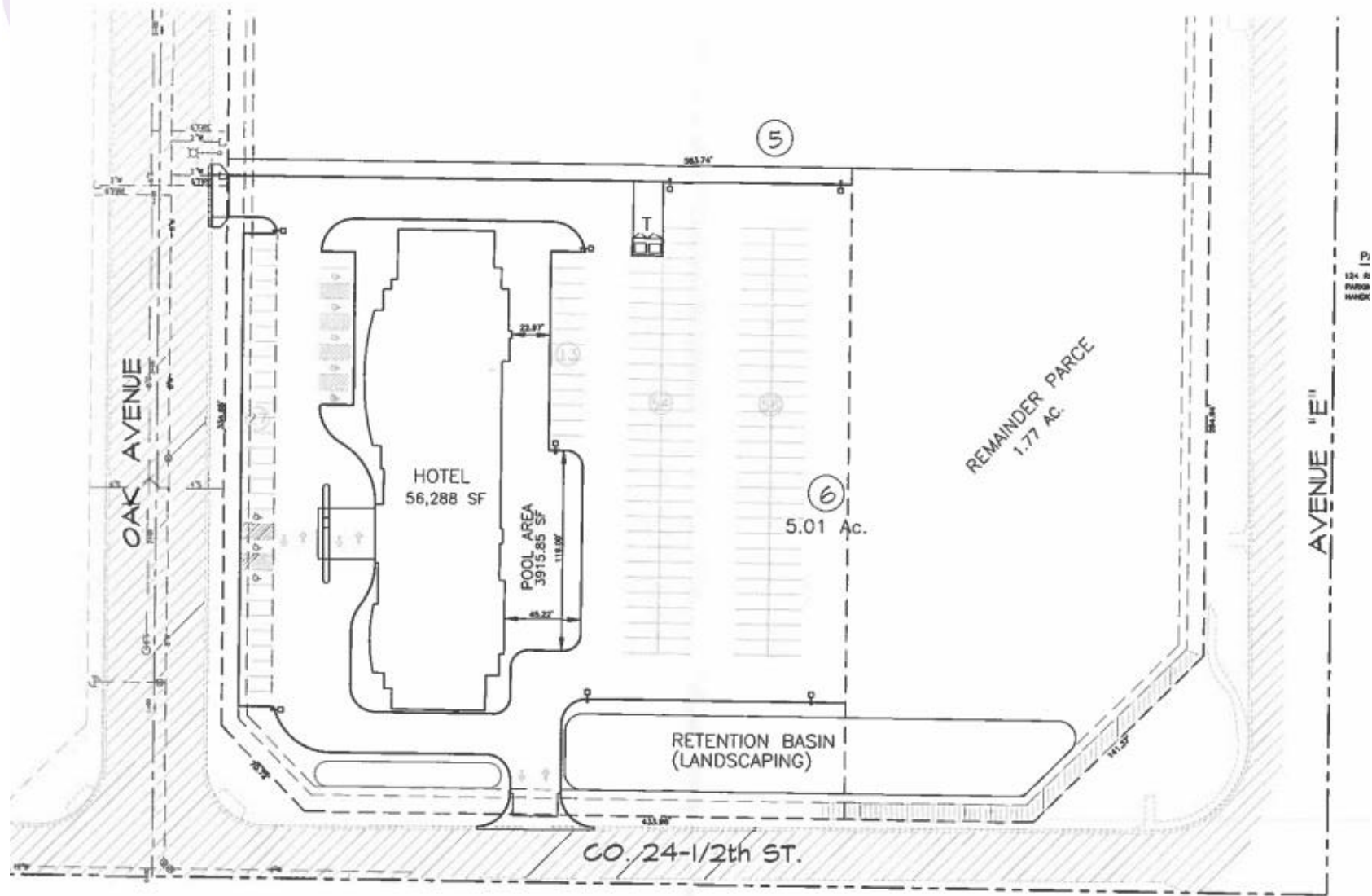
Oak Avenue

Aerial View

County 24-1/2 St.



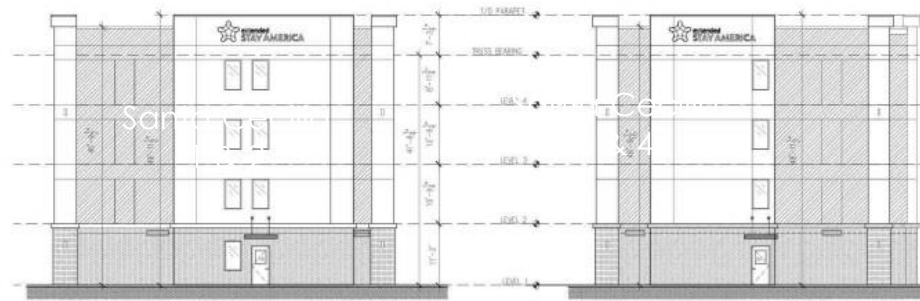
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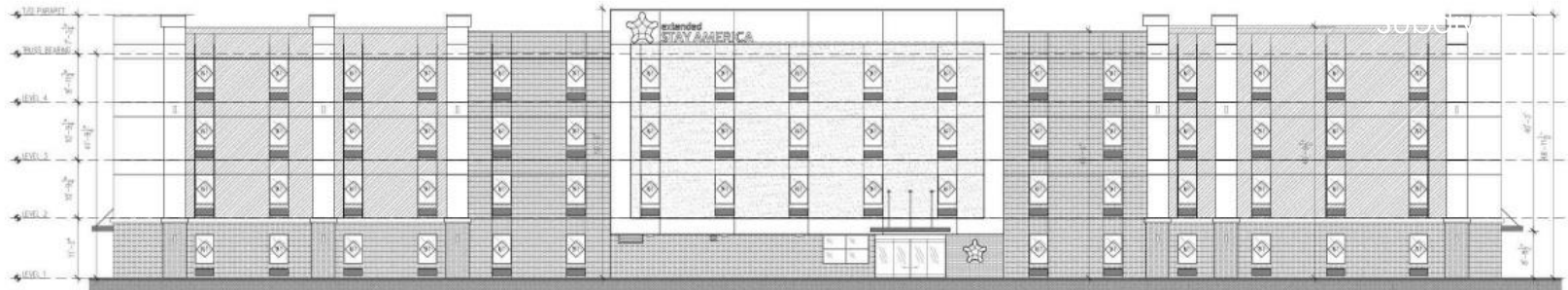
Site Plan

Rezoning Case No. 2022-0349



RIGHT ELEVATION
Scale: 1/8"=1'-0"

LEFT ELEVATION
Scale: 1/8"=1'-0"



FRONT ELEVATION
Scale: 1/8"=1'-0"



BACK ELEVATION
Scale: 1/8"=1'-0"

Elevations

Rezoning Case No. 2022-0349

Planning Commission Recommendation:

The Commission recommends approval of Rezoning Case No. 2022-0349 subject to the following conditions:

1. The applicant/owner shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by traffic study shall be done by the developer.

Recommended Motion:

C. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 427 BY TITLE ONLY

D. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 427.