



January 13, 2023

REZONING CASE NUMBER: 2023-0007

CASE SUMMARY: A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to rezone 8.9 acres from Community Commercial (C-2) to Medium Density Residential (R1-6). Assessor's parcel 227-11-393, located north of County 24th Street between Avenue E and 24th Avenue in San Luis Arizona.

Citizen Review Meeting will be held:

Tuesday the 7th day of February 2023 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: February 14, 2023

COMMENTS DUE: January 20, 2023

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 AICP Candidate

Principal Planner

Attachments: 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: 1/18/23

Agency:

Yuma County Airport Authority, Inc.

Phone:

928-726-5882

Return to: P&Z@sanluisaz.gov



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Fernando Villegas AICP Candidate
Principal Planner
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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:

01/17/23

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@sanluisaz.gov

January 26, 2023

RE: Minor Amendment Case No. 2023-0007

Good afternoon, below is the ADOT Southwest District's comments on the proposed development:
"The ADOT Southwest District 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>. ADOT's primary interest is in the effects of traffic at the intersection of Avenue E and SR 195 as well as the existing port of entry."

Isabell Garcia
Development TES
Southwest District
P- (928) 317-2159
E-mail- IGarcia@azdot.gov

Glenn Gimbut Comments 1-17-23

Looks like a "filling in" of Los Mezquites. Other than the normal traffic study and some kind of buffer of homes from C-2 (normal block wall fence most likely sufficient), and the normal conditions to any subdivision or normal tract housing development, can't think of anything else. This is an appropriate land use. However, it does limit usefulness of remainder of C-2 development and constrict shopping area to strip type commercial. Had been hoping for something that might take a 'big box' like a decent sized grocery store or something like a Home Depot or Lowes. Constricting area sort of eliminates those uses.