



July 11, 2022

REZONING CASE NUMBER: 2022-0336

CASE SUMMARY: A request by DuBose Design Group on behalf of the Somerton School District, David Loo, Von Verde Development LLC, Moy Farming Company LLC and Elizabeth Carpenter to change the zoning of approximately 420.54 acres from Community Commercial (C-2) and Light Industrial (L-I) to Medium Density Residential (R1-6), Medium High Density Residential (R-2) and High Density Residential (R-3) as follows: The east ½ of parcel 227-14-009 approximately 24.09 +/- acres from Light Industrial (L-I) to High Density Residential (R-3) and parcel 227-14-010 approximately 8.68 +/- acres from Light Industrial (L-I) to High Density Residential (R-3).

The west 127.33 +/- acres of parcel 227-14-002 from Light Industrial (L-I) to Medium Density Residential (R1-6) and the east 26.07 +/- acres from Light Industrial (L-I) to Medium High Density Residential (R-2). The west 12.94 +/- acres of parcel 227-14-008 from Light Industrial (L-I) to Medium High Density Residential (R-2) and the east 63.73 +/- acres from Light Industrial (L-I) to Medium Density Residential (R1-6).

The north 81 +/- acre portion of parcel 227-14-004, the northwest 48 +/- acres from Light Industrial (L-I) to Medium Density Residential (R1-6) and the rest of that said portion, 33 +/- acres, from Light Industrial (L-I) to Medium High Density Residential (R-2).

The north 32 +/- portion of parcel 227-14-006 from Light Industrial (L-I) to Medium Density Residential (R1-6) and the south 7.1 +/- acres from Light Industrial (L-I) to Medium High Density Residential (R-2) and parcel 227-14-007 approximately 37.6 +/- acres from Community Commercial (C-2) and Light Industrial (L-I) to Medium High Density Residential (R-2).

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 HEARING: 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 P&Z@sanluisaz.gov.

Thank you,

Fernando Villegas
Principal Planner
Attachments: Location Map and Site Plan

COMMENTS NO COMMENTS

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Enter Comments below: The Arizona Department of Transportation (ADOT) requests the opportunity to review and comment on a traffic impact analysis (TIA) that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. Thank you.

Date: 7/20/22

Agency: ADOT Southwest District

Phone: (928) 317-2159

Return to: P&Z@sanluisaz.gov