



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, August 9, 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/ José A. Guzmán, 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, August 9, 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/ José A. Guzmán, Director of Planning and Zoning



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, August 9, 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 Minor Amendment Case No. 2022-0335. A request by DuBose Design Group Inc. on behalf of David Loo and the Somerton School District No. 11 to amend the 2040 General Plan changing the land use designation of approximately 32 acres from Commercial (C) and Medium Density Residential (MDR) to High Density Residential (HDR). Assessor's Parcel Number 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.
 - A. Open public hearing
 1. Staff Presentation
 2. Call to the public on this item
 - B. Close Public Hearing
 - C. Action on Minor Amendment Case No. 2022-0335
 - 3. B.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0336. A request by DuBose Design Group on behalf of Somerton School District, David Loo, Von Verde Development LLC, Moy Farming Company LLC and Elizabeth Carpenter to change the zoning of approximately 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). The subject properties are located south of County 24th Street between Avenue E and Avenue D 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. 2022-0336

3. C. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2022-0425. A request by DuBose Design Group on behalf of the Sam Group Investments Partnership for a Conditional Use Permit from Section 18.35.30 (C)(1) of the City of San Luis Zoning Ordinance to allow a commercial building with a gross floor area greater than 50,000 square feet. Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24 1/2 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 Conditional Use Permit Case No. 2022-0425

4. ADJOURNMENT



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. A.

Meeting Date: 08/09/2022

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 Minor Amendment Case No. 2022-0335. A request by DuBose Design Group Inc. on behalf of David Loo and the Somerton School District No. 11 to amend the 2040 General Plan changing the land use designation of approximately 32 acres from Commercial (C) and Medium Density Residential (MDR) to High Density Residential (HDR). Assessor's Parcel Number 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.

- A. Open public hearing
 - 1. Staff Presentation
 - 2. Call to the public on this item
- B. Close Public Hearing
- C. Action on Minor Amendment Case No. 2022-0335

BACKGROUND:

In 2021 City Council approved Major Amendment Case No. 2021-0335 that change the land use designation in the area from Commercial (C) and Employment (EMP) to Medium Density Residential (MDR). Parcel 227-14-010 owned by the Somerton School District No. 11 was not part of the Major Amendment and the parcel remains with the land use designation of Commercial (C). Today the applicants are requesting a change to High Density Residential (HDR) for the future construction of a multifamily project and the relocation of the school site.

ANALYSIS:

Existing Land Use Designations:

Medium Density Residential (MDR): Medium Density Residential (MDR) land use designation is intended to provide for detached single family residential development on moderately sized lots.

Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R-2, MH, MHP and PUD.

Commercial (C): Commercial (C) land use designation is intended to provide areas with a focus on creating jobs to serve the community including warehouses, distribution centers, business parks, corporate centers, research and development facilities, light industrial, and heavy industrial uses.

Zoning districts permitted with the C: MU, C-1, C-2, LI and PUD

Proposed Land Use Designations:

High Density Residential (HDR): High Density Residential (HDR) land use designation is intended to provide multi-story apartments and condominiums close to employment and activity centers.

Zoning district permitted with HDR: R-2, R-3 and PUD

The approval of this minor amendment will allow the applicant to rezone approximately 32 acres to High

Medium Density Residential (R-3) zoning district. The existing properties are undeveloped vacant land zoned Light Industrial (L-I).

REVIEW(S):

General Plan Policies:

Policy G-2.2 Ensure that residential development include commercial and/or employment areas to support a balanced community.

The high density project and the new school site will create a demand for additional commercial uses in the area. The property owners in the area already have zoned commercial property to create a balance of land uses with convenient access for goods and services.

Policy G-3.5 Support site plan designs that integrate residential, commercial and employment within a walkable distance of one another.

The master plan submitted with this minor amendment shows a subdivision with commercial, residential, park and two school sites within a walkable distance.

Policy G-7.1 The City of San Luis should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.

The developer must provide all the necessary improvements including road construction, water and wastewater. Currently, development to the north is expanding an existing lift sewer station and this multifamily development will be able to connect to the lift station providing sewer services.

Policy G-8.1 New development should provide a transition between uses with differing densities/intensities by incorporating compatible land use strategies.

This multifamily project will be located adjacent to compatible land uses, commercial, a school site and an arterial road to the north.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.

The subject property is adjacent to County 24th Street. The City has requested traffic studies for all the proposed subdivisions in the area. The traffic study will ensure that all the improvements necessary are done to provide connection to Cesar Chavez Boulevard.

APPROVAL CRITERIA:

In determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns,
 - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
 - d. Affecting the livability of the area or the health and safety of the residents.
3. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes and ordinances.

COMMENTS:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received comments from the following agencies:

1. Arizona Department of Transportation (ADOT): ADOT requests the opportunity to review and comment on a traffic impact analysis (TIA) that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>.

2. Yuma County Airport Authority (YCAA): "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".

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on August 2nd, 2022 at the San Luis City Hall Council 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 comments.

SUMMARY:

The applicant has provided the information and materials necessary for review of the minor amendment application.

STAFF RECOMMENDATION:

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

RECOMMENDED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING.

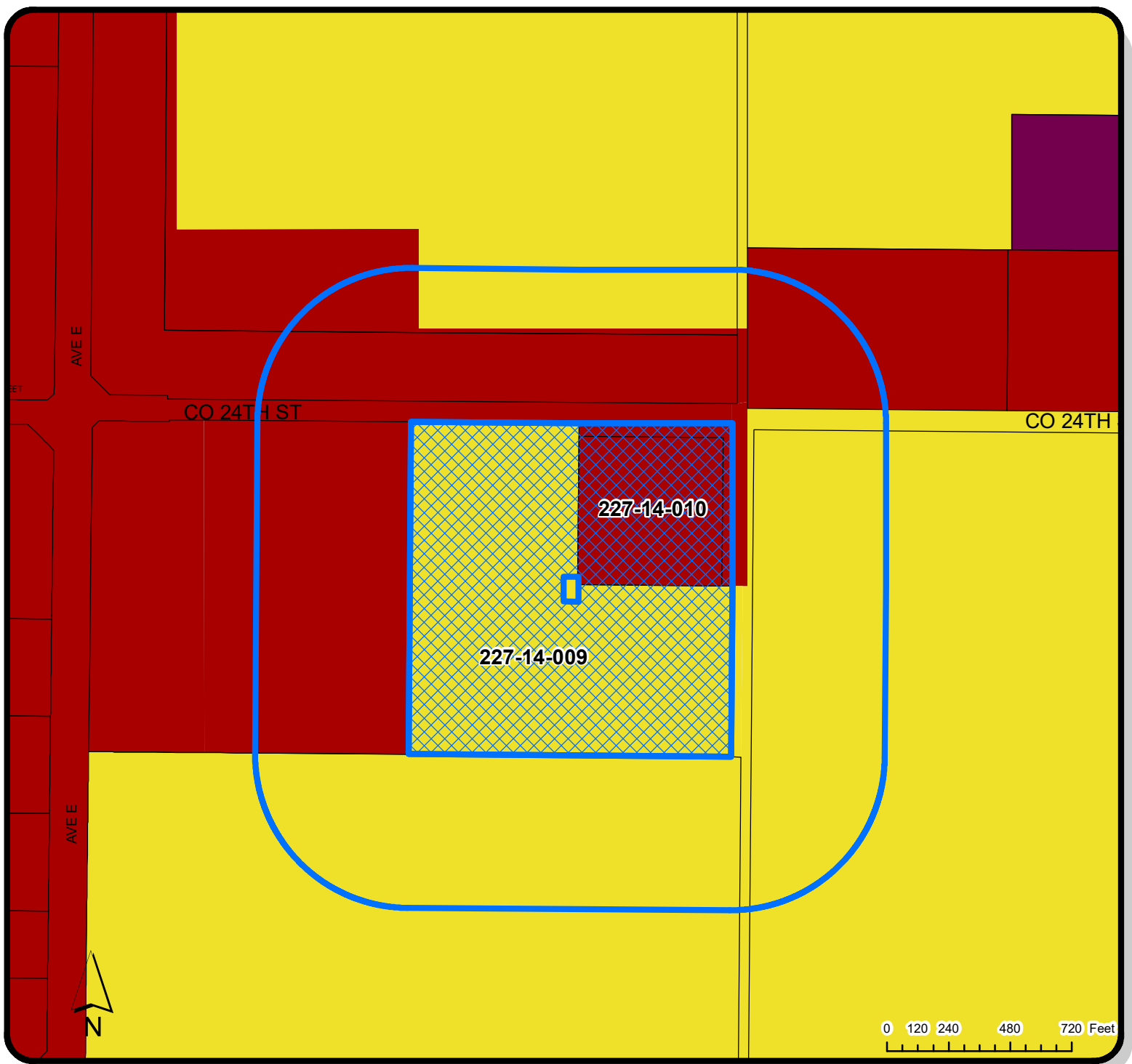
- 1. Staff presentation
- 2. Call to the public on this item

B. I MOVE TO CLOSE PUBLIC HEARING


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

Attachments




- Location Map
 - Master Plan
 - Staff Comment Letters
 - YCAA and ADOT Comment letters
 - Presentation
-



LOCATION OF SUBJECT PROPERTY LOCATION MAP MINOR AMENDMENT

 PARCELS: East 1/2 of Parcel 22714009 & 22714010
**LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR)
 & COMMERCIAL (C)
 TO HIGH DENSITY RESIDENTIAL (HDR)**

 **600ft Notification Area**

- 2040 General Plan Future Land Use**
-  Agricultural
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Commercial
 -  Mixed Use Activity Center
 -  Employment
 -  Conservation
 -  Border Buffer

CASE #
2022-0335

DATE:
 6/15/2022

PLANNING & ZONING



GIS

CREATED BY:
 ISAAC GUTIERREZ

CHECKED BY:
 FERNANDO VILLEGAS

APPROVED BY:
 JOSE A. GUZMAN

Orquídea Park

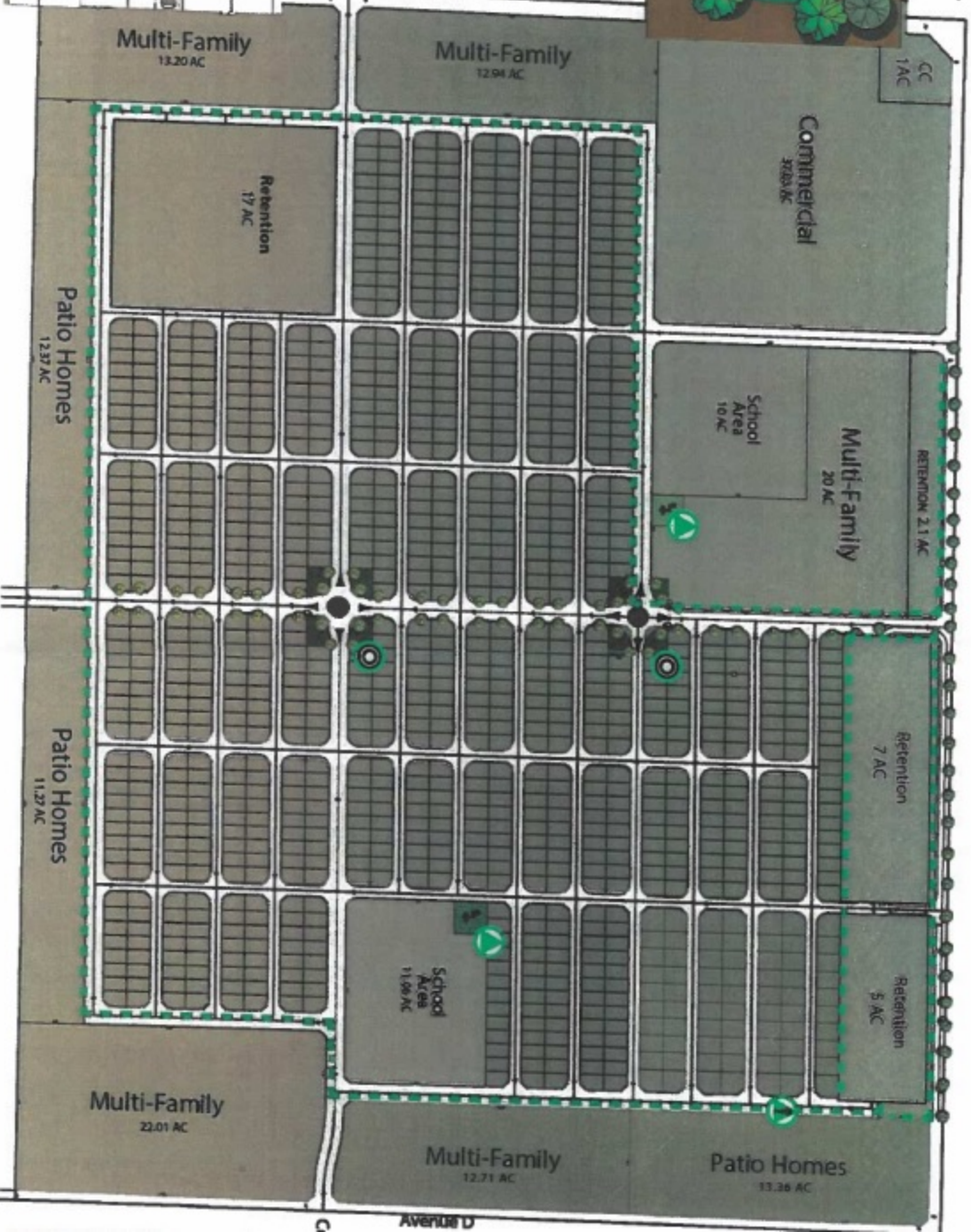
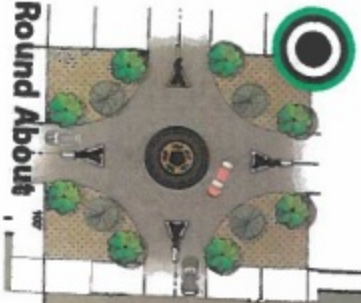
Conceptual Landscape Plan & Amenities

County 24th St.



County 24th 1/2 St.

South Avenue E



Avenue D



July 11, 2022

MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0335

CASE SUMMARY: Minor Amendment Case No. 2022-0335. A request by DuBose Design Group on behalf of the Somerton School District and David Loo to change the land use designation of approximately **32 acres** from Commercial (C) and Medium Density Residential (MDR) to Hight Density Residential (HDR). Assessor’s parcel numbers 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.

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 HEARINGS: 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 Fervillegas@sanluisaz.gov.

Thank you,

Fernando Villegas
Principal Planner
Attachment: Location Map



COMMENTS NO COMMENTS

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: Fervillegas@sanluisaz.gov



July 11, 2022

MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0335

CASE SUMMARY: Minor Amendment Case No. 2022-0335. A request by DuBose Design Group on behalf of the Somerton School District and David Loo 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 numbers 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.

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Thank you,

Fernando Villegas
Principal Planner
Attachment: Location Map

COMMENTS NO COMMENTS

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 for the 32 acres needs to be restricted with a one foot no access easement along the entire east side. This no access easement needs to continue along the entire east side of 227-14-009. 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 24th and D.

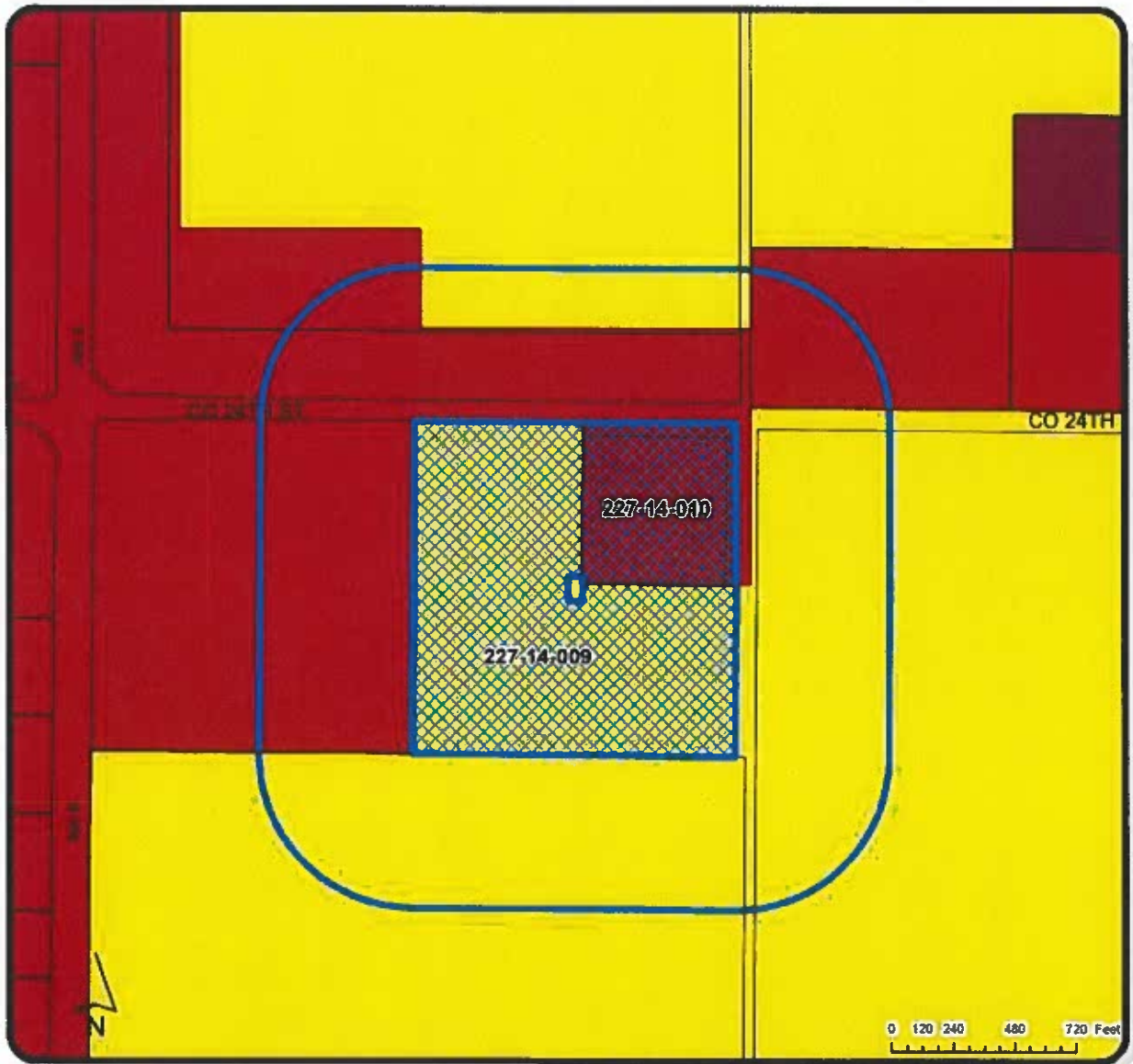
Date: July 11, 2022

Agency: Glenn Gimbut, Assistant City Attorney


Phone:

Return to: Fervillegas@sanluisaz.gov

Location Map



LOCATION OF SUBJECT PROPERTY

 PARCELS: East 1/2 of Parcel 22714009 & 22714010
LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR)
& COMMERCIAL (C)
TO HIGH DENSITY RESIDENTIAL (HDR)

 600ft Notification Area

LOCATION MAP

2000 General Plan Future Land Use

- High Density Residential
- Low Density Residential
- Medium Density Residential
- Community Center
- Medium Urban Suburban Center
- Employment
- Office Subcenter
- Public Facility

MINOR AMENDMENT

CASE #
2022-0335



July 11, 2022

MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0335

CASE SUMMARY: Minor Amendment Case No. 2022-0335. A request by DuBose Design Group on behalf of the Somerton School District and David Loo 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 numbers 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.

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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 HEARINGS: 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 Fervillegas@sanluisaz.gov.

Thank you,

Fernando Villegas
Principal Planner
Attachment: Location Map

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: 7/11/22

Agency: Yuma County Airport Authority, Inc.

Phone: 928-726-5882

Return to: Fervillegas@sanluisaz.gov



July 11, 2022

MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0335

CASE SUMMARY: Minor Amendment Case No. 2022-0335. A request by DuBose Design Group on behalf of the Somerton School District and David Loo 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 numbers 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.

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PUBLIC HEARINGS: August 9, 2022

COMMENTS DUE: July 21, 2022

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Thank you,

Fernando Villegas
Principal Planner
Attachment: Location Map

COMMENTS NO COMMENTS

Enter Comments below: The Arizona Department of Transportation requests the opportunity to review and comment on a traffic impact analysis (TIA) that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. Thank you.

Date: 7/20/22

Agency: ADOT

Phone: (928) 317-2159

Return to: Fervillegas@sanluisaz.gov



Planning and Zoning Commission

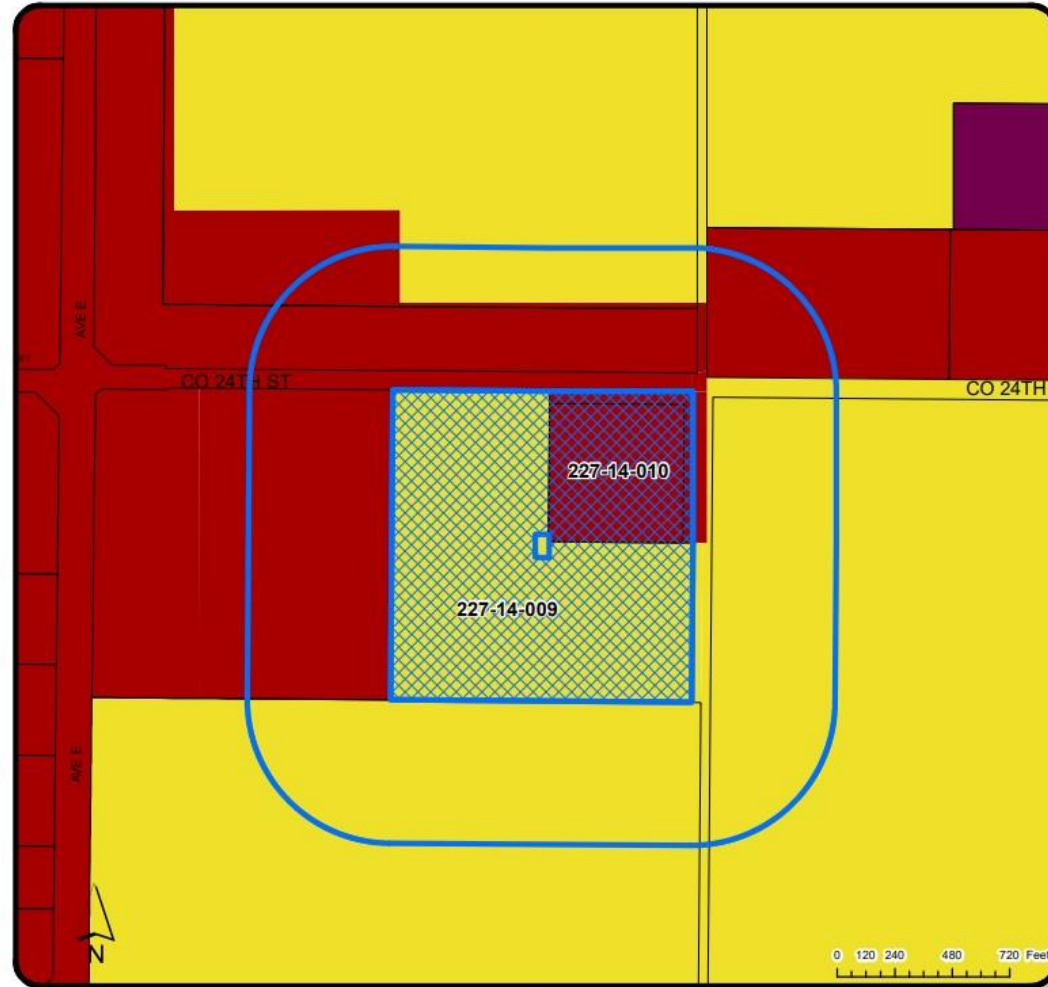
August 09, 2022

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.

Minor Amendment Case No. 2022-0335



Land Use Map

LOCATION OF SUBJECT PROPERTY **LOCATION MAP** **MINOR AMENDMENT**

PARCELS: East 1/2 of Parcel 22714009 & 22714010
LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR)
& COMMERCIAL (C)
TO HIGH DENSITY RESIDENTIAL (HDR)

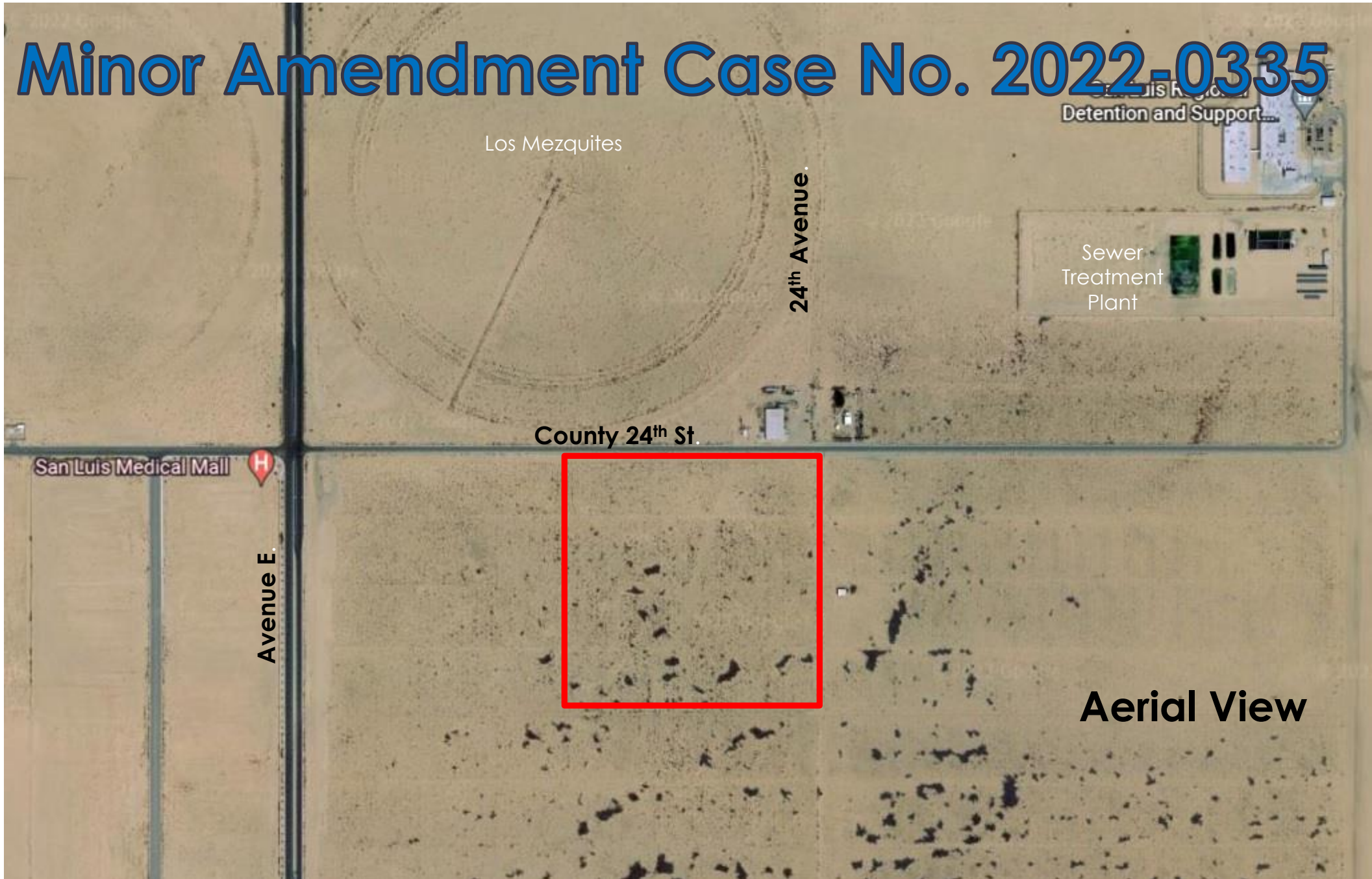
600ft Notification Area

2040 General Plan Future Land Use

- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Medium Low Density Center
- Employment
- Conservation
- Buffer Buffer

CASE #
2022-0335

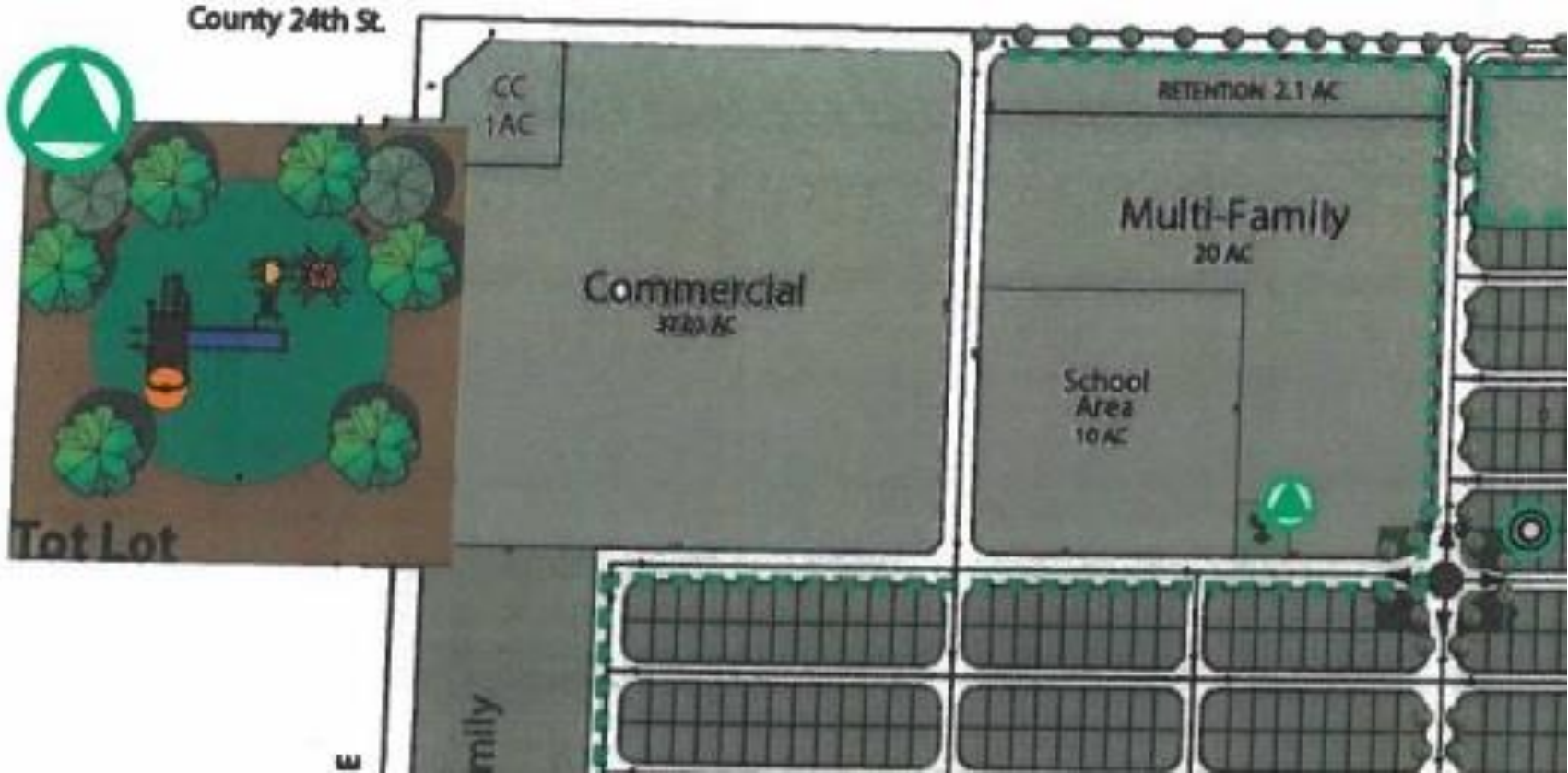
Minor Amendment Case No. 2022-0335



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.**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. B.

Meeting Date: 08/09/2022

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. 2022-0336. A request by DuBose Design Group on behalf of Somerton School District, David Loo, Von Verde Development LLC, Moy Farming Company LLC and Elizabeth Carpenter to change the zoning of approximately 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). The subject properties are located south of County 24th Street between Avenue E and Avenue D 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. 2022-0336

BACKGROUND:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of the area to Medium Density Residential (MDR). The Medium Density Residential land use designation allows the applicant to submit a rezoning application to R1-6 and R2. However, the applicant has also requested a land use change to High Density Residential (HRD) to allow the rezoning to R-3.

ANALYSIS:

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

Existing Adjacent Zoning Districts:

To the north: C-2 and L-1

To the west: C-2

To the south: C-2 and L-1

To the east: H-1

According to the site plan submitted by the applicant the proposed development will have a mixture of residential development and a large commercial site. The applicant is proposing a multifamily project, townhome or condominium projects, medium density residential subdivisions, two (2) schools sites and one (1) large park area. These proposed projects can generate a large amount of traffic trips per day and for this reason a traffic study has been prepared by the applicant and the developer must provide all the necessary improvements required by the traffic study during the construction of any phases of this development.

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 Arizona Department of Transportation (ADOT) and the Yuma County Airport Authority (YCAA).

ADOT is requesting the opportunity to review and comment on a traffic impact analysis (TIA) that meets the requirements of Section 240 on its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>.

YCAA “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 (7 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 August

2nd, 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. 2022-0336 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.

Attachments

Location Map

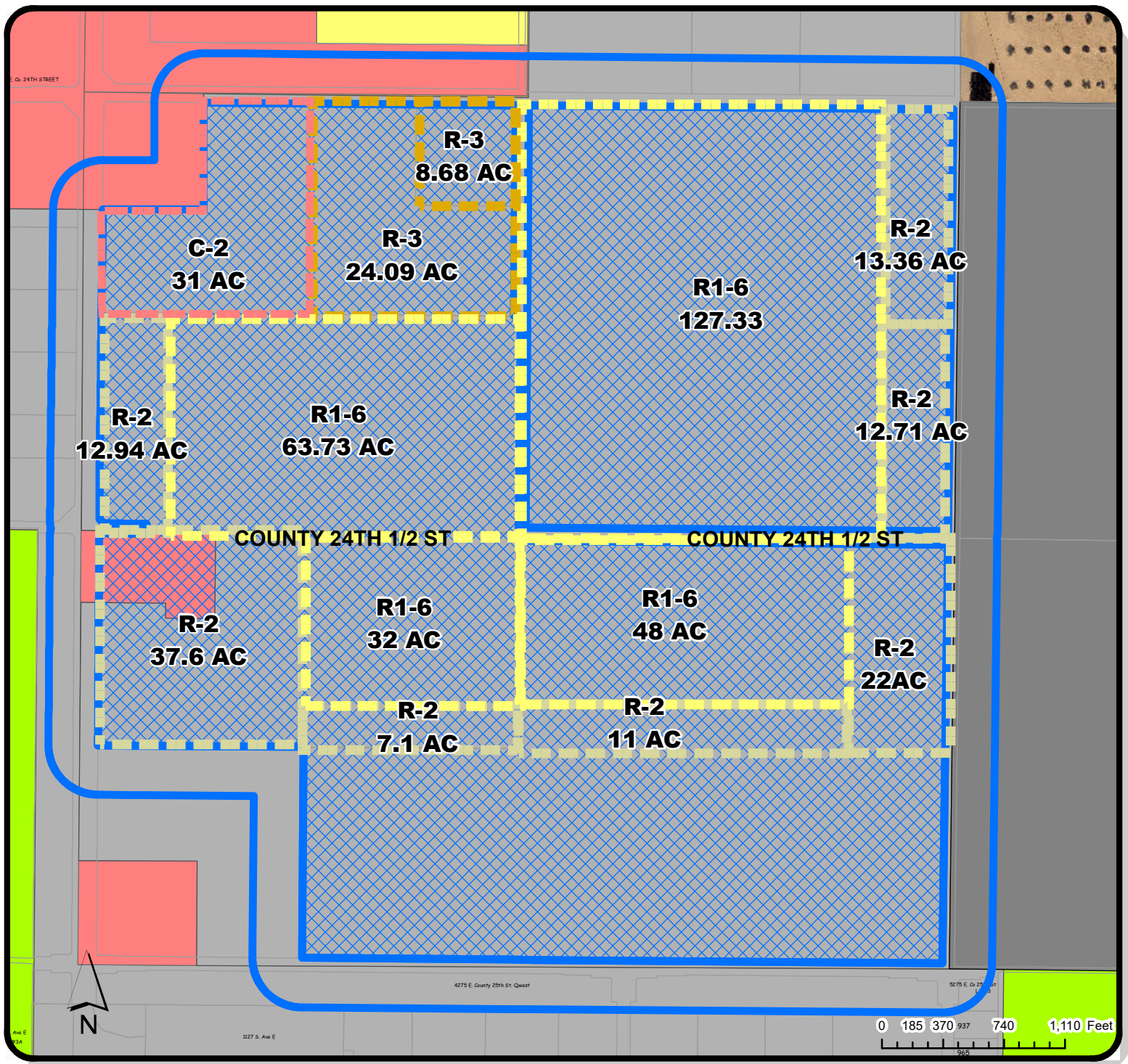
Site Plan

Staff Comment Letters

ADOT Comment Letter

YCAA Comment Letter

Presentation



LOCATION OF SUBJECT PROPERTIES






LOCATION MAP

REZONING

 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**

Zoning

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

CASE #
2022-0336

DATE:
7/7/2022

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
FERNANDO VILLEGAS

APPROVED BY:
JOSE A. GUZMAN

Orquídea Park

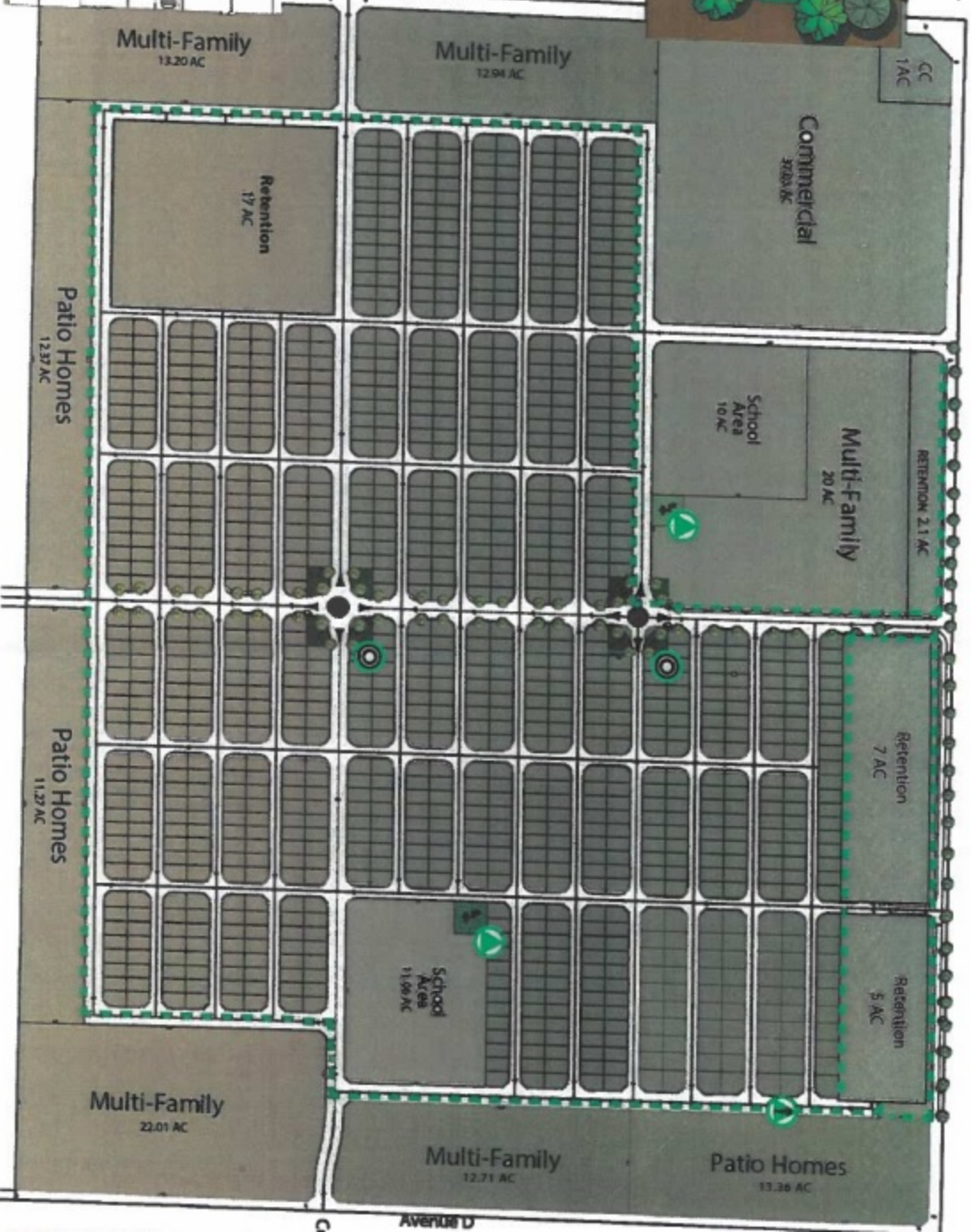
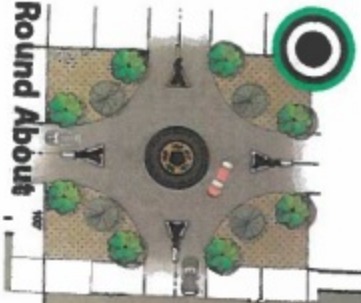
Conceptual Landscape Plan & Amenities

County 24th St.



County 24th 1/2 St.

South Avenue E





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.

Thank you,

Fernando Villegas
Principal Planner
Attachments: Location Map and Site Plan
 COMMENTS NO COMMENTS

.....
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



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.

Thank you,

Fernando Villegas
Principal Planner
Attachments: Location Map and Site Plan

COMMENTS NO COMMENTS

.....
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 24th and D.

July 11, 2022

Date:

Agency: Glenn Gimbut, Assistant City Attorney

Phone:

Return to: P&Z@sanluisaz.gov



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).

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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

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Thank you,

Fernando Villegas
Principal Planner
Attachments: Location Map and Site Plan

COMMENTS NO COMMENTS

.....
Enter Comments below: The Arizona Department of Transportation (ADOT) requests the opportunity to review and comment on a traffic impact analysis (TIA) that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. Thank you.

Date: 7/20/22

Agency: ADOT Southwest District

Phone: (928) 317-2159

Return to: P&Z@sanluisaz.gov



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).

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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).

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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.

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. 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:
7/11/22

Agency:
Yuma County Airport Authority, Inc.

Phone:
928-726-5882

Return to: P&Z@sanluisaz.gov



Planning and Zoning Meeting

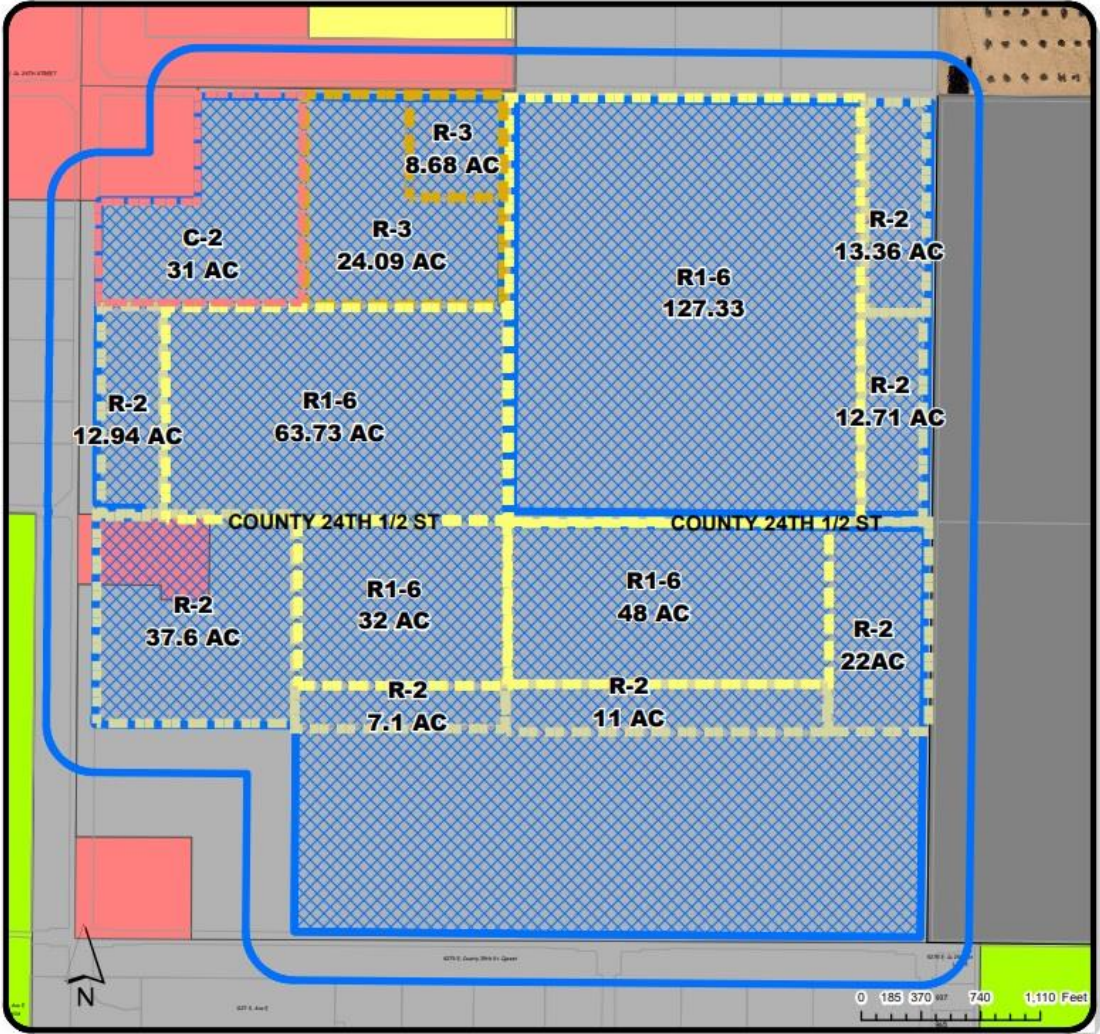
August 09, 2022

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

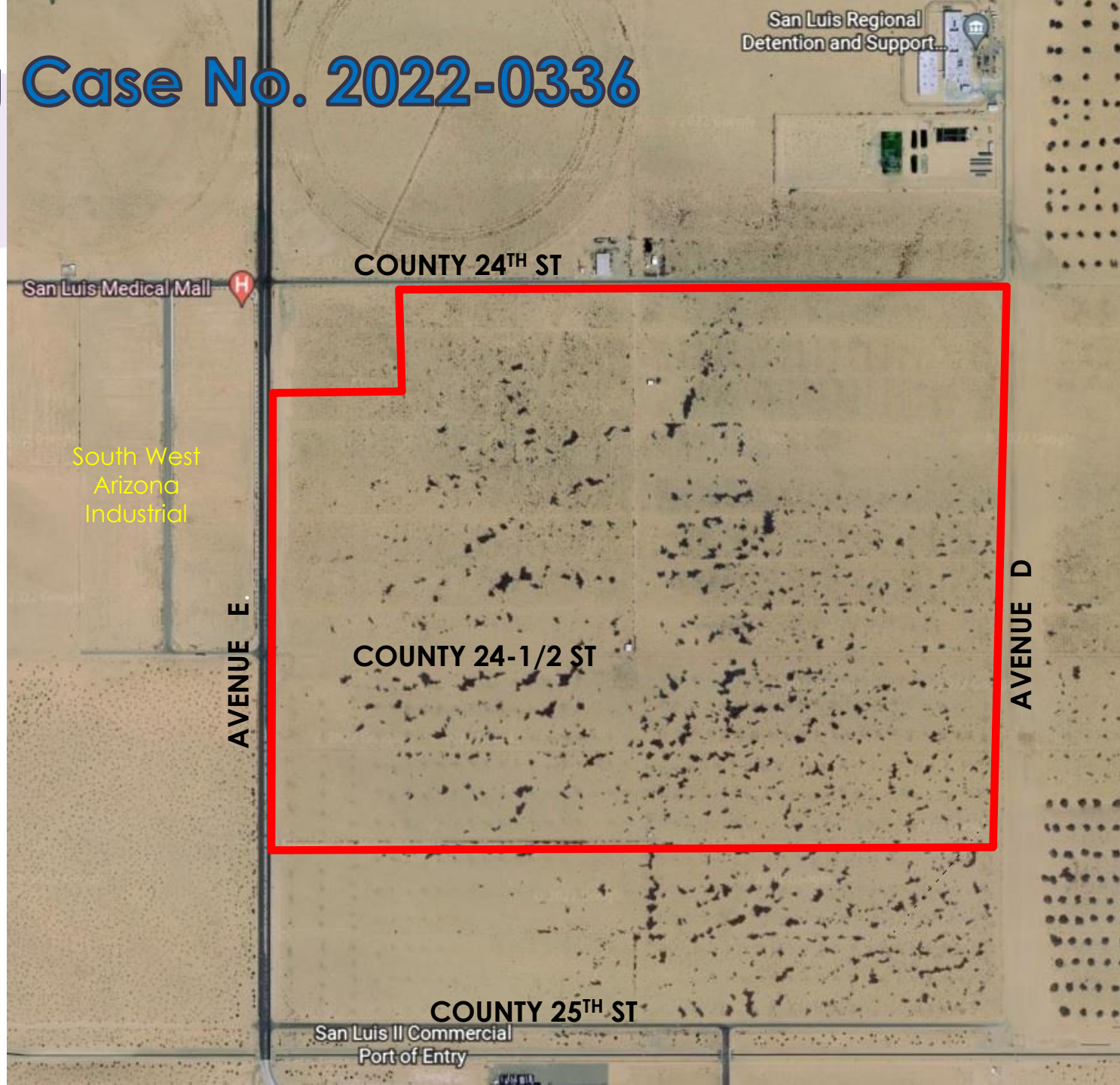
Zoning

- SINGLE RESIDENCE ZONING DISTRICTS
 - R1-S
 - R1-D
- MULTIPLE RESIDENCE ZONING DISTRICTS
 - R2-S
 - R2-D
- COMMERCIAL ZONING DISTRICTS
 - C-2
- INDUSTRIAL ZONING DISTRICTS
 - I-1

REZONING

CASE #
2022-0336

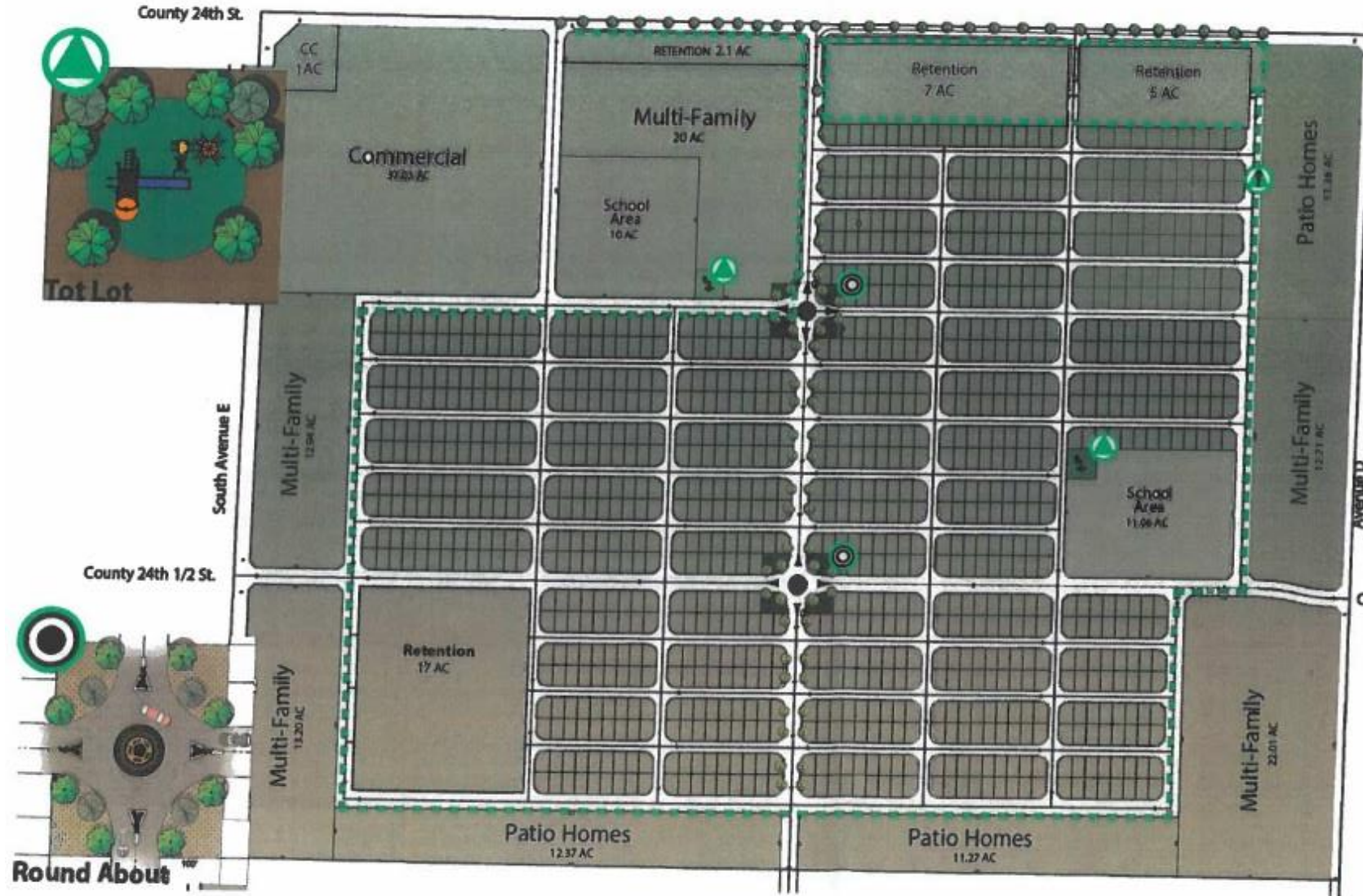
Rezoning Case No. 2022-0336



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.**



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3. C.

Meeting Date: 08/09/2022

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 Conditional Use Permit Case No. 2022-0425. A request by DuBose Design Group on behalf of the Sam Group Investments Partnership for a Conditional Use Permit from Section 18.35.30 (C)(1) of the City of San Luis Zoning Ordinance to allow a commercial building with a gross floor area greater than 50,000 square feet. Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24 1/2 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 Conditional Use Permit Case No. 2022-0425

BACKGROUND:

On July 27, 2022, City Council approved Rezoning Case No. 2022-0349, rezoning the subject property from Light Industrial (L-I) to Community Commercial (C-2). The applicant requested C-2 zoning to allow the construction of a 124 room hotel. However, the proposed building is more than 50,000 square feet in size and Section 18.35.30 (C)(1) of the City of San Luis Zoning Ordinance requires a Conditional Use Permit for commercial buildings with a gross floor area greater than 50,000 square feet.

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 amount of traffic trips per day and a traffic study should be required in accordance to 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.

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 August

2nd, 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 materials necessary for the review of this Conditional Use Permit request.

STAFF RECOMMENDATION:

Staff recommends approval of Conditional Use Permit Case No. 2022-0425 subject to the following conditions:

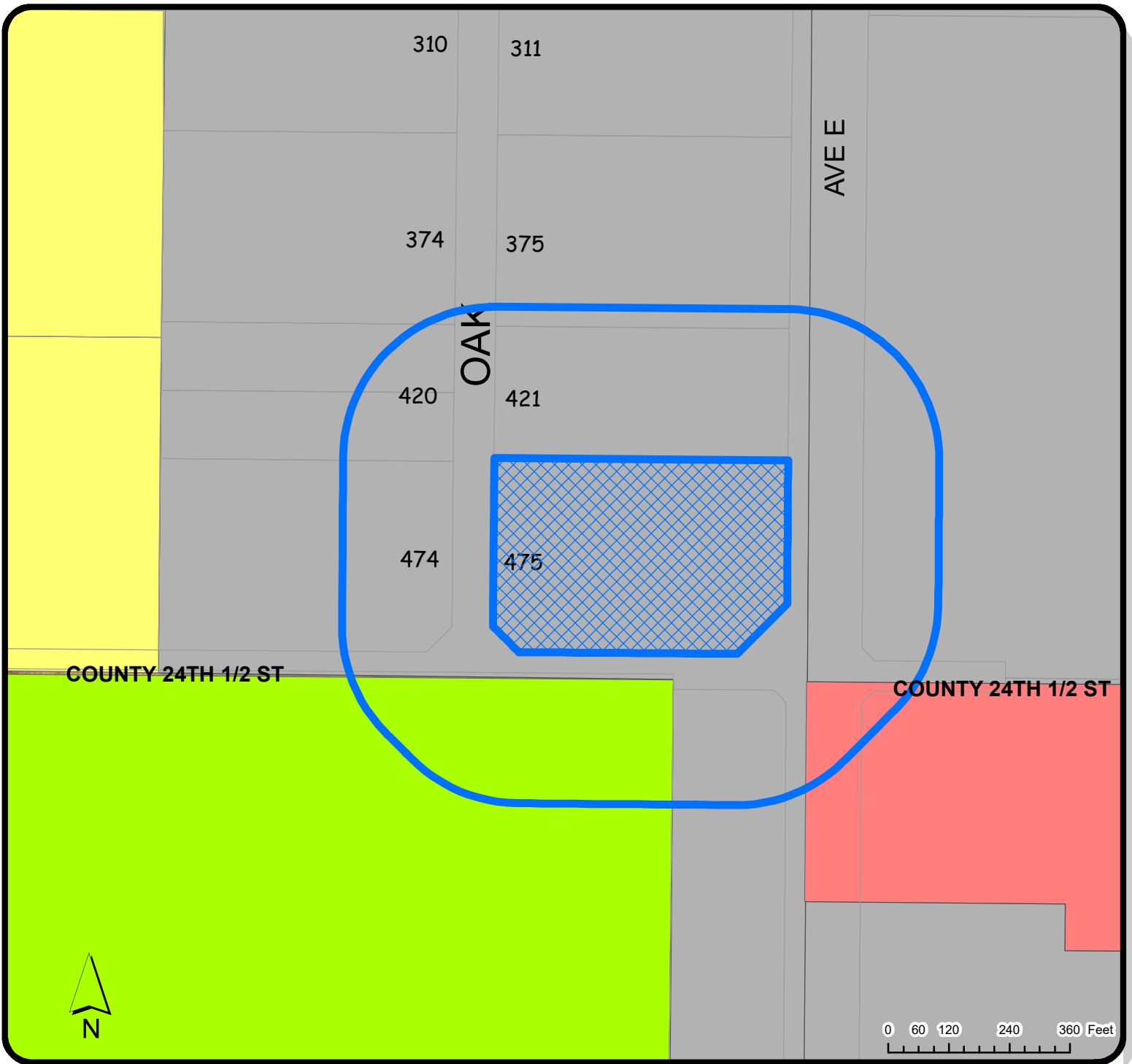
1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements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

RECOMMENDED MOTION:

I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2022-0425 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

Attachments

Location Map
Site Plan
Elevations
Presentation










LOCATION OF SUBJECT PROPERTY

 Assessor's Parcel Number 227-15-011

 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

CONDITIONAL USE

CASE #
2022-0425

DATE:
7/20/2022

CHECKED BY:
FERNANDO VILLEGAS

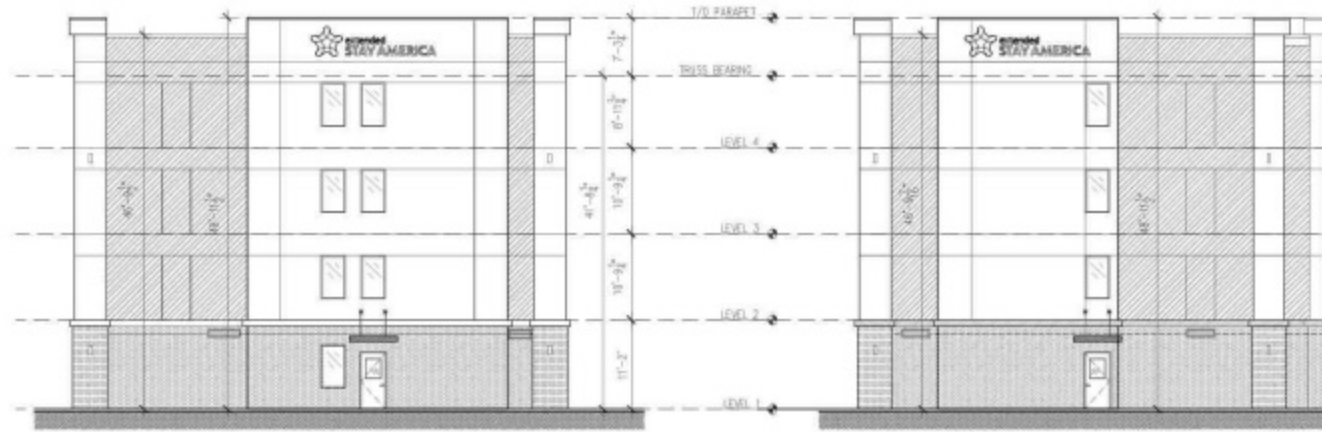
PLANNING & ZONING



GIS

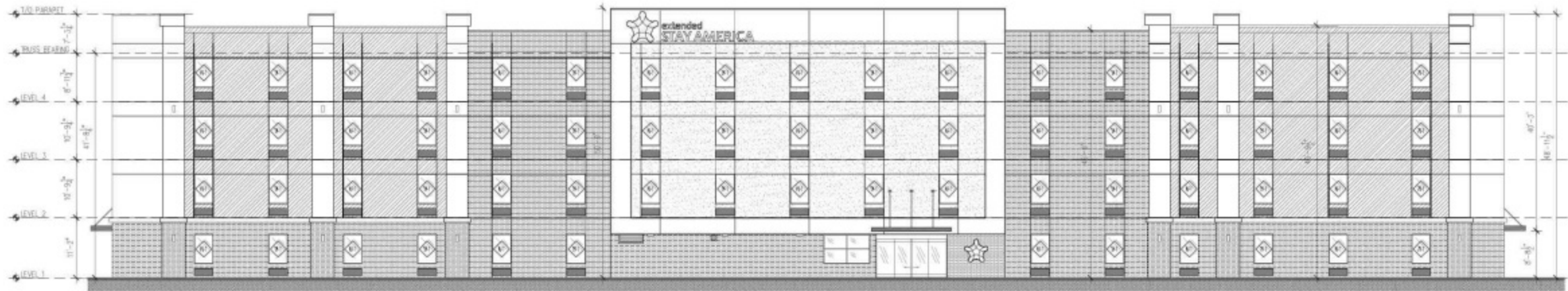
CREATED BY:
ISAAC GUTIERREZ

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"



Planning and Zoning Meeting

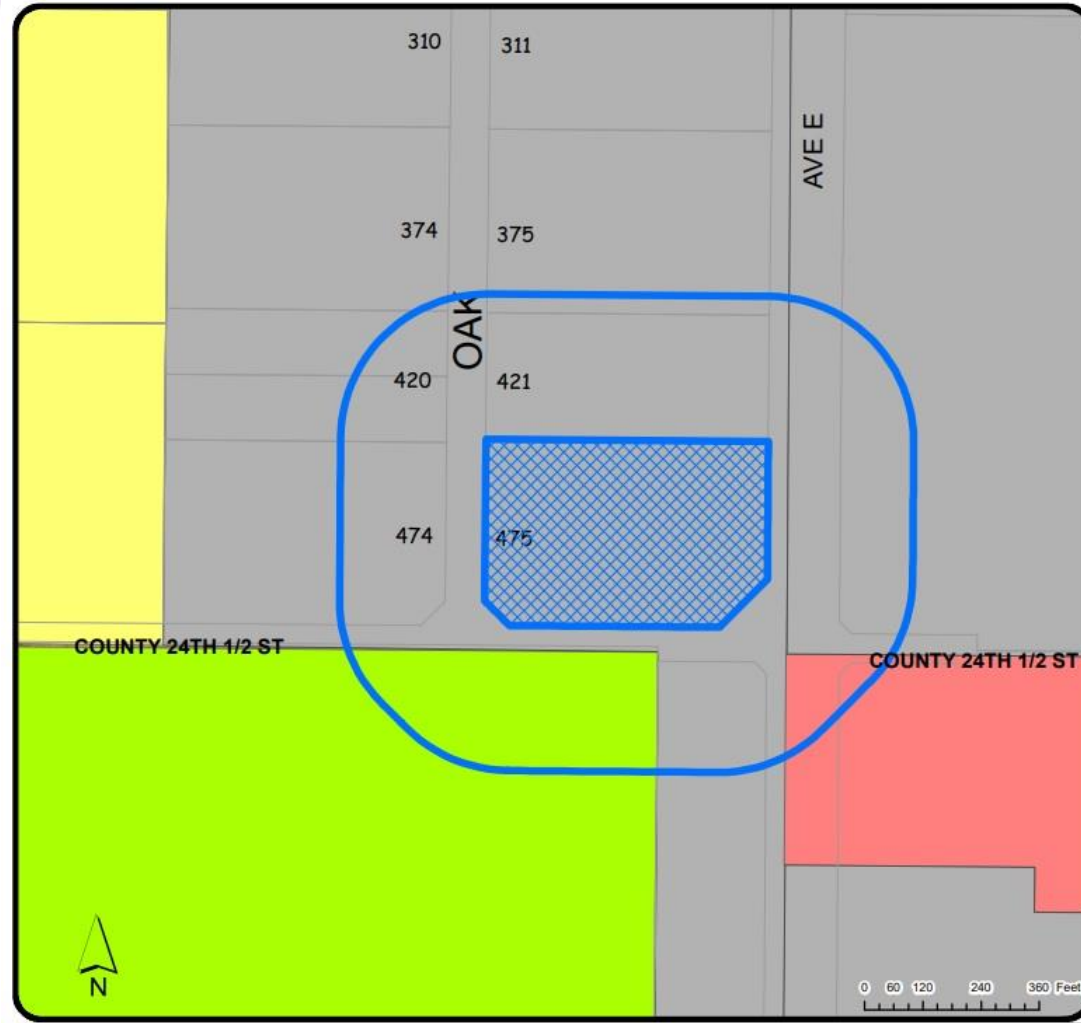
August 09, 2022

Conditional Use Permit Case No. 2022-0425

Request: A Conditional Use Permit from Section 18.35.30 (C)(1) of the City of San Luis Zoning Ordinance to allow a commercial building with a gross floor area greater than 50,000 Square Feet. Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24-1/2 Street.

- ◉ The applicant is requesting to the CUP the subject to allow the construction of a 124 room hotel.

Conditional Use Permit Case No. 2022-0425



Zoning Map

LOCATION OF SUBJECT PROPERTY

 Assessor's Parcel Number 227-15-011

 300ft Notification Area

LOCATION MAP

Zoning

-  SINGLE RESIDENCE ZONING DISTRICTS
-  R1.4
-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R1.8
-  R1.9
- COMMERCIAL ZONING DISTRICTS
- C2

CONDITIONAL USE

CASE #
2022-0425

Conditional Use Permit Case No. 2022-0425



Santa Cecilia

Belleza Del Desierto

South West Arizona Industrial

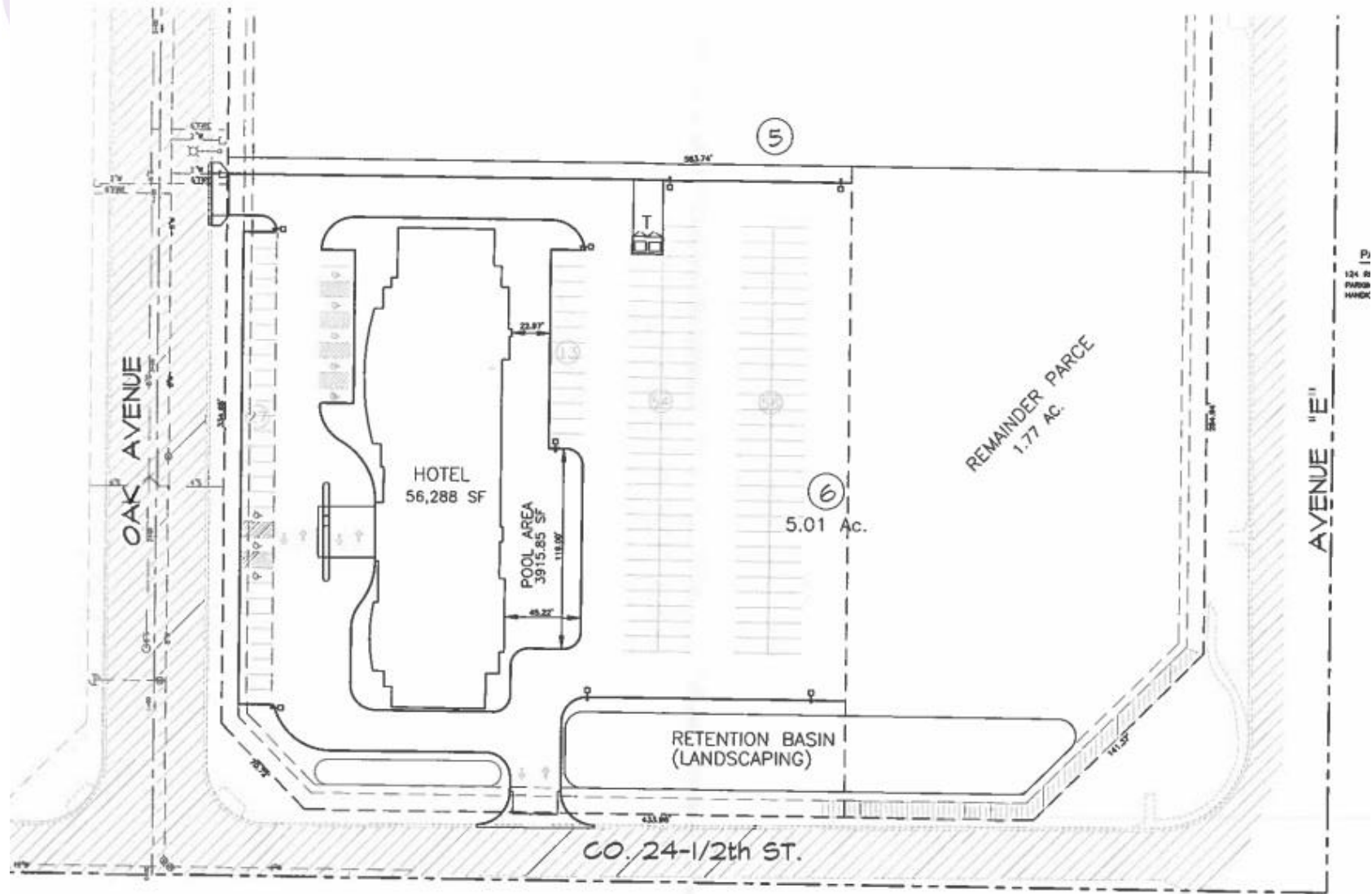
Oak Avenue

Avenue E

County 24-1/2 St.

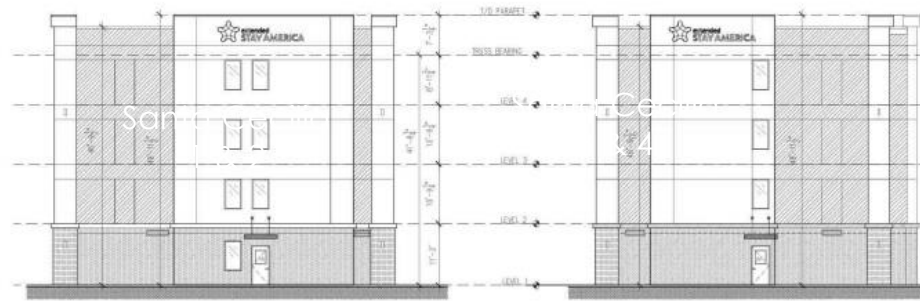
Aerial View

Conditional Use Permit Case No. 2022-0425



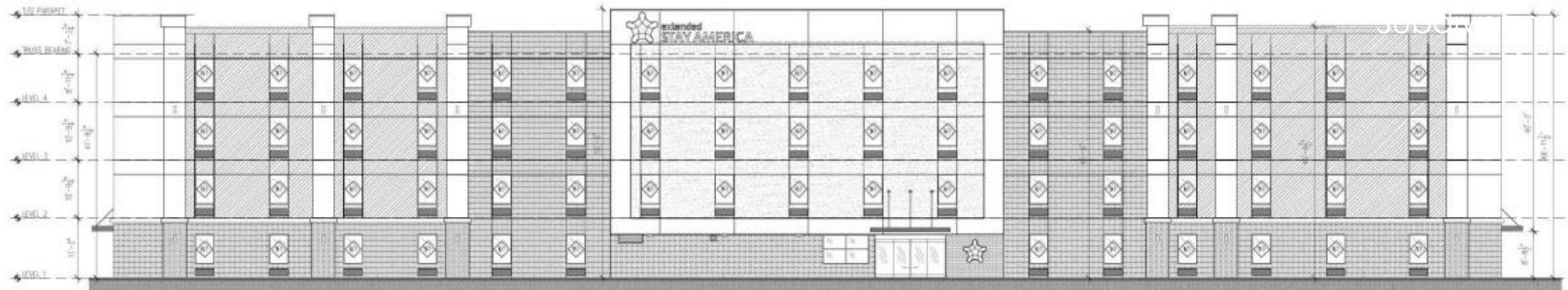
Site Plan

Conditional Use Permit Case No. 2022-0425



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"

Elevations

Conditional Use Permit Case No. 2022-0425

Staff Recommendation:

Staff recommends approval of Conditional Use Permit Case No. 2022-0425 subject to the following conditions:

1. The applicant/owner 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 traffic study shall be done by the developer.

Recommended Motion:

- ⦿ **I MOVE TO FOWARD CONDITIONAL USE PERMIT CASE NO. 2022-0425 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**