



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, July 12, 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 ZONIFICACIÓN

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, 12 de Julio, 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 Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, July 12, 2022
7:00 P.M.

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

- 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. 2022-0349. A request by DuBose Design Group on behalf of Sam Group Investments Partnership to rezone 5.01 acres from Light Industrial (L-I) to Community Commercial (C-2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ 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. 2022-0349
- 4. ADJOURNMENT**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 07/12/2022

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

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0349. A request by DuBose Design Group on behalf of Sam Group Investments Partnership to rezone 5.01 acres from Light Industrial (L-1) to Community Commercial (C-2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ 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. 2022-0349

BACKGROUND:

The land use designation of the subject property is Commercial (C). The existing land use designation allows the applicant to submit an application to rezone the subject property to Community Commercial (C-2).

ANALYSIS:

The existing condition of the subject property is undeveloped vacant land. The lot is part of an industrial subdivision known as Southwest Arizona Industrial Subdivision.

Existing Adjacent Zoning Districts:

To the north: LI

To the west: LI

To the south: RA-10

To the east: LI and C2

According to the site plan submitted by the applicant, the proposed hotel with 124 rooms can generate a large number of traffic trips per day and a traffic study should be required in accordance with the adopted Public Works Standards. The developer must provide all the necessary improvements required by a traffic study during the construction of the proposed hotel.

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. Business owners and 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.”

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (9 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 July 5th, 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. Nobody from the public was present during the meeting.

SUMMARY:

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

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

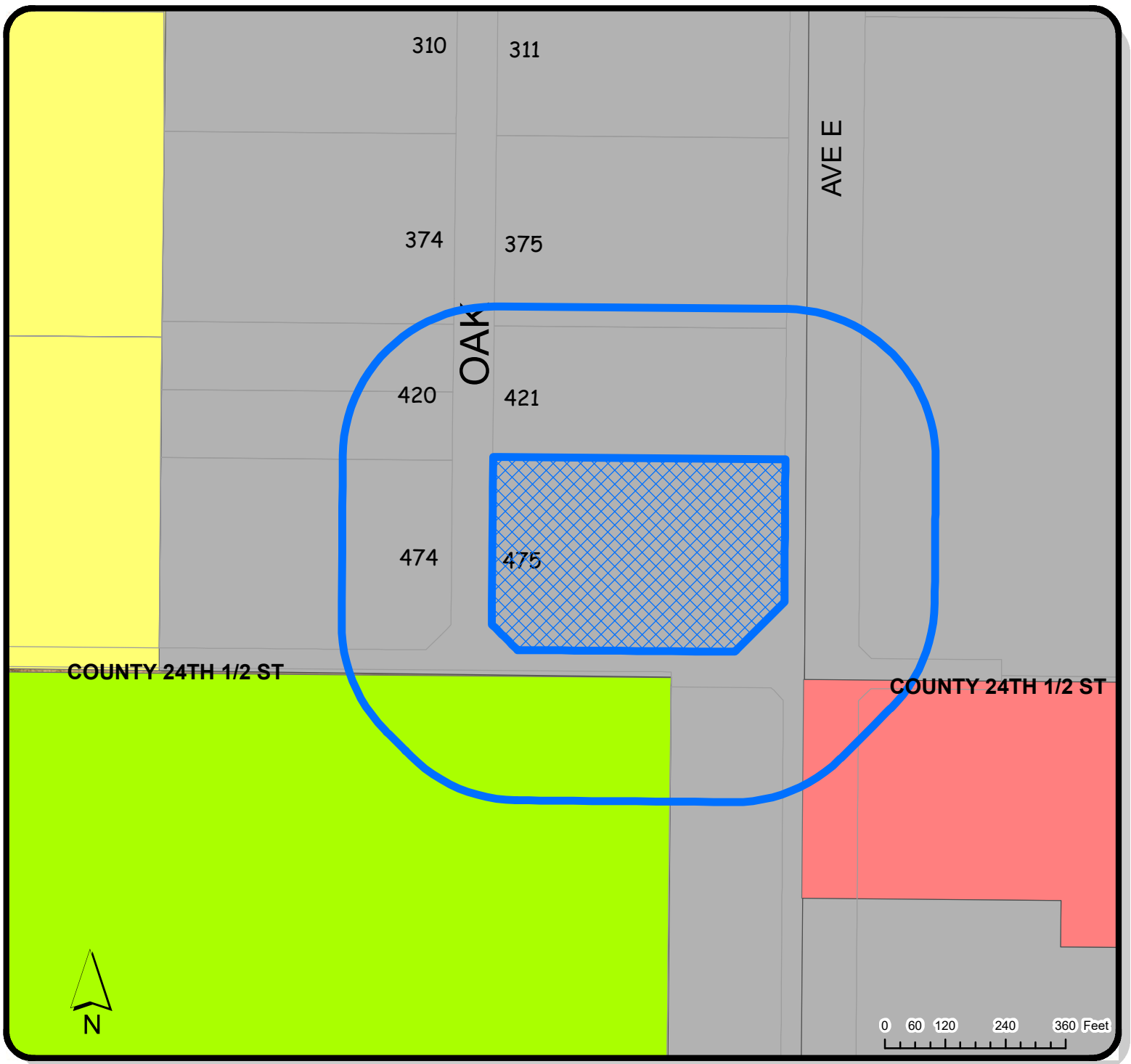
1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements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

RECOMMENDED MOTION:

I MOVE TO FORWARD REZONING CASE NO. 2022-0349 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

Attachments

- Location Map
 - Site Plan
 - Elevations
 - Comment Letters
-










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
-  R1-8
-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2
-  R-3
-  COMMERCIAL ZONING DISTRICTS
-  C-2

REZONING

CASE #
2022-0349

DATE:
 6/16/2022

PLANNING & ZONING

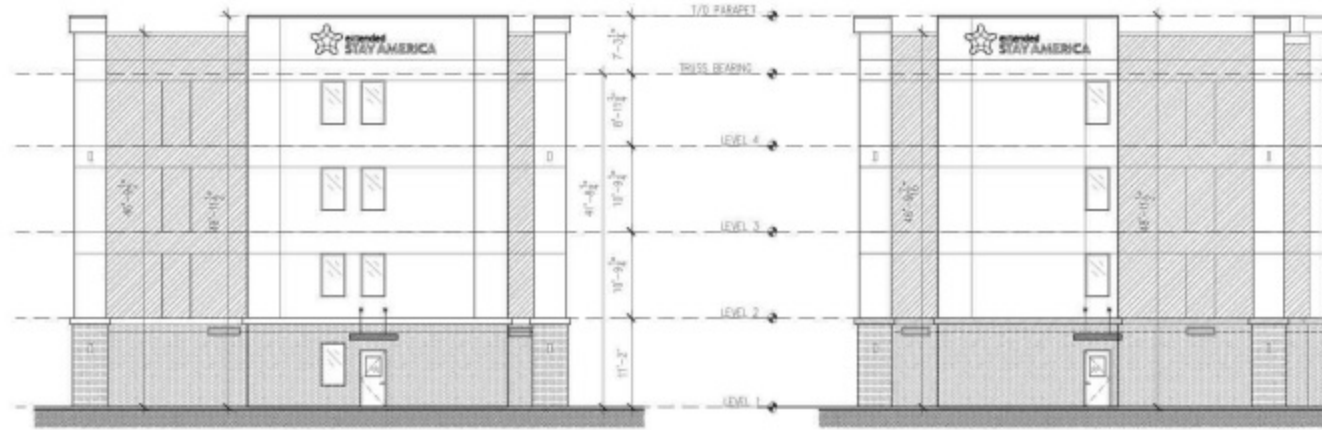


GIS

CREATED BY:
 ISAAC GUTIERREZ

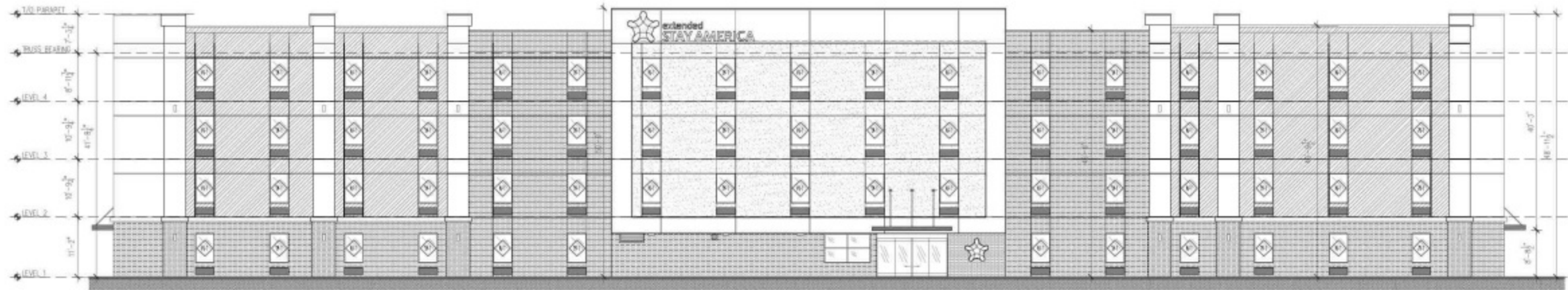
CHECKED BY:
 FERNANDO VILLEGAS

APPROVED BY:
 JOSE A. GUZMAN



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"

Fernando –

Sorry for the lack of comments. Often rezoning cases have very few engineering comments.

Most all of the public infrastructure for the property is already installed as the hotel property is on a fully developed lot in a platted subdivision. My only comments are:

- 1) If the lot were to have been developed as C-2 rather than LI it would have required vertical curb and gutter and sidewalk along the fronting streets instead of ribbon curb and no sidewalks. Is there a need to install sidewalks at this time? (perhaps at least along the Co. 24-1/2 Street side of the property?)
- 2) The traffic generated by the hotel will be substantially more than from an LI zoned lot. All major roadway improvements have been constructed but would there be any need for additional contribution to future traffic signals?

Jim Davey

James V. Davey, PE RLS
James Davey and Associates, Inc.
1025 W. 24th Street, Suite 2
Yuma AZ 85364
928-782-7926



June 16, 2022

REZONING CASE NUMBER: 2022-0339

CASE SUMMARY: A request by DuBose Design Group on behalf of San Group Investments Partnership to rezone 5.01 acres from Light Industrial (LI) to Community Commercial (C2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ 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 5th day of July 2022 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: July 12, 2022

COMMENTS DUE: June 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.

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:

06/20/22

Agency:

The City of San Luis Fire Department

Phone:

928/920-5346

Return to: P&Z@sanluisaz.gov



June 16, 2022

REZONING CASE NUMBER: 2022-0339

CASE SUMMARY: A request by DuBose Design Group on behalf of San Group Investments Partnership to rezone 5.01 acres from Light Industrial (LI) to Community Commercial (C2). Assessor's parcel 227-15-011, located on the northeast corner of Oak Avenue and County 24 ½ Street in San Luis Arizona.

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Thank you,

Fernando Villegas

Principal Planner

Attachments: Location Map and Site Plan

COMMENTS NO COMMENTS

Enter Comments below: The property is near Rolle Airfield where aviation activity is expected to increase in the future. Business owners and 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: 6/21/22

Agency: Yuma County Airport Authority, Inc.

Phone: 928-726-5882

Return to: P&Z@sanluisaz.gov