



## **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, March 8, 2022. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Jose A. Guzman, Director of Planning and Zoning

## **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACION**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, March 8, 2022. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Jose A. Guzman, Director de Planeacion y Zonificacion



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, March 8, 2022**  
**7:00 P.M.**

For the safety of the public during the COVID-19 pandemic, members of the public may attend the Planning and Zoning Commission's Regular Meeting of March 8, 2022 in person if the 6-foot distance can be maintained which is 27 people. However, members of the public may listen to the meeting's live audio stream on the City of San Luis' website <https://sanluisaz.gov/listenlive>. Recordings of the meetings will be available on the city's website <https://sanluisaz.gov/listenlive> after the meeting. Call to the Public will only be available to those attending the meeting in person.

**MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.**

Por la seguridad del público durante la pandemia COVID-19, habrá asistencia en persona para los miembros del público en la Junta Regular de la Commission de Planeacion y Zonificacion del 8 de Marzo del 2022, si la distancia de 6 pies puede mantenerse, que es de 27 personas. Sin embargo, los miembros del público pueden escuchar el audio en vivo de la reunión transmitido en el sitio web de la Ciudad de San Luis <https://sanluisaz.gov/listenlive>. Las grabaciones de las reuniones estarán disponibles en el sitio web de la ciudad <https://sanluisaz.gov/listenlive> después de la reunión. Llamado al Publico estara disponible solo a quienes asistan a la junta en persona.

**TENGA EN CUENTA QUE LOS MIEMBROS DEL DE LA COMMISSION DE PLANEACION Y ZONIFICACION DE LA CIUDAD ASISTIRÁN EN PERSONA, TELÉFONO O COMUNICACIÓN POR VIDEO CONFERENCIA.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.
  - 3. A.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0085. A request by Agustin Tumbaga Jr. on behalf of Riedel Holdings LLC to rezone 2.9 acres from Community Commercial (C-2) to High Density Residential (R-3). Assessor's parcel number 777-61-165, located on the northeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.
    - A. Open public hearing
      1. Staff presentation
      2. Call to the Public on this item
    - B Close public hearing
    - C. Action on Rezoning Case No. 2021-0085
- 4. ADJOURNMENT**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3. A.

**Meeting Date:** 03/08/2022

**Submitted By:** Fernando Villegas, Principal Planner, Planning & Zoning Department, Development Services

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0085. A request by Agustin Tumbaga Jr. on behalf of Riedel Holdings LLC to rezone 2.9 acres from Community Commercial (C-2) to High Density Residential (R-3). Assessor's parcel number 777-61-165, located on the northeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B Close public hearing

C. Action on Rezoning Case No. 2021-0085

#### BACKGROUND:

The land use designation of the subject property has been changed to High Density Residential (HDR) with the approval of Minor Amendment Case No. 2021-0703. The existing land use designation allows the applicant to submit an application to rezone the subject property to R-3.

#### ANALYSIS:

The existing condition of the subject property is undeveloped vacant land.

Existing Adjacent Zoning Districts:

To the north: R1-6

To the west: C-2

To the south: C-2

To the east: R1-6

The developer must provide all the necessary improvements required by a traffic study. According to the site plan, submitted by the applicant, the project will consist of 48 units and the project is expected to generate an average of 351.36 new trips on a daily basis. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual an average of 7.32 daily trips are expected per unit.

#### REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies, We have received comments from The Yuma County Airport Authority.

"The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the airport, not including the physical impact of aircraft or parts thereof."

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (55 letters).

The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

**CITIZEN REVIEW MEETING:**

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on March 1, 2022 at the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. Mr. Gerardo Flores owner of the property located at 172 N. Rachel Dodge Avenue was present and asked general questions to the applicant. Mr. Flores was not in opposition to the project.

**SUMMARY:**

On January 12, 2022, City Council approved Minor Amendment Case No. 2021-0703. The applicant is now requesting rezoning of the parcel from Community Commercial (C-2) to High-Density Residential (R-3) to allow the construction of an apartment complex.

**STAFF RECOMMENDATION:**

The applicant has provided the information and material necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No. 2022-0085 subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, and public works standards; including the requirement of a Traffic Study.

**RECOMMENDED MOTION:**

**I MOVE TO FORWARD REZONING CASE NO. 2022-0085 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**

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**Attachments**

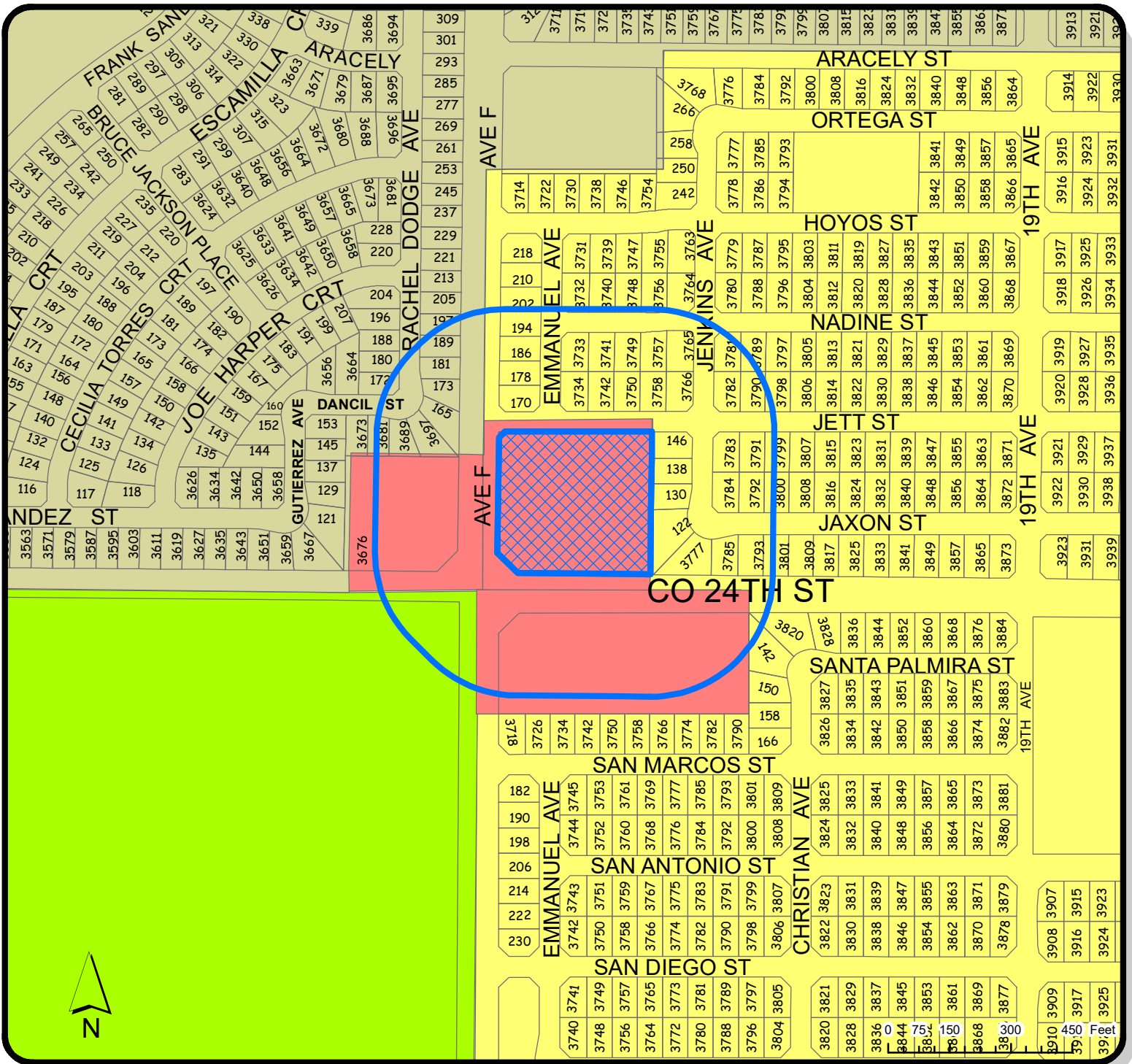
Location Map

Site Plan 1


Site Plan 2

Comment Letter YCAA

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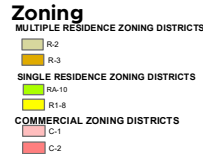
**LOCATION OF SUBJECT PROPERTY**

 777-61-165

REZONING FROM C-2 to R-3

 300ft Notification Area

**LOCATION MAP**



**REZONING**

**CASE #**  
**2022-085**

**DATE:**  
 2/14/2022

**CHECKED BY:**  
 FERNANDO VILLEGAS

**PLANNING & ZONING**

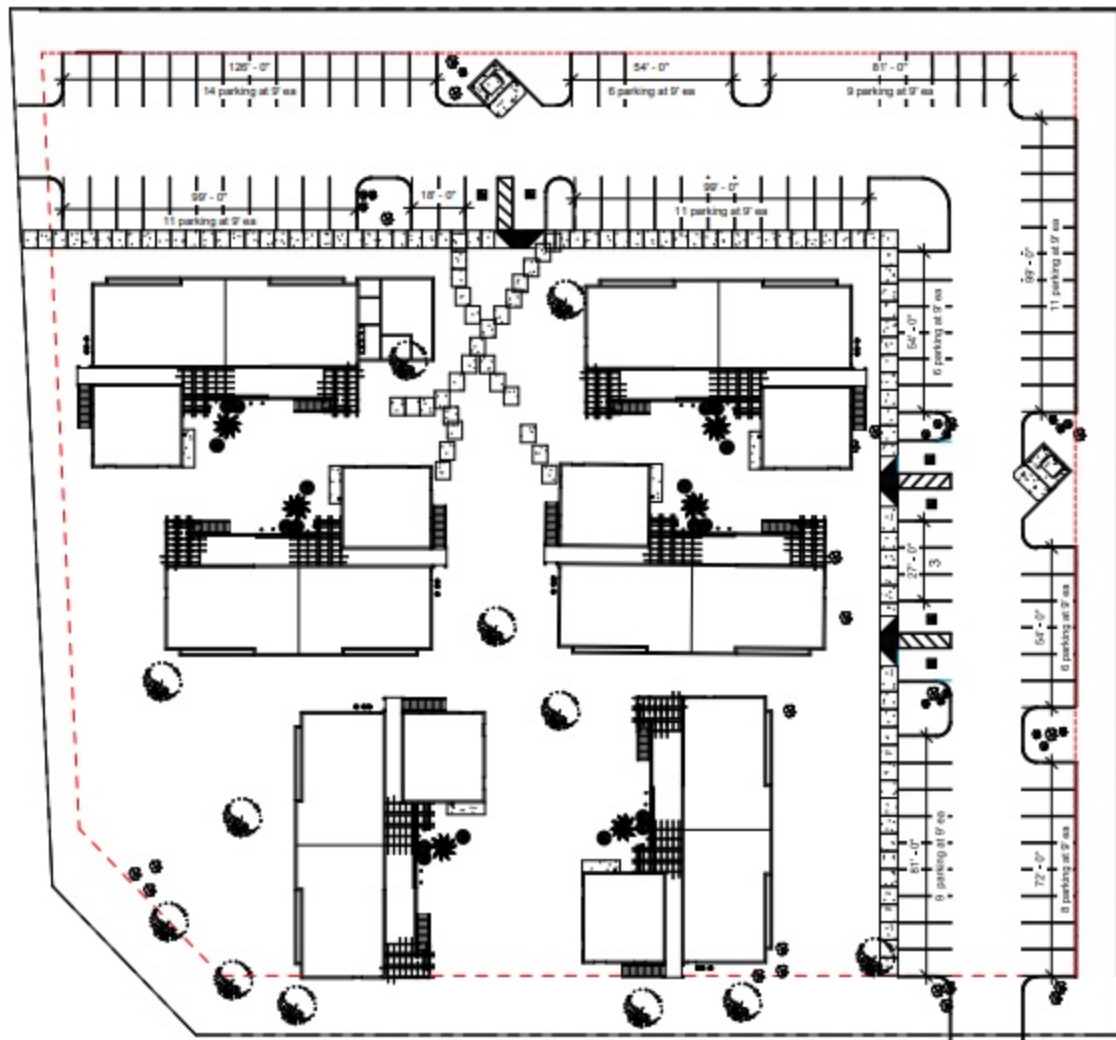


**GIS**

**CREATED BY:**  
 ISAAC GUTIERREZ

**APPROVED BY:**  
 JOSE A. GUZMAN

AVENUE F

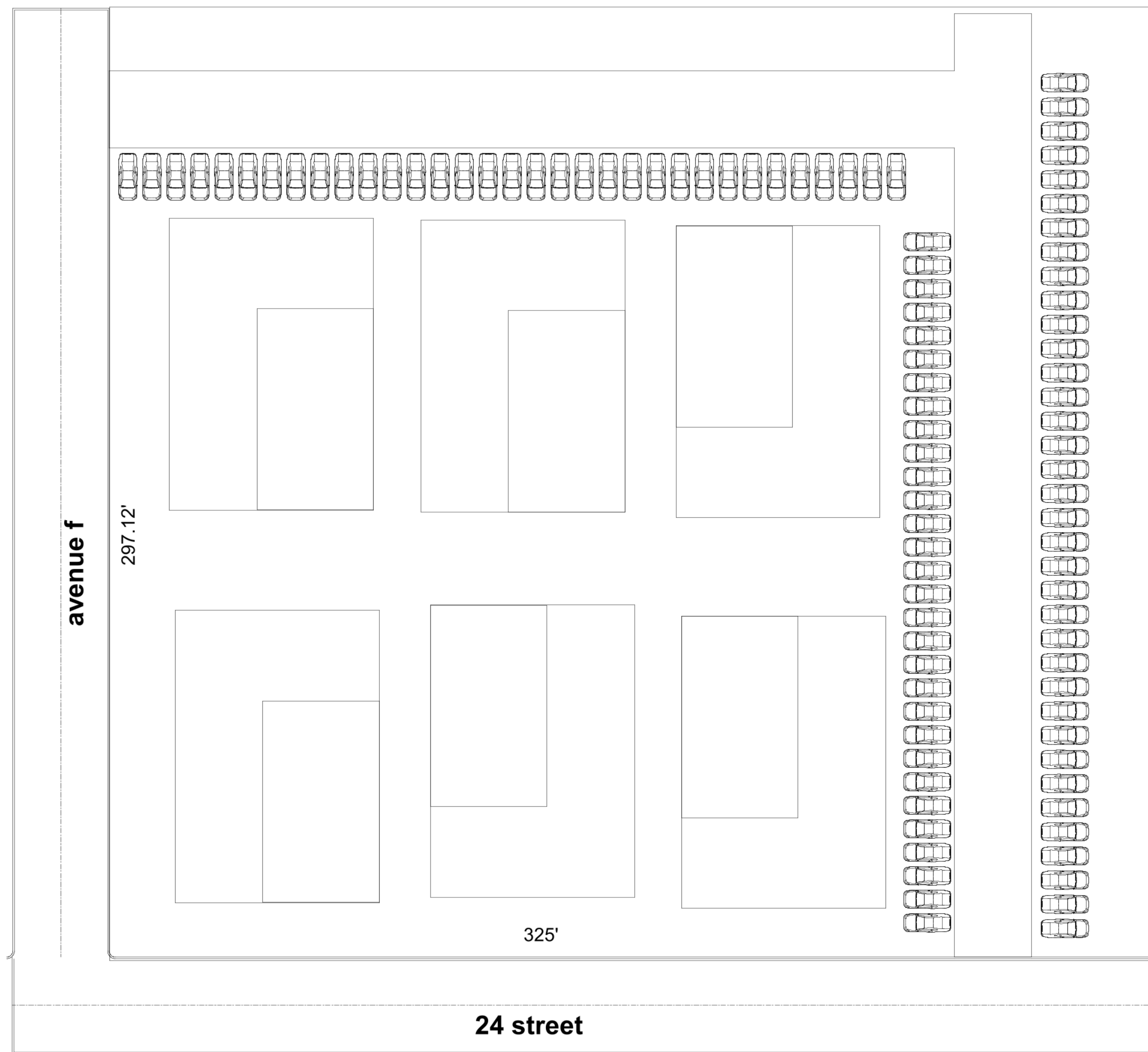


COUNTY 24TH STREET

NORTH

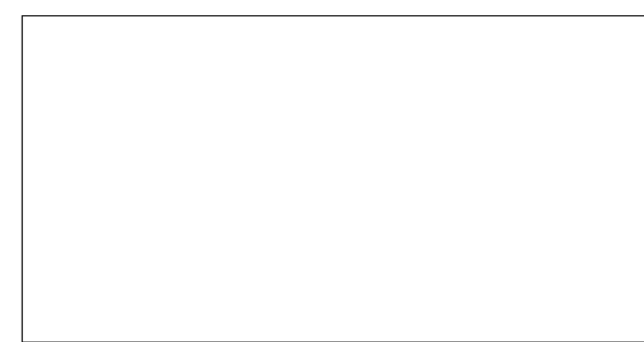
# SITE PLAN

1" = 30'-0"

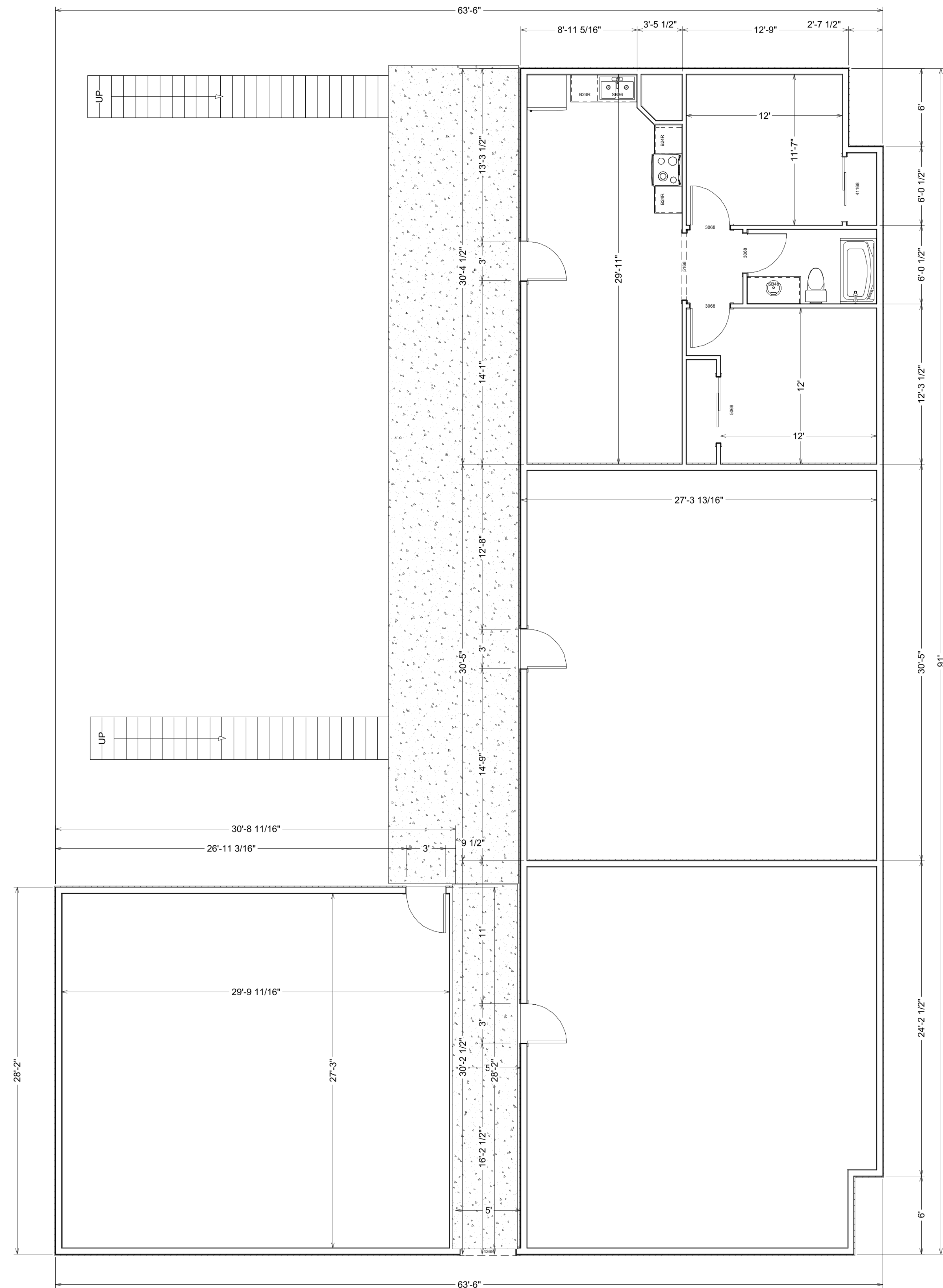


scale 1' - 30'

site plan  
 1"=30' scale  
 DWELLING UNITS  
 6 BUILDING OF  
 48- TWO BEDROOM UNITS  
 TWO STORIES



LIVING AREA  
 3364 SQ FT



typical floor plan  
 scale 3/16 = 1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Site Plan**

PROJECT DESCRIPTION:  
**San Luis Apartment**

DRAWINGS PROVIDED BY:

DATE:

11/10/2021

SCALE:

SHEET:

**A-1**



February 15, 2022

**REZONING CASE NUMBER: 2022-0085**

**CASE SUMMARY:** A request by Agustin Tumbaga Jr. on behalf of Riedel Holdings LLC to rezone 2.9 acres from Community Commercial (C-2) to High Density Residential (R3). Assessor's parcel number 777-61-165, located on the northeast corner of Avenue F and County 24<sup>th</sup> Street 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:  
On March 1<sup>st</sup>, 2022 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

**PUBLIC HEARING: March 8, 2022**

**COMMENTS DUE: February 24, 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 Conceptual Site plan

COMMENTS       NO COMMENTS

**Enter Comments below:**

The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations.

**Date:**  
2/16/22

**Agency:** Yuma County Airport Authority, Inc.

**Phone:** 928-726-5882

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