



July 11, 2022

**MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0335**

**CASE SUMMARY: Minor Amendment Case No. 2022-0335.** A request by DuBose Design Group on behalf of the Somerton School District and David Loo to change the land use designation of approximately **32 acres** from Commercial (C) and Medium Density Residential (MDR) to Hight Density Residential (HDR). Assessor’s parcel numbers 227-14-010 and the east half of parcel 227-14-009. Located on the southwest corner of County 24<sup>th</sup> Street and the alignment of 24<sup>th</sup> Avenue 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 2nd day of August 2022 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

**PUBLIC HEARINGS: August 9, 2022**

**COMMENTS DUE: July 21, 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 [Fervillegas@sanluisaz.gov](mailto:Fervillegas@sanluisaz.gov).

Thank you,

Fernando Villegas  
Principal Planner  
Attachment: Location Map



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. Final decisions regarding this request are best made by the Planning and Zoning Department.

**Date:**07/11/22

**Agency:** The City of San Luis Fire Department

**Phone:**928/341-8550

**Return to:** [Fervillegas@sanluisaz.gov](mailto:Fervillegas@sanluisaz.gov)



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Principal Planner  
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COMMENTS       NO COMMENTS

**Enter Comments below: Right now an effort is being given to make Ave. D the new Ave. E and to have it be the truck route and have it go not just to 195 but past Rolle Field and on to Somerton. These applicants made it such that Ave. E is no longer just for trucks and to allow Ave. D to become another Ave. E defeats the purpose of economic development. As a result, the access point for the 32 acres needs to be restricted with a one foot no access easement along the entire east side. This no access easement needs to continue along the entire east side of 227-14-009. Any interior travel on the east side needs to be by interior roadways**

that do not intersect with D. We also should consider a no access easement on the north side of the property for the eastern half of 227-14-010 for the purpose of limiting access that might be a problem at 24<sup>th</sup> and D.

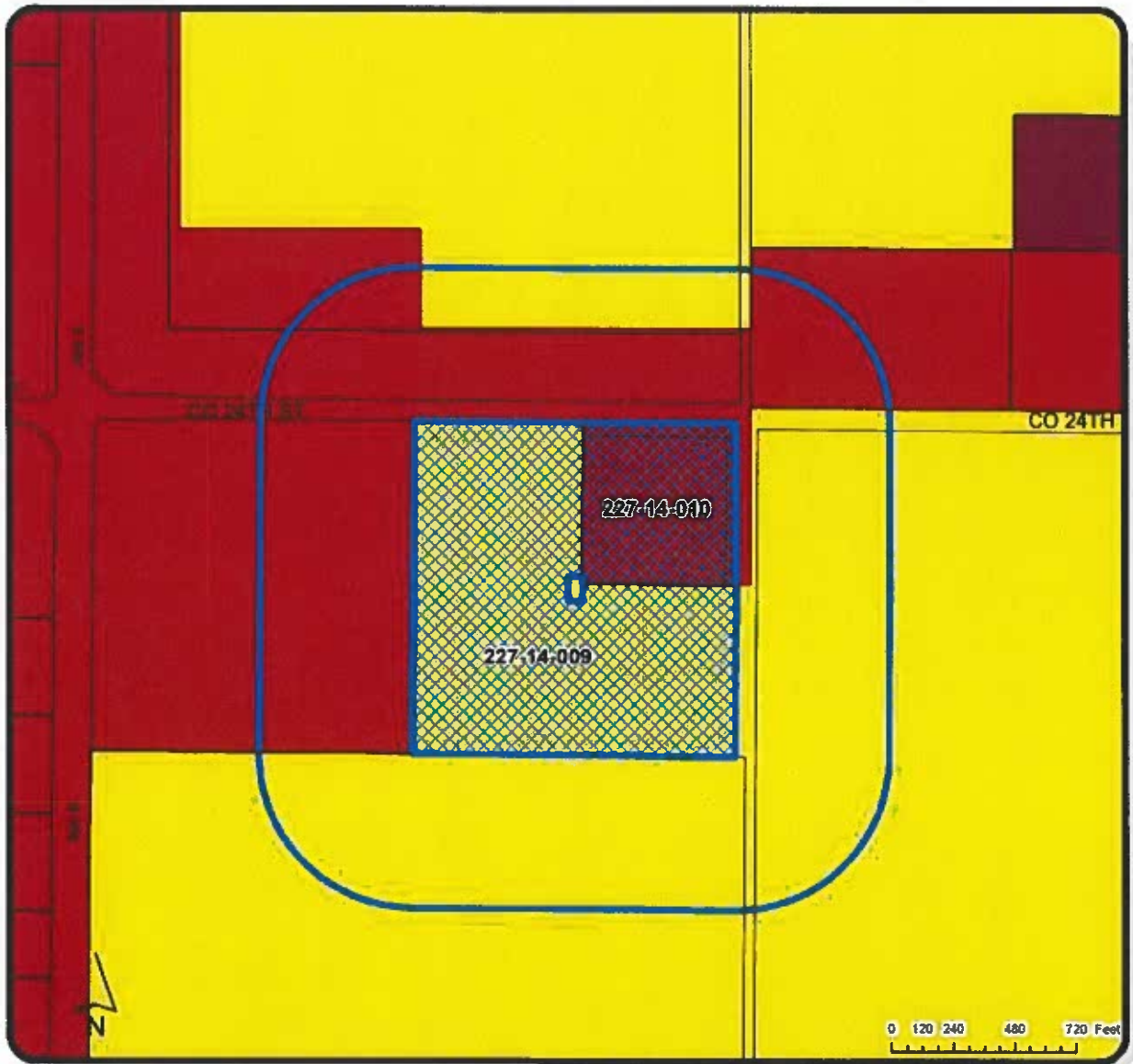
Date: July 11, 2022

Agency: Glenn Gimbut, Assistant City Attorney



Phone:

Return to: [Fervillegas@sanluisaz.gov](mailto:Fervillegas@sanluisaz.gov)

### Location Map



#### LOCATION OF SUBJECT PROPERTY

-  PARCELS: East 1/2 of Parcel 22714009 & 22714010  
LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR)  
& COMMERCIAL (C)  
TO HIGH DENSITY RESIDENTIAL (HDR)
-  600ft Notification Area

### LOCATION MAP

-  2000 General Plan Future Land Use
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public Right-of-Way
-  Other

#### MINOR AMENDMENT

**CASE #**  
**2022-0335**