



Planning and Zoning Meeting

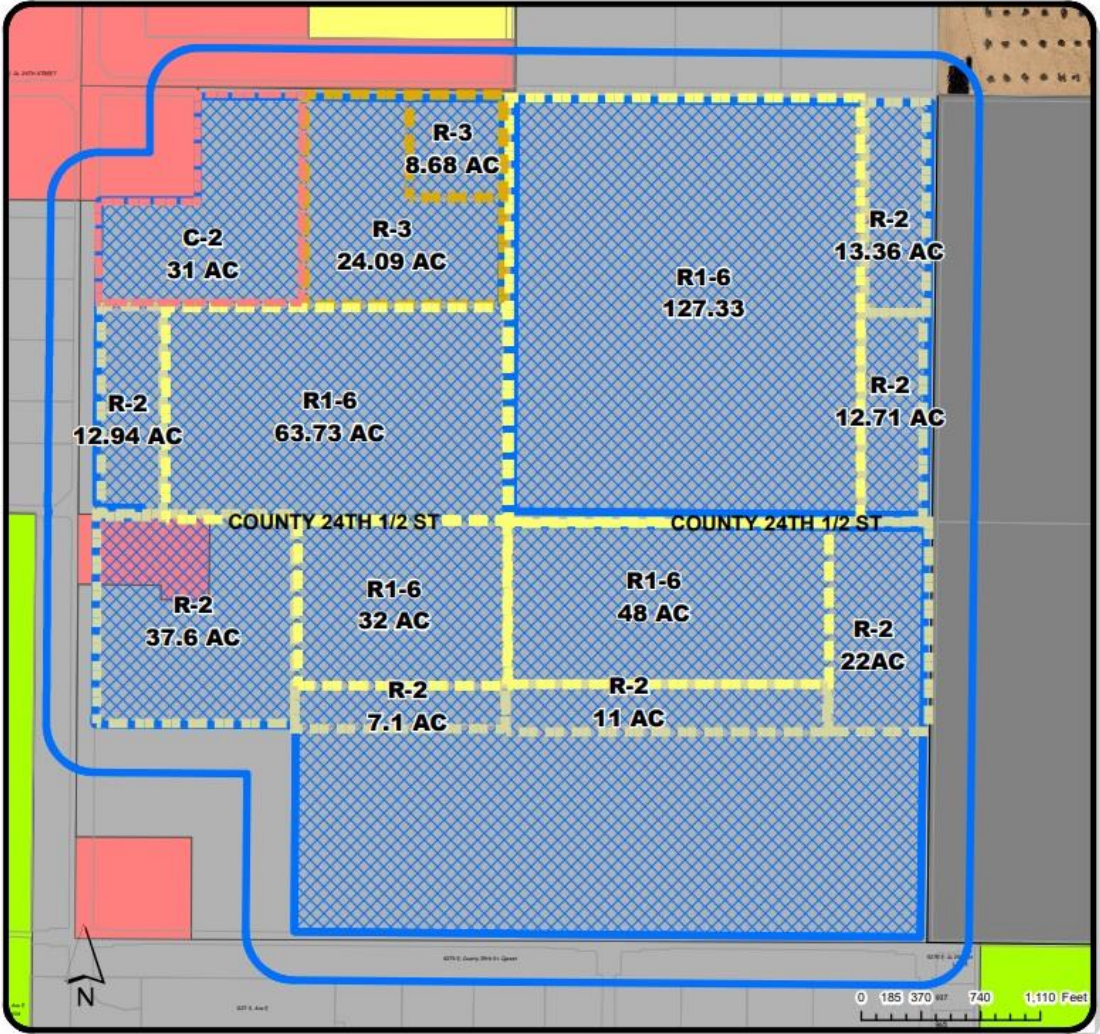
August 09, 2022

Rezoning Case No. 2022-0336

Request: To rezone 451.34 acres from Community Commercial (C-2) and Light Industrial (L-1) to Medium Density Residential (R1-6), Medium High Density Residential (R-2), High Density Residential (R-3) and Community Commercial (C-2). For properties located south of County 24th Street between Avenue E and Avenue D.

- The applicant is requesting to rezone the subject properties for the construction of Orquidea Park master plan community with residential, multifamily, commercial development, two school sites and a large community park.

Rezoning Case No. 2022-0336



Zoning Map

LOCATION OF SUBJECT PROPERTIES

Assessor's Parcel Number:
227-14-010, 227-14-002, 227-14-008,
227-14-007, 227-14-006, 227-14-004,

300ft Notification Area

LOCATION MAP

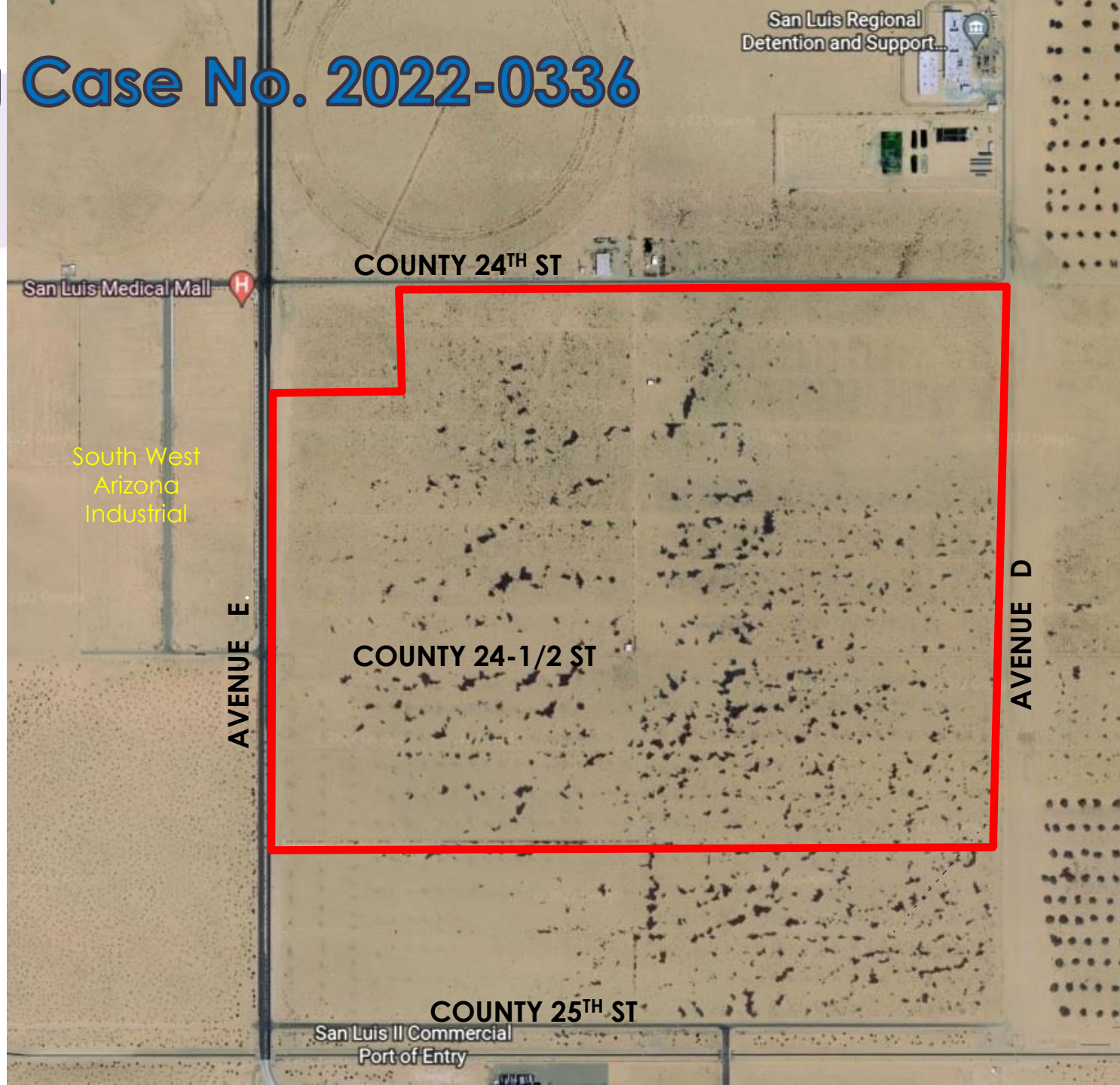
Zoning

- SINGLE RESIDENCE ZONING DISTRICTS
 - R-1
 - R-2
 - R-3
- MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-1
 - R-2
 - R-3
- COMMERCIAL ZONING DISTRICTS
 - C-2
- INDUSTRIAL ZONING DISTRICTS
 - I-1

REZONING

CASE #
2022-0336

Rezoning Case No. 2022-0336



Aerial View

Orquídea Park Conceptual Landscape Plan & Amenities

Rezoning Case No. 2022-0336



Site Plan

Rezoning Case No. 2022-0336

Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2022-0336 subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat in compliance with the City of San Luis subdivision regulations.
2. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon the construction of all the improvements indicated on the traffic study.

Recommended Motion:

- ⊙ **I MOVE TO FORWARD REZONING CASE NO. 2022-0336 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**