



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](mailto: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 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:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)



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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).

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Thank you,

Fernando Villegas  
Principal Planner  
Attachments: Location Map and Site Plan

COMMENTS       NO COMMENTS

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**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 needs to be restricted with a one foot no access easement along the entire east side. 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.**

July 11, 2022

Date:

Agency: Glenn Gimbut, Assistant City Attorney

Phone:

Return to: [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)