



Planning and Zoning Commission

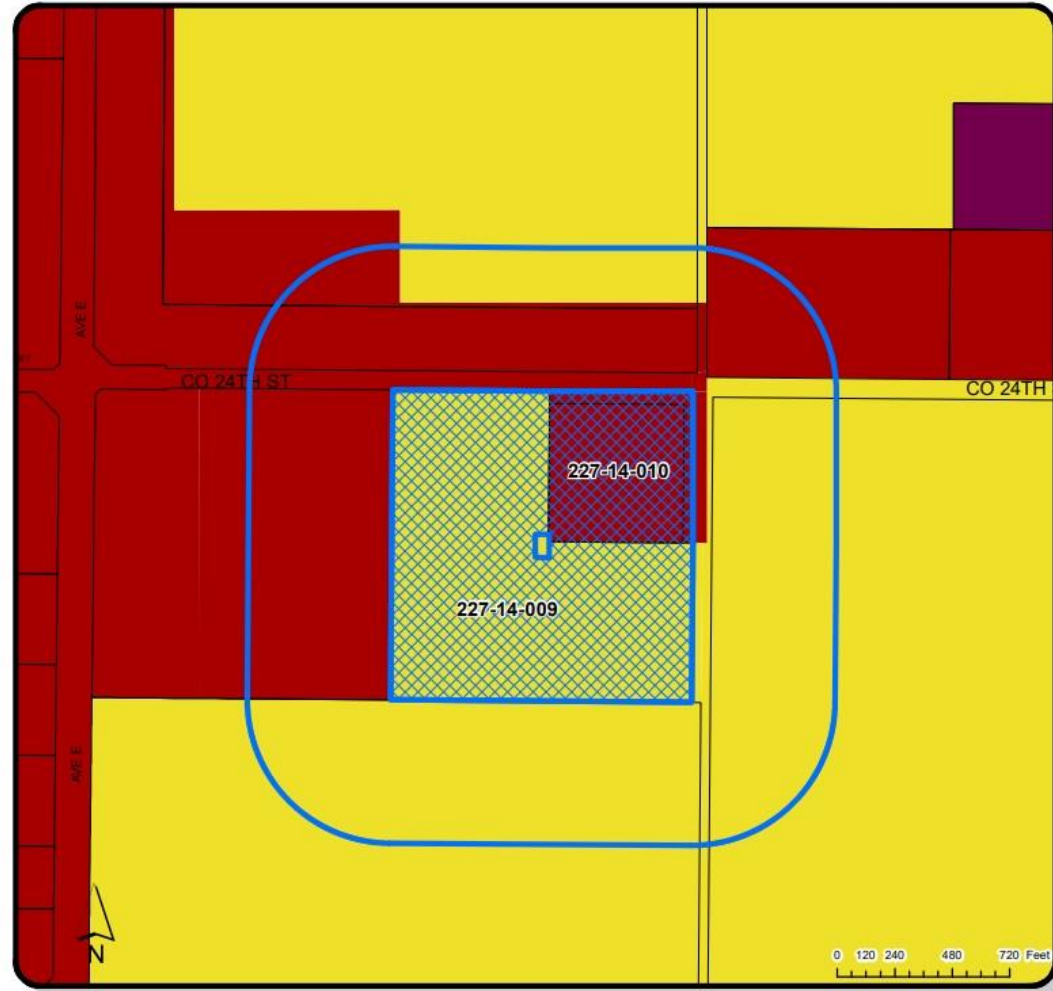
August 09, 2022

Minor Amendment Case No. 2022-0335

Request: To change the land use designation of approximately 32 acres from Commercial (C) and Medium Density Residential (MDR) to High Density Residential (HDR). Assessor's Parcel 227-14-010 and the east half of parcel 227-14-009, located on the southwest corner of County 24th Street and the alignment of 24th Avenue in San Luis, Arizona.

- The applicant is requesting the land use change to allow the rezoning to R-3 for the construction of a multifamily project and a new school site.

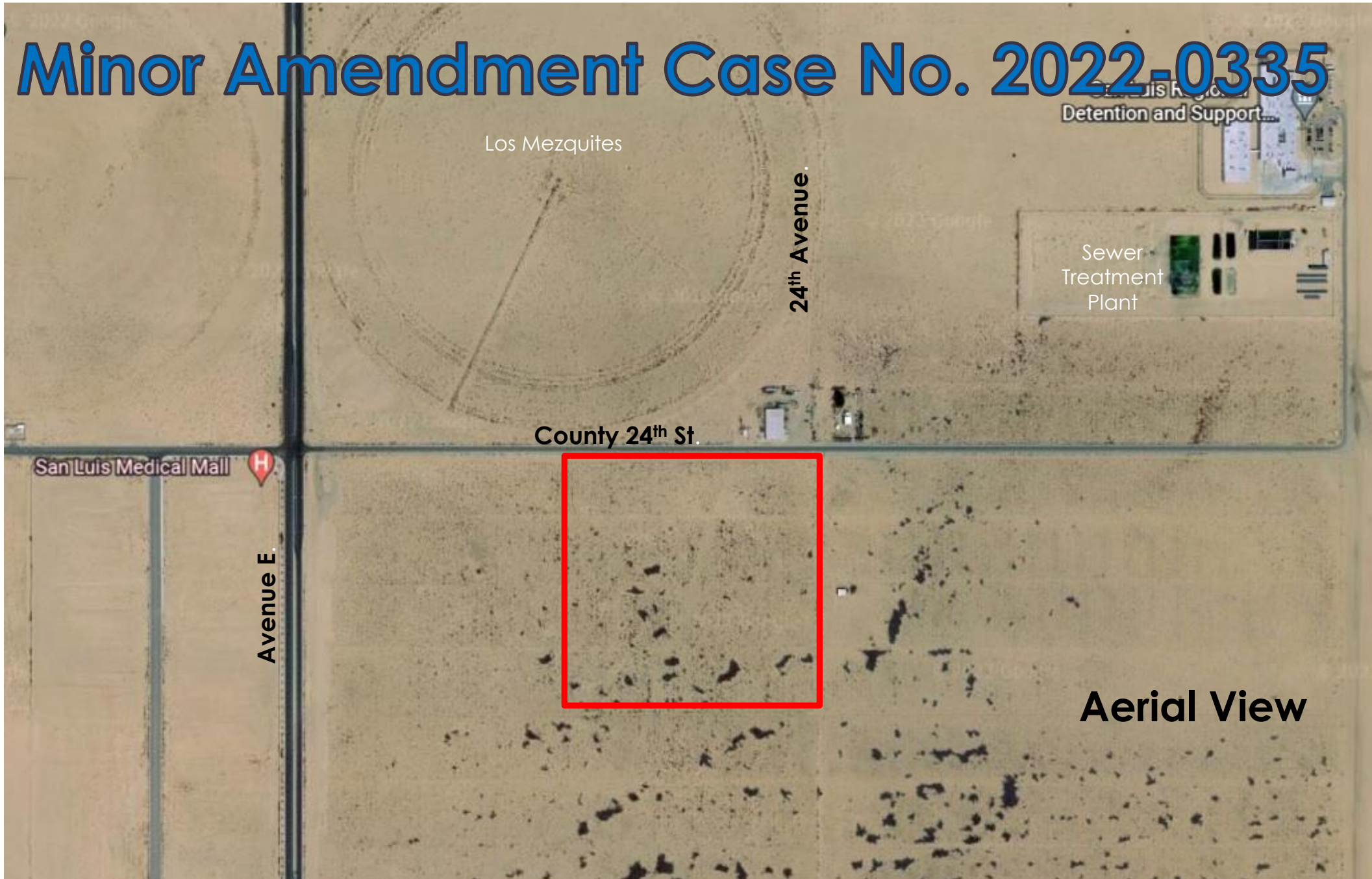
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Land Use Map

<p>LOCATION OF SUBJECT PROPERTY</p>	<p>LOCATION MAP</p>	<p>MINOR AMENDMENT</p>
<p> PARCELS: East 1/2 of Parcel 22714009 & 22714010 LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR) & COMMERCIAL (C) TO HIGH DENSITY RESIDENTIAL (HDR)</p>	<p>2040 General Plan Future Land Use</p> <ul style="list-style-type: none">  Agricultural  Low Density Residential  Medium Density Residential  High Density Residential  Commercial  Mixed Use Activity Center  Employment  Conservation  Buffer Buffer 	<p>CASE # 2022-0335</p>
<p> 600ft Notification Area</p>		

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Los Mezquites

San Luis Regional
Detention and Support...

24th Avenue

Sewer
Treatment
Plant

County 24th St.

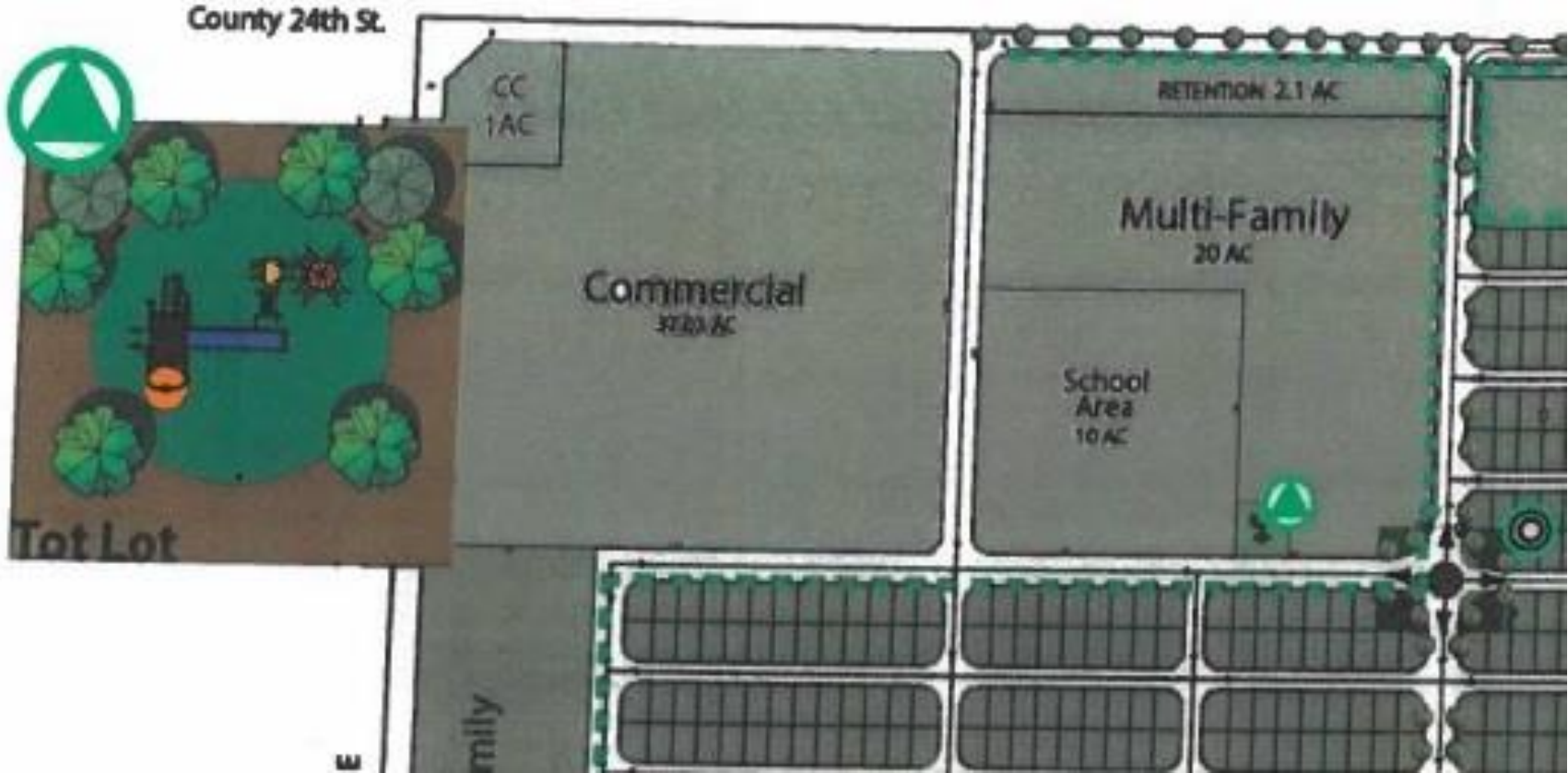
San Luis Medical Mall

Avenue E.

Aerial View

Minor Amendment Case No. 2022-0335

Orquídea Park Conceptual Landscape Plan & Amenities



Site Plan

Minor Amendment Case No. 2022-0335

Staff Recommendation:

Staff recommends approval of Minor Amendment Case No. 2022-0335.

Recommended Motion:

- ⦿ **I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2022-0335 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.**