



## **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 6:00 p.m., Tuesday, February 14, 2023. 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/ Roman Pacheco, Planning Technician

## **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 6:00 p.m., el día Martes 14 de febrero del 2023. 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/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, February 14, 2023**  
**6:00 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. CONSENT AGENDA**

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held January 10, 2023

**4. 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.

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2022-0711. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, to change the land use designation of approximately 8.9 acres from Commercial (C) to Medium Density Residential (MDR). A portion of assessor's parcel number 227-11-393, located north of County 24th Street between Avenue E and 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. 2022-0711

**4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0007. 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). A portion of the assessor's parcel number 227-11-393, located north of County 24th Street between Avenue E and 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 Rezoning Case No. 2023-0007

**4. C.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0693. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC to rezone 5 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of assessor's parcel number 227-11-393, located west of 24th Avenue between Ortega Street and County 24th 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. 2022-0693

**5.** **ITEMS REQUIRING DISCUSSION AND/OR ACTION** – 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.

**5. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0688. A request by Najeh Edais, on behalf of Riedel Holdings LLC., for the approval of Plaza Colibri Commercial Subdivision preliminary plat. The property is located on the northeast corner of County 24th Street and Avenue E in San Luis, Arizona.

**6. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

3. A.

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Summary

**APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held January 10, 2023

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Attachments

Minutes 1/10/2023

## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
JANUARY 10, 2023  
7:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** The meeting was called to order at 7:00 p.m. by Chairman Marco A. Pinzon.

### **PRESENT:**

Chairman Marco A. Pinzon  
Vice Chairman Veronica Zavala  
Commission Member Javier Barraza  
Commission Member Hugo Garcia  
Commission Member George Amaya

### **ABSENT:**

Commission Member Ruben Walshe

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Roman Pacheco, Planning Technician  
Fernando Villegas, Principal Planner  
Juan Tejeda, Associate Planner  
Kay Macuil, City Attorney  
Ruben Lopez, I.T. Technician  
Christopher Robins, Dahl, Robins & Associates, Inc.

### **2. PLEDGE OF ALLEGIANCE:**

Commission Member George Amaya led the Pledge of Allegiance.

### **3. CONSENT AGENDA**

#### **3. A. APPROVAL OF MINUTES**

- Regular Planning and Zoning Commission meeting held December 13, 2022

**MOTION: Commission Member George Amaya / Commission Member Hugo Garcia** to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

|                                  |     |
|----------------------------------|-----|
| Chairman Marco A. Pinzon         | Aye |
| Vice Chairman Veronica Zavala    | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia    | Aye |
| Commission Member George Amaya   | Aye |

### **4. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

**4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0614P. A request by Dahl, Robins & Associates on behalf of HMS Development LLC for the preliminary plat approval of the HMS Development LLC Subdivision. This subdivision will contain 2 commercial lots, in approximately 5.63 acres. The lots range in size from 2.75 acres to 2.88 acres. The property is located south of Cesar Chavez Boulevard between 7th Avenue and 8th Avenue. Parcel Number 776-34-260 in San Luis, Arizona.**

#### **A. Staff Presentation**

**Fernando Villegas, Principal Planner**, presented and summarized the staff report recommending approval of the preliminary plat with the condition that the applicant addresses the review comment letter dated November 3, 2022.

**Vice Chairman Veronica Zavala** asked about the lot split; lot number 1 is where the hotel will be. **Villegas** responded yes. **Zavala** also asked if lot two would be for future tenants or if they would split in two. **Villegas** responded that he does not know if the applicant will be splitting the property later, but they are just proposing two. **Zavala** furthermore asked if the access for lot two has access on the south side. **Villegas** responded that there is another point of entry on 8<sup>th</sup> Avenue; where the Super C gas station is located, there is an existing access easement on the south side. It is also possible that the future parcel can use the one on Cesar Chavez, as you can see on the site plan.

**Commission Member Hugo Garcia** asked who was going to develop that easement. **Villegas** responded when you have an access easement, the property owner improves it. The city only makes improvements in public rights-of-way. **Garcia** asked when the applicant was going to build that road. **Villegas** responded that the applicant was here to answer questions, but they wanted to build the hotel as soon as possible but that is the first project, and whatever it is required for the hotel will be done. When they are ready to make improvements, they will probably also improve the easements and access points. **Zavala** asked if they were selling the second lot. **Villegas** responded the buyers would be responsible for the improvements.

**Commission Member George Amaya** stated that he believes this is a good project for the City of San Luis and its residents, as the subject parcel has remained vacant for years with no action. It aligns with the continuing development within the City of San Luis.

**Christopher Robins, Dahl, Robins & Associates**, 1560 S. 5<sup>th</sup> Avenue, Yuma, AZ, stated that on behalf of the owners of the property HMS development and the developer's Greens, they want to offer their apologies for not being able to be here in person. They just recently returned from out of the country, they are watching by video link, and I want to apologize for that in advance. As Fernando had mentioned, this case before you this evening is simply the subdivision portion of this project. The preliminary plat will precede the final plat, simply splitting parcel C into two lots, although the Master Plan before you showed three lots that were just for reference only. The purpose of the master plan was a requirement by the city to

satisfy the condition set forth on the original Lot Split. Providing the necessary access and utilities to service parcel C and parcels A and B along 7<sup>th</sup> Avenue. Recommending approval for the case tonight will allow us to go forward with the off-site improvement plans that will provide water, sewer and access to parcels A, B, and C. With an access easement on the east, as discussed, out to 8<sup>th</sup> Avenue for safe and convenient access to traffic signal there at 8<sup>th</sup> and Cesar Chavez Boulevard.

**Jose A. Guzman, Director of Planning and Zoning**, mentioned that this is the preliminary plat. It only approves the general layout of the subdivision. The next step for them is to submit the final plat, which includes all off-site improvements and everything, and at that time, staff will do a more in-depth review and maybe additional conditions, or additional comments might come up.

**B. Action on Subdivision Case No. 2022-0614P**

**MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon** to approve Subdivision Case No. 2022-0614P with the condition as presented by staff.

The vote was as follows:

|                                  |     |
|----------------------------------|-----|
| Chairman Marco A. Pinzon         | Aye |
| Vice Chairman Veronica Zavala    | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia    | Aye |
| Commission Member George Amaya   | Aye |

**4. B. Discussion and possible action on any and all matters regarding the election of new officers.**

**Jose A. Guzman, Director of Planning and Zoning**, explained that as per City Code, commission members must appoint a chairman and vice chairperson at the first meeting of each year. Only those members who have served the commission for more than one year are eligible to be appointed. At this time, five members are the ones here tonight.

**MOTION: Commission Member Javier Barraza / Chairman Marco A. Pinzon to appoint Marco A. Pinzon as Chairperson of the Planning and Zoning Commission. The motion passed unanimously.**

The vote was as follows:

|                                  |     |
|----------------------------------|-----|
| Chairman Marco A. Pinzon         | Aye |
| Vice Chairman Veronica Zavala    | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia    | Aye |
| Commission Member George Amaya   | Aye |

**MOTION: Commission Member Hugo Garcia / Chairman Marco A. Pinzon to appoint Javier Barraza as Vice Chairperson of the Planning and Zoning Commission. The motion passed unanimously.**

The vote was as follows:

|                                  |     |
|----------------------------------|-----|
| Chairman Marco A. Pinzon         | Aye |
| Vice Chairman Veronica Zavala    | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia    | Aye |
| Commission Member George Amaya   | Aye |

## **5. INFORMATION AND DISCUSSION ITEMS**

### **5. A. Discussion on any and all matters regarding the meeting time for future Planning and Zoning Commission regular meetings.**

**Jose A. Guzman, Director of Planning and Zoning,** explained that City Council approved Ordinance No. 432, changing the start time of Council meetings from 7:00 p.m. to 6:00 p.m. The Planning and Zoning Commission usually follows that same time. Therefore, starting February 2023, the Planning and Zoning Commission meetings will be held at 6:00 p.m.

**Chairman Marco A. Pinzon** stated that he understands that City Council, for us that we fall in it, is sometimes it makes a little bit harder when people come out of work, and sometimes 6 o'clock will be running close for most of us. Especially when working half the time in Yuma, but we will try to make plans to travel a little bit early and make it here on time, but I mean, with what we have seen in the past that half of them do not make it to these meetings. I do not know this six o'clock will help, probably going to make it worse, that is my opinion. Furthermore, Pinzon mentioned that if it gets tough, I suggest trying to do our best to make it here, and on my side, I can wait as long as we can have a quorum, even if it is 15, 20 to 30 minutes and get these items moving to confirm that you are on your way, and we will wait.

## **6. ADJOURNMENT**

**MOTION: Chairman Marco A. Pinzon / Commission Member Javier Barraza** adjourn the Regular Planning and Zoning Commission meeting at approximately 7:20 p.m. The motion passed unanimously.

The vote was as follows:

|                                  |     |
|----------------------------------|-----|
| Chairman Marco A. Pinzon         | Aye |
| Vice Chairman Veronica Zavala    | Aye |
| Commission Member Javier Barraza | Aye |
| Commission Member Hugo Garcia    | Aye |
| Commission Member George Amaya   | Aye |

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON JANUARY 10, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Technician



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 02/14/2023

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2022-0711. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, to change the land use designation of approximately 8.9 acres from Commercial (C) to Medium Density Residential (MDR). A portion of assessor's parcel number 227-11-393, located north of County 24th Street between Avenue E and 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. 2022-0711

#### SUMMARY:

In 2021 Major Amendment Case No. 2021-0340 was approved by City Council to change the land use designation of the subject parcel and adjacent parcels to the north from Commercial (C) to Medium Density Residential (MDR). However, 8.90 acres on the southwest corner, as shown on the location map, remain Commercial (C). Later in 2022, City Council approved Rezoning Case No. 2021-0693 rezoning the subject parcel to Medium Density Residential (R1-6). However, the 8.90 acres on the southwest corner are still zoned Commercial (C-2).

#### GENERAL PLAN:

The City of San Luis 2040 General Plan identifies two existing land use categories in the area north of County 24th Street between Avenue E and 24th Avenue, Commercial (C) and Medium Density Residential (MDR).

#### Existing Land Use Categories

**Commercial (C):** The commercial land use category is intended to provide for the primary commercial areas serving the community including neighborhood, community, and regional-scale development. Commercial areas provide convenient community access to goods and services and may include retail, service commercial, professional offices, light industrial and employment uses.

**Zoning Districts permitted with C:** MU, C-1, C-2 and L-1.

**Medium Density Residential (MDR):** The Medium Density Residential land use category is intended to provide for detached single-family residential development on moderately size lots.

**Zoning Districts Permitted with MDR:** R1-6, R1-8, R1-12, R1-20, R1-35, R2, MHS, MHP and PUD.

#### Proposed Land Use Category

**Medium Density Residential (MDR):** The Medium Density Residential land use category is intended to provide for detached single-family residential development on moderately size lots.

**Zoning Districts Permitted with MDR:** R1-6, R1-8, R1-12, R1-20, R1-35, R2, MHS, MHP and PUD.

**General Plan Policies:**

**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 infrastructure is being currently expanded in the area by the developer. This portion of the parcel will be part of los Mezquites Phase 3 residential subdivision.

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

The proposed land use change will be located adjacent to commercial development compatible with the proposed residential development. The commercial land use category will be located to the south.

**Policy PS 6.1 Require new growth and development to construct and dedicate public utility infrastructure to serve the development including water, wastewater and storm water improvements.**

The developer should be responsible for providing all the necessary improvements including road construction, water, wastewater, and storm water. The proposed residential development will be required to construct and dedicate public utility infrastructure to serve the new development. This request is in compliance with this adopted policy.

**APPROVAL CRITERIA:**

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 development in other areas.
  - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems.
  - d. Affecting the livability of the area or the health and safety of the residents.
4. 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.

**AGENCY REVIEW:**

As required by State Statute, staff has sent notification letters to property owners within 300 feet of the proposed project (2 letters). Staff received comment letters from YCAA Inc, ADOT and City of San Luis Fire Department.

Yuma County Airport Authority provided the following comments: " 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."

Arizona Department of Transportation provided the following comments: " 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 <http://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."

The City of San Luis Fire Department submitted the following comments: " 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."

**CITIZEN REVIEW MEETING:**

A Citizen Review Meeting was held at City Hall on February 7, 2023 at the City Hall Council Chamber at 5:00 p.m. The purpose of the Citizen Review Meeting is to provide adjacent landowners and other potentially affected citizens an opportunity to ask questions and express any issues or concerns that may have with the proposed minor amendment prior to the public hearing. Nobody from the public was in attendance during the meeting.

**STAFF RECOMMENDATION:**

The applicant has provided the information and materials necessary for review of this minor amendment application. Staff recommends approval of Minor Amendment Case No. 2022-0711.

**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**

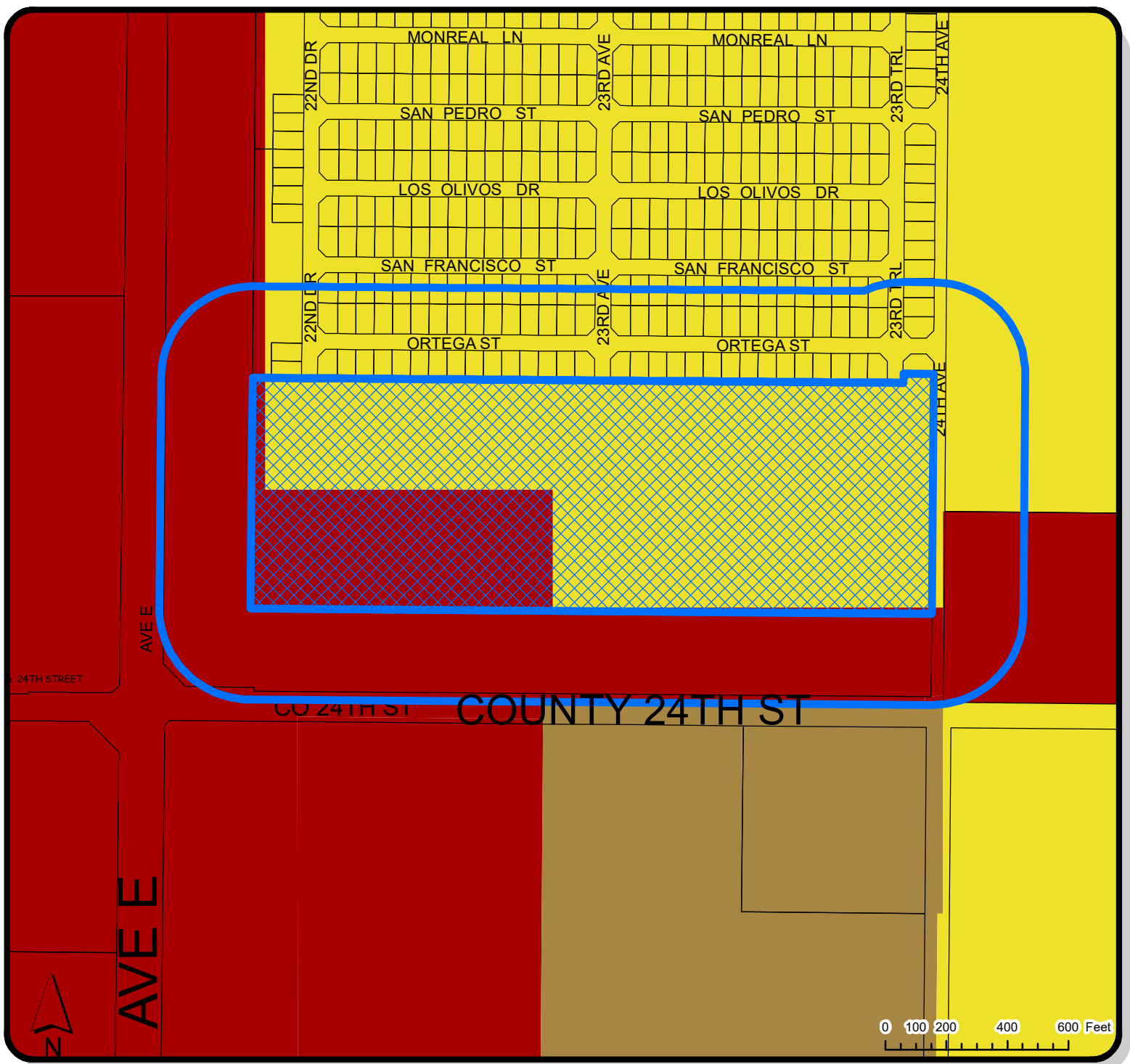
**C. I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2022-0711 TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL**

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**Attachments**

Location Map  
Comment Letters  
Presentation

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**LOCATION OF SUBJECT PROPERTY**

 Assessor's Parcel Number 227-11-393  
Change Land Use Designation on southwest 8.90 AC  
From Commercial (C) to Medium Density (MDR).

 300ft Notification Area

**LOCATION MAP**

**LAND USE**

-  Medium Density Residential
-  Commercial
-  High Density Residential

**MINOR AMENDMENT**

**CASE #**  
**2022-0711**

**DATE:**

1/4/2023

**PLANNING & ZONING**



**GIS**

**CREATED BY:**

ISAAC GUTIERREZ

**CHECKED BY:**

FERNANDO VILLEGAS

**APPROVED BY:**

JOSE A. GUZMAN



January 4, 2023

**MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0711**

**CASE SUMMARY: Minor Amendment Case No. 2022-0711.** A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to change the land use designation of approximately 8.90 acres from Commercial (C) to Medium Density Residential (MDR). A portion of assessor's parcel number 227-11-393. Located north of County 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> 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 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, 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](mailto:Fervillegas@sanluisaz.gov).

Thank you,

Fernando Villegas AICP Candidate  
Principal Planner  
Attachment: Location Map

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COMMENTS       NO COMMENTS

**Enter Comments below:**      The property is near Rolle Airfield where aviation activity is expected 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:** 1/5/23

**Agency:** YCAA, Inc.

**Phone:** 928-726-5882

**Return to:** [Fervillegas@sanluisaz.gov](mailto:Fervillegas@sanluisaz.gov)

January 26, 2023

RE: Minor Amendment Case No. 2022-0711

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](mailto:IGarcia@azdot.gov)



January 4, 2023

**MINOR GENERAL PLAN AMENDMENT CASE NO: 2022-0711**

**CASE SUMMARY: Minor Amendment Case No. 2022-0711.** A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to change the land use designation of approximately 8.90 acres from Commercial (C) to Medium Density Residential (MDR). A portion of assessor's parcel number 227-11-393. Located north of County 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> 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 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, 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](mailto:Fervillegas@sanluisaz.gov).

Thank you,

Fernando Villegas AICP Candidate  
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:** 01/04/23

**Agency:** The City of San Luis Fire Department

**Phone:** 928/341-8550

**Return to:** [Fervillegas@sanluisaz.gov](mailto:Fervillegas@sanluisaz.gov)



# Planning and Zoning Commission

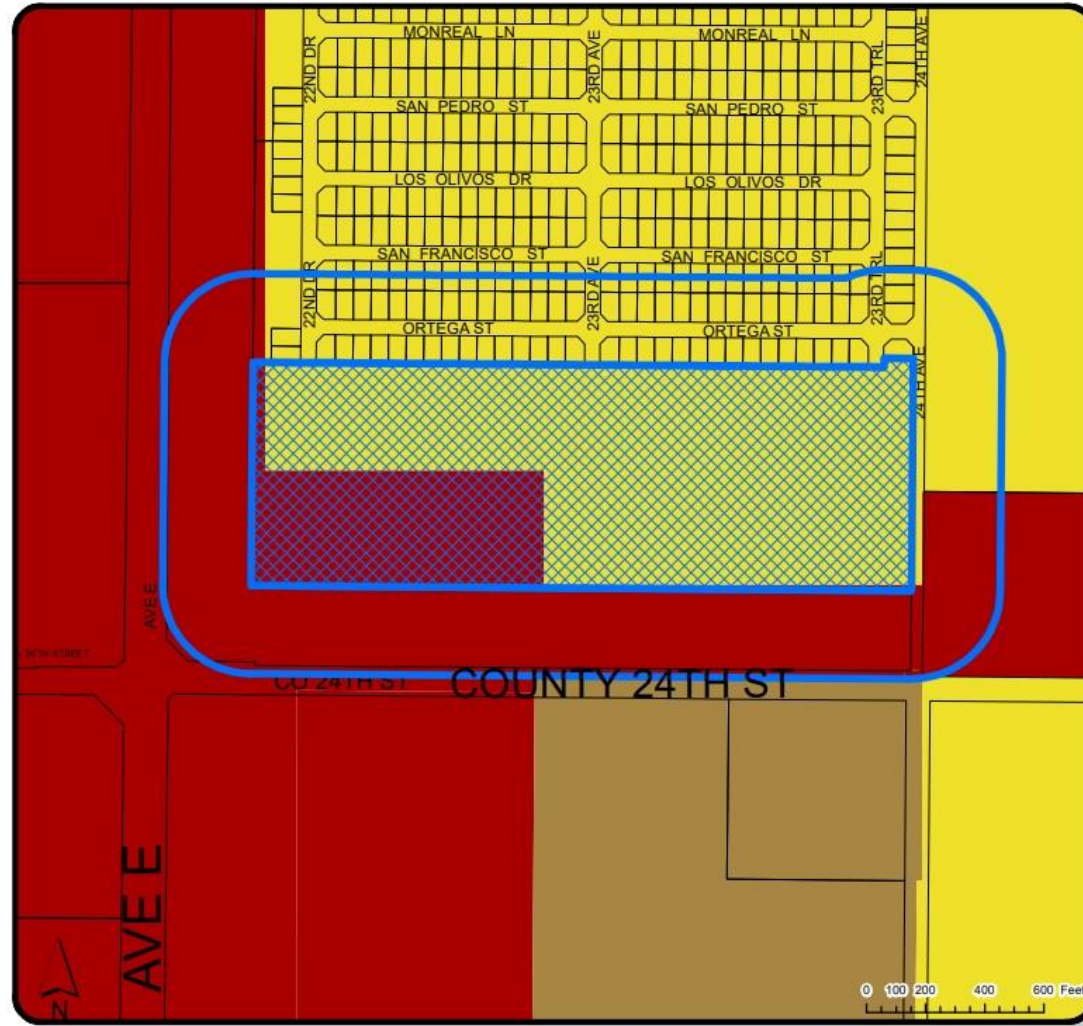
February 14, 2023

# Minor Amendment Case No. 2022-0711

**Request:** To change the land use designation of approximately 8.9 acres from Commercial (C) to Medium Density Residential (MDR). A portion of Assessor's Parcel 227-11-393 located north of County 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> Avenue in San Luis, Arizona.

- ◉ The applicant is requesting the land use change to allow the rezoning to R1-6 for the construction of a residential subdivision.

# Minor Amendment Case No. 2022-0711



Land Use Map



### LOCATION OF SUBJECT PROPERTY

 Assessor's Parcel Number 227-11-393  
Change Land Use Designation on southwest 8.90 AC  
From Commercial (C) to Medium Density (MDR).

 300ft Notification Area

### LOCATION MAP

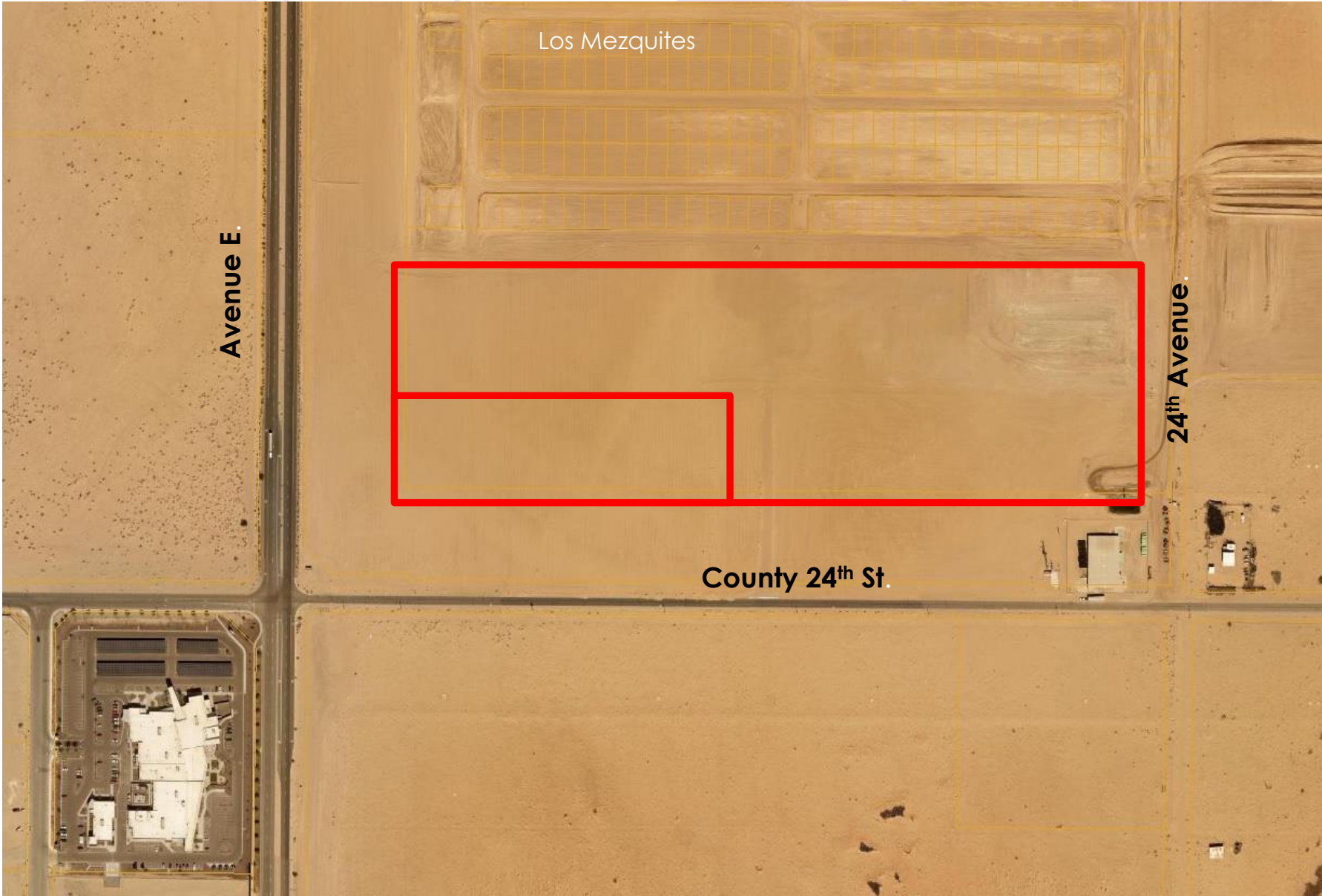
#### LAND USE

-  Medium Density Residential
-  Commercial
-  High Density Residential

### MINOR AMENDMENT

**CASE #**  
**2022-0711**

# Minor Amendment Case No. 2022-0711



**Aerial View**

# Minor Amendment Case No. 2022-0711

## Staff Recommendation:

Staff recommends approval of Minor Amendment Case No. 2022-0711.

## Recommended Motion:

- ⦿ **I MOVE TO FORWARD MINOR AMENDMENT CASE NO. 2022-0711 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. B.

**Meeting Date:** 02/14/2023

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0007. 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). A portion of the assessor's parcel number 227-11-393, located north of County 24th Street between Avenue E and 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 Rezoning Case No. 2023-0007

#### SUMMARY:

The applicant has requested to change the land use designation to Medium Density Residential (MDR) with Minor Amendment Case No. 2022-0711. The approval of the Minor Amendment will allow the applicant to rezone the 8.90 acres to Medium Density Residential (R1-6). The parcel was rezoned to R1-6 in 2021 with Rezoning Case No. 2021-0693. However, 8.90 acres on the southwest corner were zoned Community Commercial (C-2).

#### ANALYSIS:

This portion of the parcel will be part of Los Mezquites Phase 3 residential subdivision.

Existing Adjacent Zoning Districts:

- To the north R1-6 (Los Mezquites Phase 2)
- To the west C-2 (Plaza Colibri Commercial Subdivision and gas station)
- To the south C-2 (Plaza Colibri Commercial Subdivision)
- To the east R1-6 (Vacant land)

#### REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies, Staff has received comments from YCAA Inc., ADOT, City of San Luis Fire Department and the Assistant City Attorney.

The Yuma County Airport Authority provided the following comments. "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.

Arizona Department of Transportation provided the following comments. "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 [Http://azdot.gov/node/5274](http://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."

The Fire Department provided the following comments: "The 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."

Assistant City Attorney " 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.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (2 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 City Hall on February 7, 2023 at the City Hall Chambers at 5:00 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.

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

Staff recommends approval of Rezoning Case No. 2023-0007 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

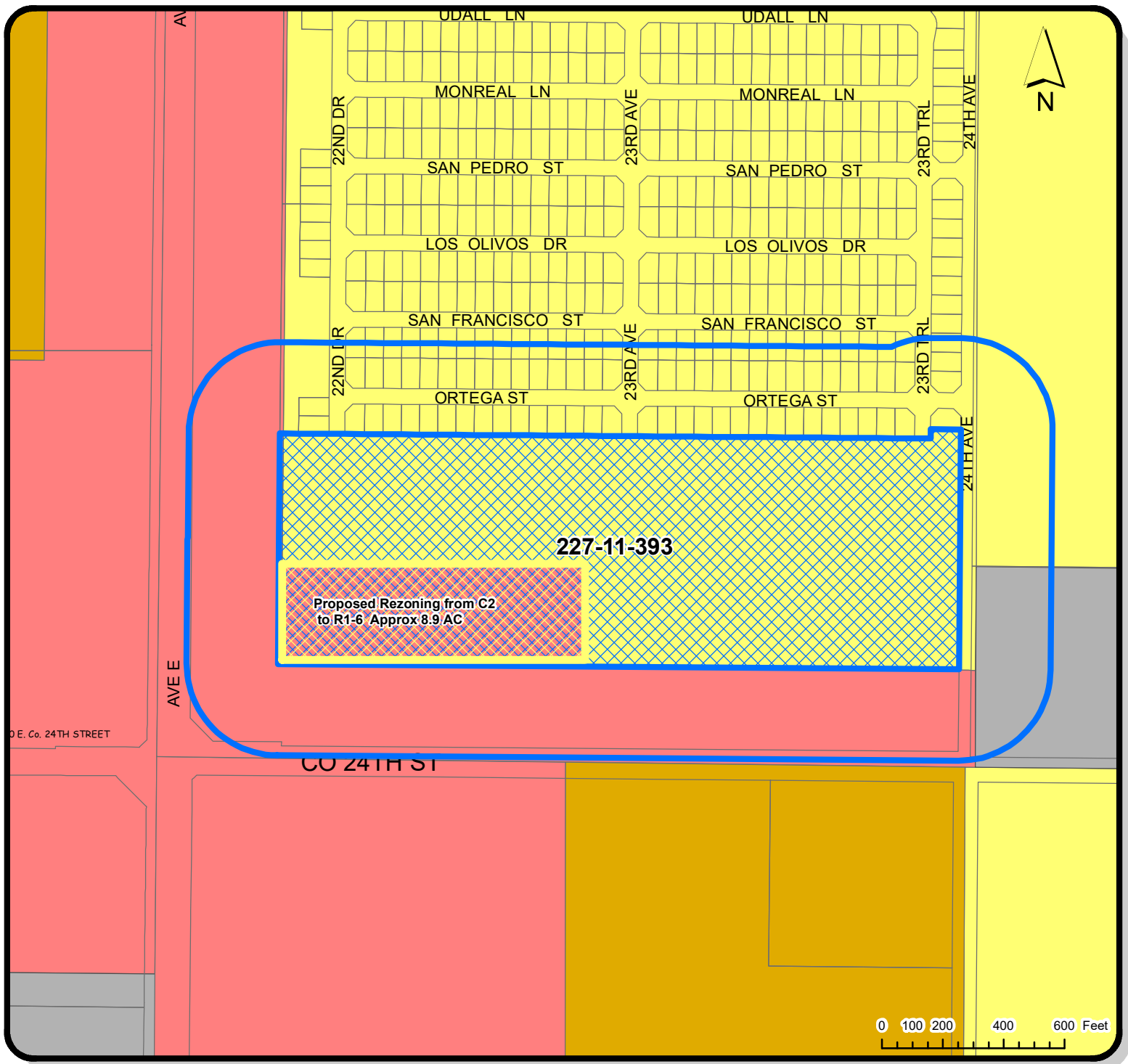
**RECOMMENDED MOTION:**

**I MOVE TO FORWARD REZONING CASE NO. 2023-0007 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITION OF APPROVAL AS RECOMMENDED BY STAFF.**

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**Attachments**

- Location Map
  - Site Plan
  - Comment Letter
  - Presentation
-








**LOCATION OF SUBJECT PROPERTY**

**LOCATION MAP**

**REZONING**

 Assessor's Parcel Number:  
227-11-393

**CASE #**  
**2023-0007**

- Zoning**
-  R1-6 SINGLE RESIDENCE ZONING DISTRICTS
  -  R2 MULTIPLE RESIDENCE ZONING DISTRICTS
  -  R-3
  -  COMMERCIAL ZONING DISTRICTS
  -  C-2

**DATE:**  
1/11/23

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

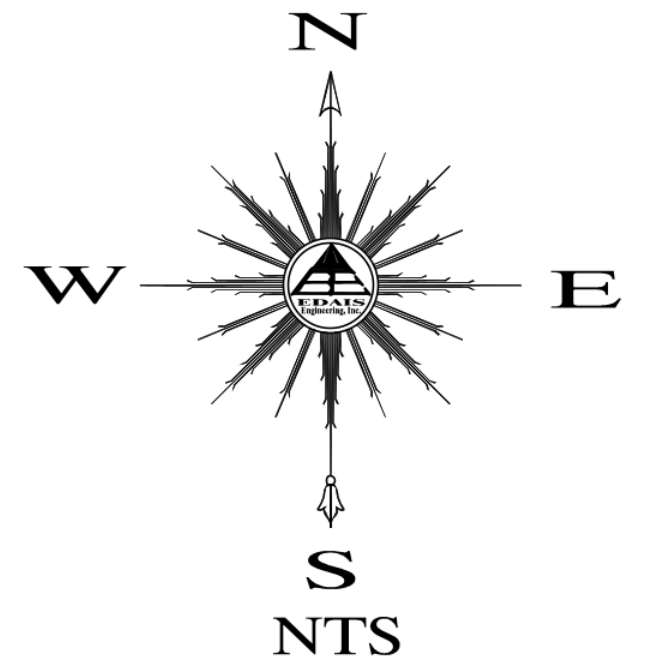
**CHECKED BY:**  
FERNANDO VILLEGAS

**APPROVED BY:**  
JOSE A. GUZMAN

Los Mezquites Landscape Improvement District  
Petition - Exhibit A

# LOS MEZQUITES UNIT 1-4 MASTER PLAN LAYOUT

LOTS= 905 ACREAGE=191.30



**LEGAL DESCRIPTION  
LOS MEZQUITES UNIT 1**

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, CLIA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE: S89°28'41"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 364.29 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE: S00°28'29"W, A DISTANCE OF 2136.00 FEET TO A POINT;  
THENCE: S89°33'31"E, A DISTANCE OF 759.14 FEET TO A POINT;  
THENCE: S89°33'31"E, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 726.00 FEET TO A POINT;  
THENCE: N89°28'41"W, A DISTANCE OF 2236.00 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 38.81 ACRES MORE OR LESS

**LEGAL DESCRIPTION  
LOS MEZQUITES UNIT 2**

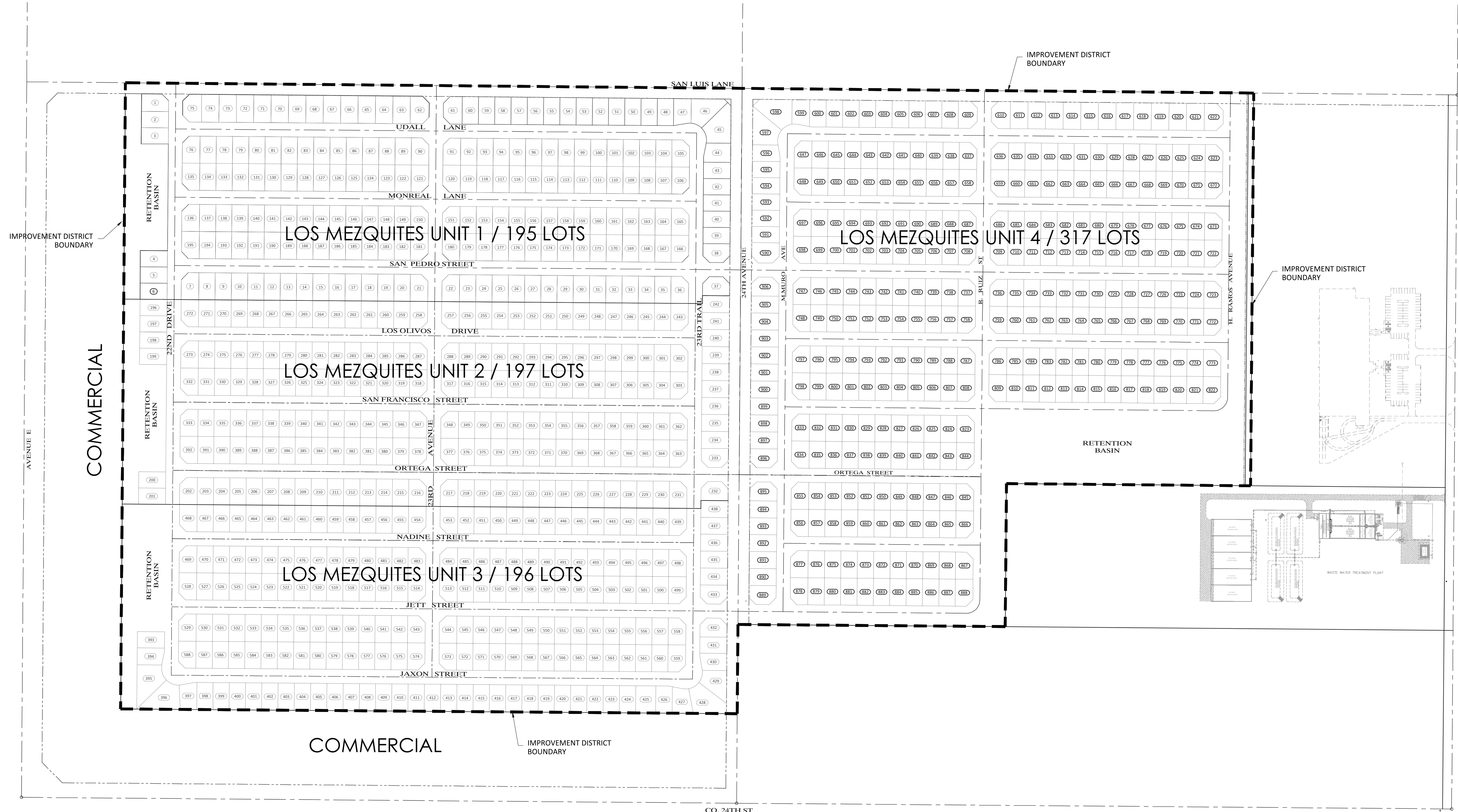
A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, CLIA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE: S89°28'41"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 364.29 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 799.14 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE: S89°33'31"E, A DISTANCE OF 2136.00 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: S89°33'31"E, A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 756.00 FEET TO A POINT;  
THENCE: N89°33'31"W, A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: N89°33'31"W, A DISTANCE OF 2136.00 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 756.00 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 38.80 ACRES MORE OR LESS

**LEGAL DESCRIPTION  
LOS MEZQUITES UNIT 3**

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, CLIA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE: S89°28'41"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 364.29 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 1,215.14 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE: S89°33'31"E, A DISTANCE OF 2136.00 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: S89°33'31"E, A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 756.00 FEET TO A POINT;  
THENCE: N89°33'31"W, A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE: S00°28'29"W, A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE: N89°33'31"W, A DISTANCE OF 2136.00 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 38.88 ACRES MORE OR LESS

**LEGAL DESCRIPTION  
LOS MEZQUITES UNIT 4**

A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, CLIA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE: S89°28'41"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 2640.29 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE: S89°28'41"E, CONTINUING ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 1888.44 TO A POINT;  
THENCE: S00°27'24"W, A DISTANCE OF 1449.58 FEET TO A POINT;  
THENCE: N89°28'31"W, A DISTANCE OF 161.93 FEET TO A POINT;  
THENCE: S00°27'17"W, A DISTANCE OF 528.22 FEET TO A POINT;  
THENCE: N89°31'14"W, A DISTANCE OF 886.88 FEET TO A POINT;  
THENCE: N00°26'29"E, A DISTANCE OF 1978.69 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 74.81 ACRES MORE OR LESS





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 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> 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](mailto: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](mailto:P&Z@sanluisaz.gov)



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 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> 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](mailto:P&Z@sanluisaz.gov).

Thank you,

Fernando Villegas AICP Candidate  
Principal Planner  
Attachments: 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:**

01/17/23

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@sanluisaz.gov](mailto: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](mailto: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.



# Planning and Zoning Meeting

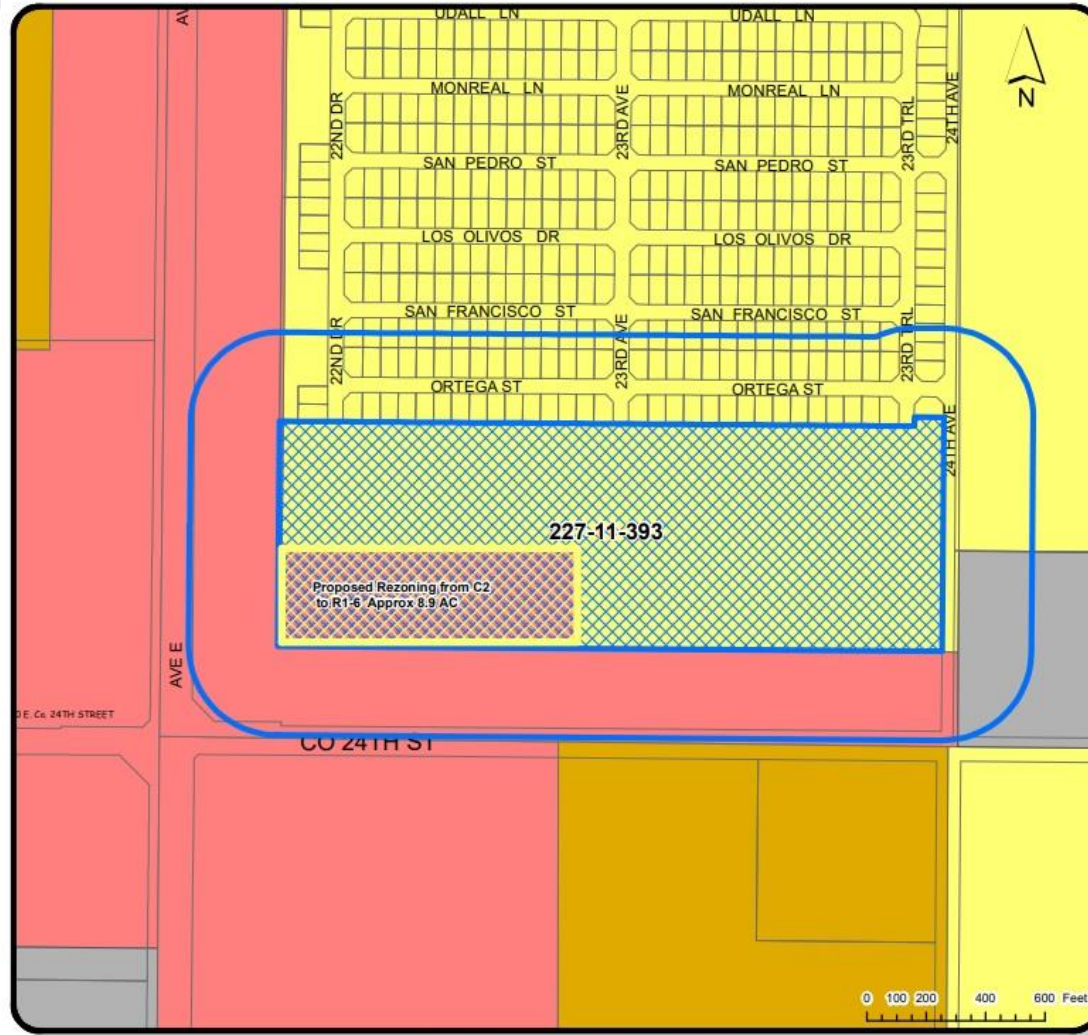
February 14, 2023

# Rezoning Case No. 2023-0007

**Request:** To rezone 8.9 acres from Community Commercial (C-2) to Medium Density Residential (R1-6). A portion of Assessor's parcel number 227-11-393, located north County 24<sup>th</sup> Street between Avenue E and 24<sup>th</sup> Avenue in San Luis Arizona.

- ◉ The applicant is requesting to rezone to R1-6 to allow the construction of a residential subdivision.

# Rezoning Case No. 2023-0007



Zoning Map

**LOCATION OF SUBJECT PROPERTY**

Assessor's Parcel Number:  
227-11-393

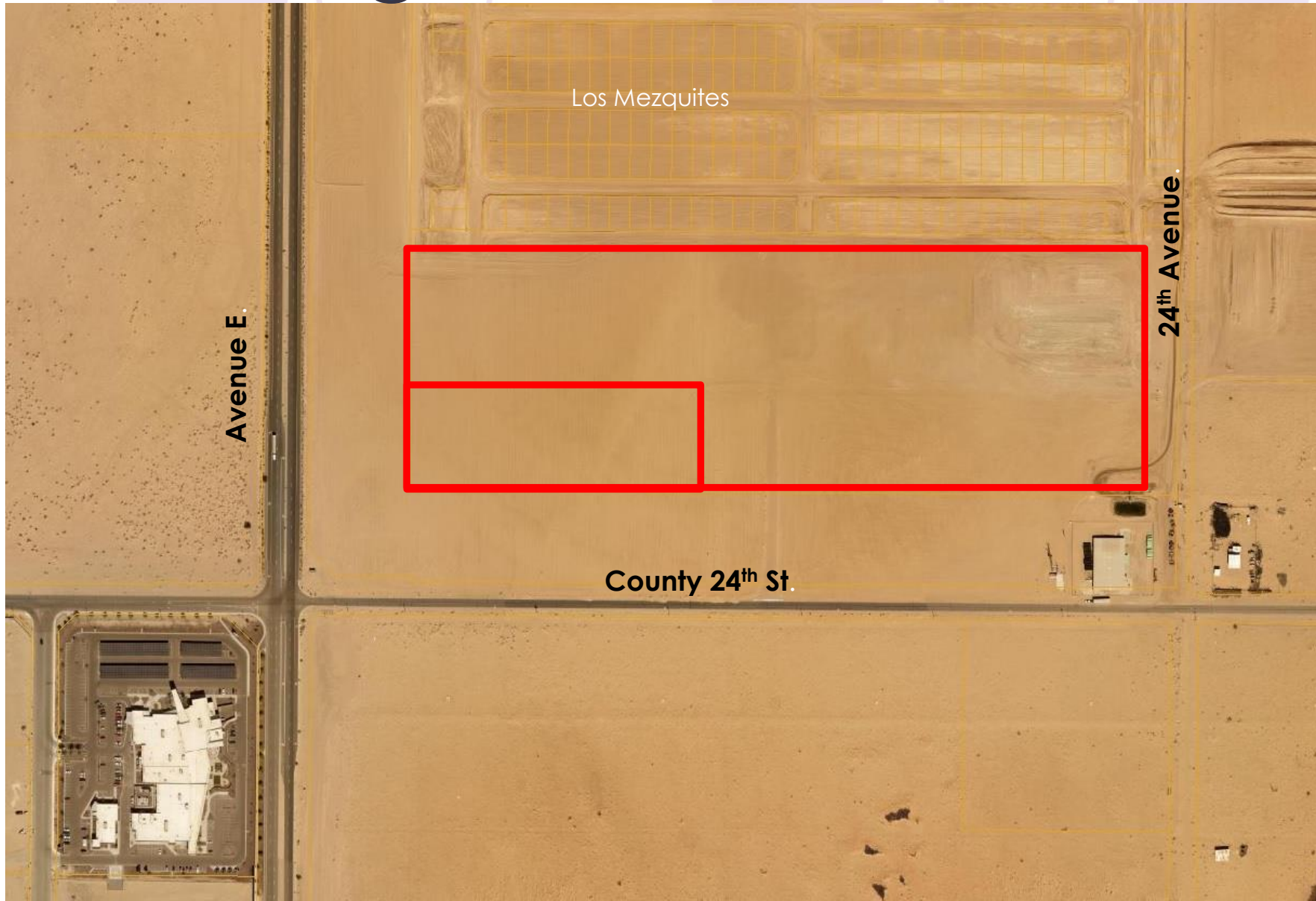
**LOCATION MAP**

**Zoning**  
SINGLE RESIDENCE ZONING DISTRICTS  
MULTIPLE RESIDENCE ZONING DISTRICTS  
COMMERCIAL ZONING DISTRICTS

**REZONING**

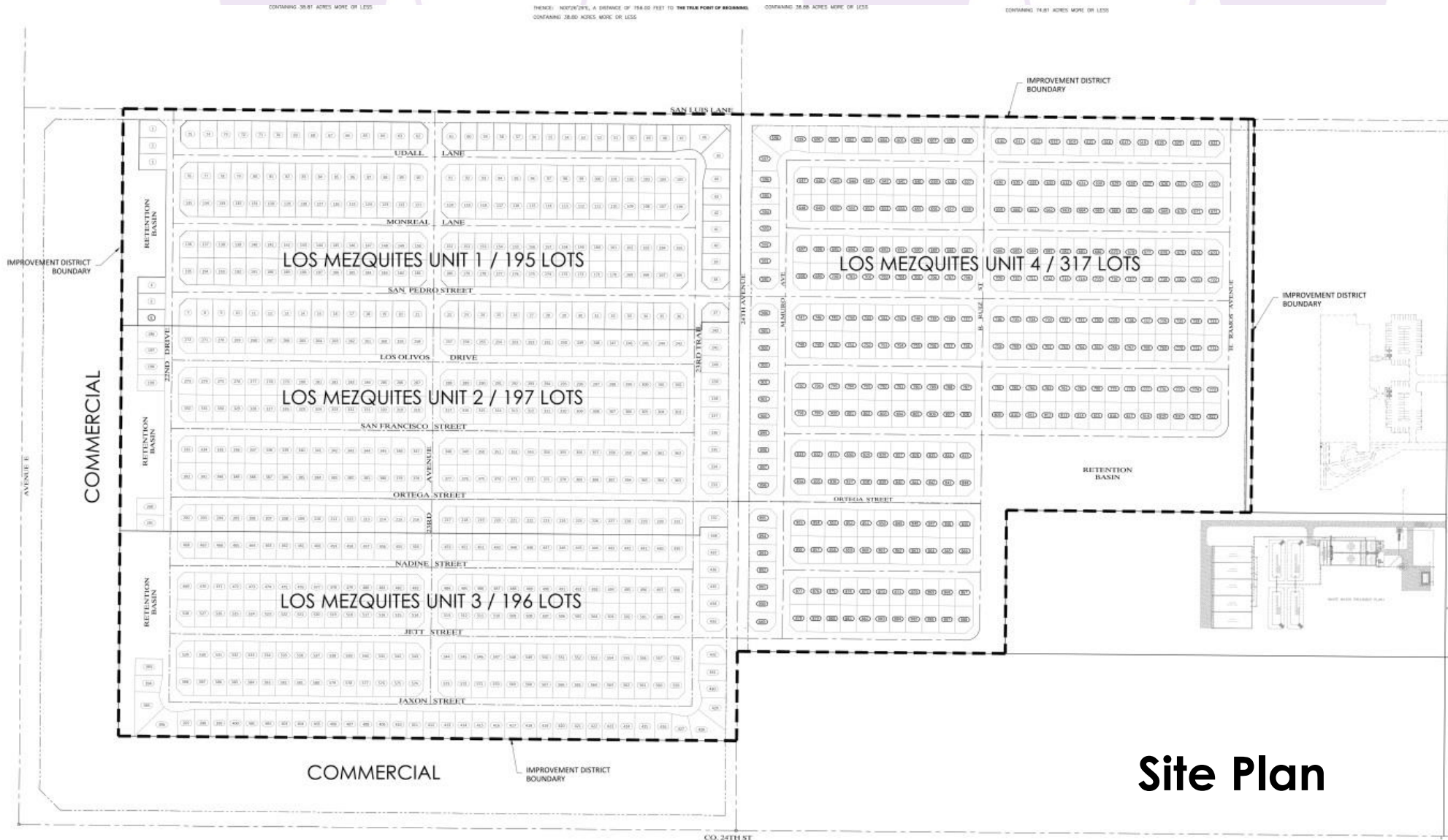
**CASE #**  
**2023-0007**

# Rezoning Case No. 2023-0007



**Aerial View**

# Rezoning Case No. 2023-0007



Site Plan

# Rezoning Case No. 2023-0007

## Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2023-0007 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

## Recommended Motion:

- ⦿ **I MOVE TO FOWARD REZONING CASE NO. 2023-0007 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITION OF APPROVAL AS RECOMMENDED BY STAFF.**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. C.

**Meeting Date:** 02/14/2023

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

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0693. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC to rezone 5 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of assessor's parcel number 227-11-393, located west of 24th Avenue between Ortega Street and County 24th 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. 2022-0693

#### SUMMARY:

In 2021, City Council approved Rezoning Case No. 2021-0693 to rezone the subject property from Light Industrial (L-I) to Medium Density Residential (R1-6). The approval allowed the development of Los Mezquites residential subdivision.

#### ANALYSIS:

The applicant is requesting rezoning of a 5 acre portion located on the southeast corner of the property to allow a townhome subdivision. The request to Medium High Density Residential (R-2) will allow the applicant to increase the residential density by submitting a subdivision plat with smaller lots for townhomes.

#### Existing Adjacent Zoning Districts:

- To the north (R1-6) (Los Mezquites Phase 2 Residential Subdivision)
- To the west (C-2) (Plaza Colibri Commercial Subdivision)
- To the south (C-2) (Plaza Colibri Commercial Subdivision)
- To the east (R1-6) (Los Mezquites Phase 4 Residential Subdivision)

#### AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies, staff have received comments from YCAA Inc., ADOT and The City of San Luis Fire Department.

The Yuma County Airport Authority provided the following comments: "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.

The Arizona Department of Transportation provided the following comments: "ADOT request 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>."

The Fire Department provided the following comments: " 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."

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (2 letters).

Staff 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 City Hall on February 7, 2023 at the City Hall Chambers at 5:00 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.

**STAFF RECOMMENDATION:**

The applicant has provided the information and materials necessary for review of the rezoning request.

Staff recommends approval of Rezoning Case No. 2022-0693 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

**RECOMMENDED MOTION:**

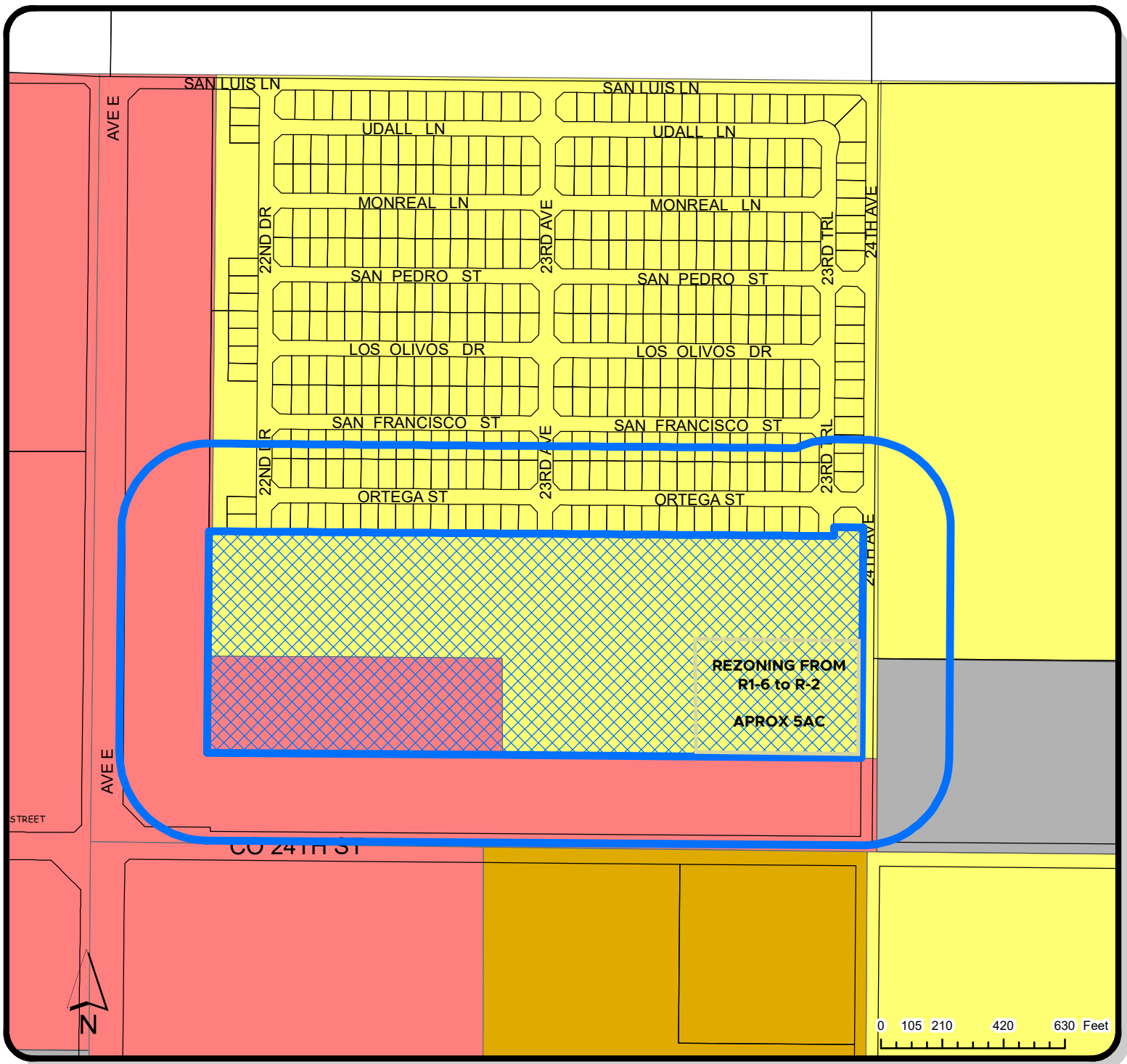
**I MOVE TO FORWARD REZONING CASE NO. 2022-0693 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITION OF APPROVAL AS PRESENTED BY STAFF.**

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**Attachments**

Location Map  
Site Plan  
Comment Letters  
Presentation

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



**LOCATION OF SUBJECT PROPERTIES**

**LOCATION MAP**

**REZONING**

-  Assessor's Parcel Number: 22711393
-  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 #**  
**2022-0693**

**DATE:**  
12/8/2022

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**CHECKED BY:**  
FERNANDO VILLEGAS

**APPROVED BY:**  
JOSE A. GUZMAN





December 12, 2022

**REZONING CASE NUMBER: 2022-0693**

**CASE SUMMARY:** A request by Edais Engineering on behalf of Riedel Holdings LLC to rezone 5.0 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). Assessor’s parcel 227-11-393, located west of 24<sup>th</sup> Avenue between Ortega Street and County 24<sup>th</sup> Street in San Luis, Arizona.

The applicant is proposing to use the 5.0-acre portion located on the southeast corner of the property for the development of townhomes.

**PUBLIC HEARING: TBD**

**COMMENTS DUE: December 22, 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](mailto:P&Z@sanluisaz.gov).

Thank you,

Fernando Villegas AICP Candidate  
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:**

12/12/2022

**Agency:**

The City of San Luis Fire Department

**Phone:**

928/341-8550

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)



December 12, 2022

**REZONING CASE NUMBER: 2022-0693**

**CASE SUMMARY:** A request by Edais Engineering on behalf of Riedel Holdings LLC to rezone 5.0 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). Assessor's parcel 227-11-393, located west of 24<sup>th</sup> Avenue between Ortega Street and County 24<sup>th</sup> Street in San Luis, Arizona.

The applicant is proposing to use the 5.0-acre portion located on the southeast corner of the property for the development of townhomes.

**PUBLIC HEARING: TBD**

**COMMENTS DUE: December 22, 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](mailto:P&Z@sanluisaz.gov).

Thank you,

Fernando Villegas AICP Candidate  
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 **Date:** of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. Thank you.

**Agency:** ADOT Southwest District  
(928) 317-2159

**Phone:**

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)



December 12, 2022

**REZONING CASE NUMBER: 2022-0693**

**CASE SUMMARY:** A request by Edais Engineering on behalf of Riedel Holdings LLC to rezone 5.0 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). Assessor's parcel 227-11-393, located west of 24<sup>th</sup> Avenue between Ortega Street and County 24<sup>th</sup> Street in San Luis, Arizona.

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Thank you,

Fernando Villegas AICP Candidate  
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:**

12/12/22

**Agency:** Yuma County Airport Authority, Inc.

**Phone:** 928-726-5882

**Return to:** [P&Z@sanluisaz.gov](mailto:P&Z@sanluisaz.gov)



# Planning and Zoning Meeting

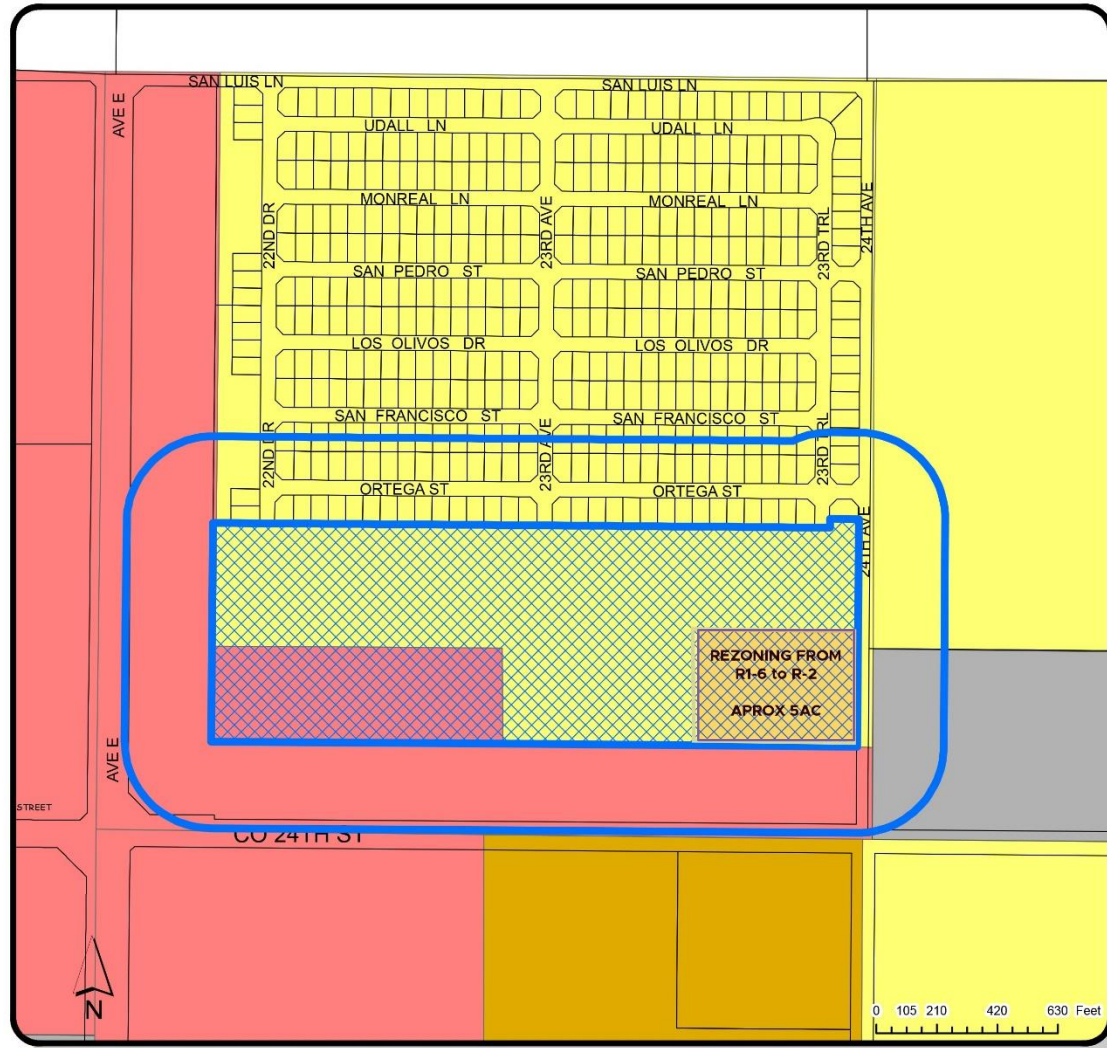
February 14, 2023

# Rezoning Case No. 2022-0693

**Request:** To rezone 5.0 acres from Medium Density Residential (R1-6) to Medium High Density Residential (R-2). A portion of Assessor's parcel number 227-11-393, located west of 24<sup>th</sup> Avenue between Ortega Street and County 24<sup>th</sup> Street in San Luis Arizona.

- The applicant is requesting to rezone to R-2 to allow the construction of a townhome subdivision.

# Rezoning Case No. 2022-0693



Zoning Map

**LOCATION OF SUBJECT PROPERTIES LOCATION MAP**

Assessor's Parcel Number: 22711393

**300ft Notification Area**

**REZONING CASE # 2022-0693**

**Zoning**

**SINGLE RESIDENCE ZONING DISTRICTS**

- R1-6
- R-2

**MULTIPLE RESIDENCE ZONING DISTRICTS**

- R-3
- R-4

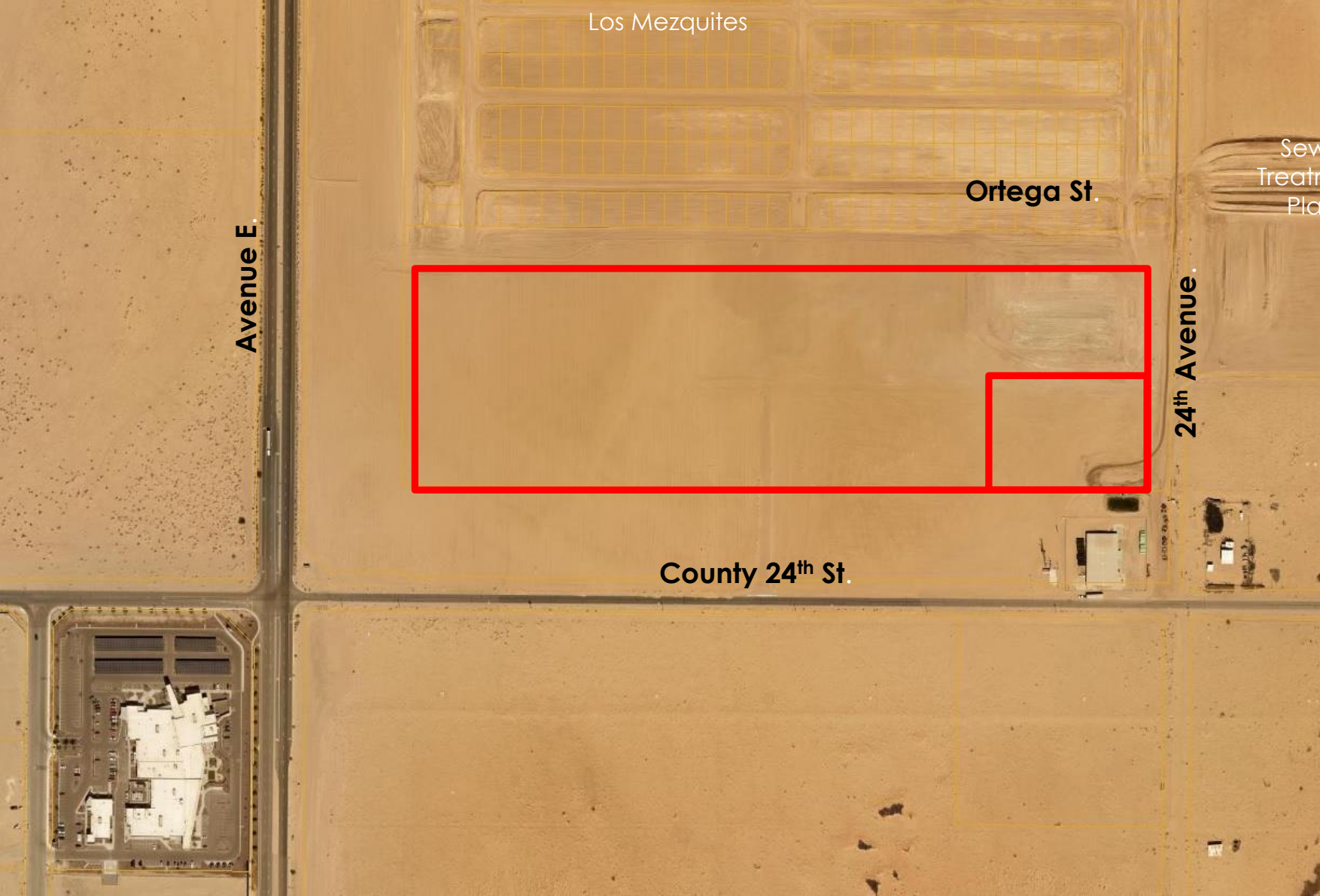
**COMMERCIAL ZONING DISTRICTS**

- C-2

**INDUSTRIAL ZONING DISTRICTS**

- I-1

# Rezoning Case No. 2022-0693



**Aerial View**

# Rezoning Case No. 2022-0693

**LOS MEZQUITES TOWNHOME SUBDIVISION**  
 A SUBDIVISION OF LOT 343 OF THE LOS MEZQUITES SUBDIVISION UNIT 2 AS RECORDED IN BOOK 34 OF PLATS,  
 PAGE 20, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA  
 BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA  
 DATE OF PREPARATION: NOV 2022 NUMBER LOTS: 46 ACREAGE: 5.00 ACRES

## PRELIMINARY PLAT



SCALE: 1"=50'

### LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- AVENUE / SECTION LINE
- ROAD OF MAIL LINE
- EASEMENT LINE (1"=1" AS SHOWN)
- METES AND BOUNDS
- LOT NUMBER
- AREA STREET NUMBER
- CORNER MARKER (1"=1" AS SHOWN)
- EASEMENT MARKER (1"=1" AS SHOWN)
- ROAD OF MAIL
- AREA PARCEL NUMBER
- AREA
- PERCENT
- AREA (SQ. FEET)

### SUBDIVIDER/OWNER

**RIEDEL HOLDINGS, LLC**  
 1015 44TH STREET SW  
 P.O. BOX 1040  
 SAN LUIS, AZ 85349  
 (928) 421-0001

### ZONING

FUTURE ZONING R-1-B

### OPEN SPACE

NO OPEN SPACE REQUIRED - 12.5' x 12.5' x 34' x 33' x 33' x 33'

### BASIS OF BEARING

THE 1/2-SECTION LINE OF SECTION 11, T11S, R24W, G&S.R.B.&M., YUMA COUNTY, ARIZONA, IS SHOWN ON PLAT 1888, PAGE 10, PUBLIC RECORDS, YUMA COUNTY, ARIZONA, BEARING N 00°28'28" E

### LOT AREAS

| LOT | AREA       | LOT | AREA       | LOT | AREA       |
|-----|------------|-----|------------|-----|------------|
| 1   | 2919.00 SF | 17  | 3700.00 SF | 33  | 3000.00 SF |
| 2   | 3300.00 SF | 18  | 3000.00 SF | 34  | 2987.50 SF |
| 3   | 3300.00 SF | 19  | 3000.00 SF | 35  | 2987.50 SF |
| 4   | 2995.84 SF | 20  | 3000.00 SF | 36  | 3000.00 SF |
| 5   | 2912.21 SF | 21  | 3000.00 SF | 37  | 3000.00 SF |
| 6   | 3319.82 SF | 22  | 3700.00 SF | 38  | 3000.00 SF |
| 7   | 3814.88 SF | 23  | 3700.00 SF | 39  | 3000.00 SF |
| 8   | 2803.68 SF | 24  | 3000.00 SF | 40  | 3700.00 SF |
| 9   | 2803.68 SF | 25  | 3000.00 SF | 41  | 3700.00 SF |
| 10  | 3807.88 SF | 26  | 3000.00 SF | 42  | 3000.00 SF |
| 11  | 3385.85 SF | 27  | 3000.00 SF | 43  | 3000.00 SF |
| 12  | 2312.21 SF | 28  | 3700.00 SF | 44  | 3000.00 SF |
| 13  | 2894.84 SF | 29  | 3700.00 SF | 45  | 3000.00 SF |
| 14  | 3000.00 SF | 30  | 3000.00 SF | 46  | 3700.00 SF |
| 15  | 3000.00 SF | 31  | 3000.00 SF |     |            |
| 16  | 3700.00 SF | 32  | 3000.00 SF |     |            |

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY UNRECORDED INTERESTS IN THE PROPERTY. I HAVE NOT BEEN ADVISED OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY. I HAVE NOT BEEN ADVISED OF ANY UNRECORDED RIGHTS OF WAY OR EASEMENTS AFFECTING THE PROPERTY.

NOT FOR RECORDATION  
FOR REVIEW ONLY

### PREPARED BY:



Site Plan

# Rezoning Case No. 2022-0693

## Staff Recommendation:

Staff recommends approval of Rezoning Case No. 2022-0693 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

## Recommended Motion:

- ⦿ **I MOVE TO FORWARD REZONING CASE NO. 2022-0693 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITION OF APPROVAL AS RECOMMENDED BY STAFF.**



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5. A.

**Meeting Date:** 02/14/2023

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

---

#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2022-0688. A request by Najeh Edais, on behalf of Riedel Holdings LLC., for the approval of Plaza Colibri Commercial Subdivision preliminary plat. The property is located on the northeast corner of County 24th Street and Avenue E in San Luis, Arizona.

#### SUMMARY:

This is a request by Edais Engineering Inc., on behalf of Riedel Holdings LLC., for the preliminary plat approval for Plaza Colibri Commercial Subdivision. The subject property is located on the northeast corner of County 24th Street and Avenue E.

The commercial subdivision contains approximately 31 acres and will consist of 40 commercial lots. The lot range in size from 16,000 square feet to 96,000 square feet. Assessor's Parcel Number 227-11-012. Currently, a gas and diesel station is being built on proposed lot 1.

The applicant has provided the information and materials necessary for review of the preliminary plat for Plaza Colibri Commercial Subdivision.

#### STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2022-0688P Preliminary Plat or Plaza Colibri Commercial Subdivision with the condition that the applicant must address all comments on review comments letter dated January 18, 2023.

As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of these regulations (Subdivision Regulations) and the conditions of the conditional approval."

#### RECOMMENDED MOTION:

**I MOVE TO APPROVE SUBDIVISION CASE NO. 2022-0688P WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED JANUARY 18, 2023.**

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#### Attachments

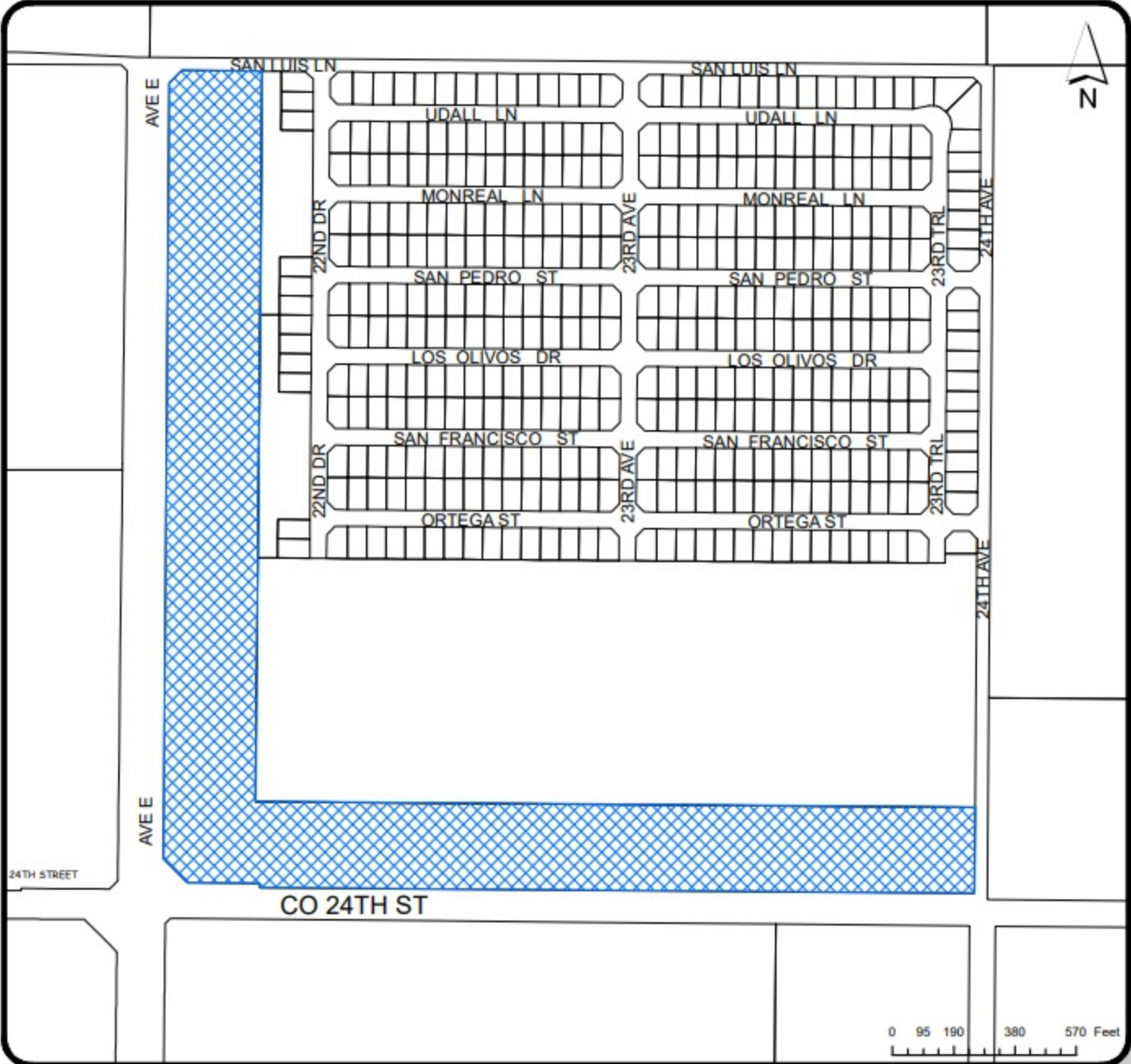
Location Map

Preliminary Plat


Narrative Statement

Comment Letter 1-18-2023





**LOCATION OF SUBJECT PROPERTY**

 PID: 22711012

**LOCATION MAP**  
Zoning

-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-1
-  R-2
-  COMMERCIAL ZONING DISTRICTS
-  C-1
-  SINGLE RESIDENCE ZONING DISTRICTS
-  R-1.5
-  R-1.5
-  INDUSTRIAL ZONING DISTRICTS
-  I-1

**Subdivision**

**CASE #**  
**2022-0688**

**DATE:**  
12/8/2022

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

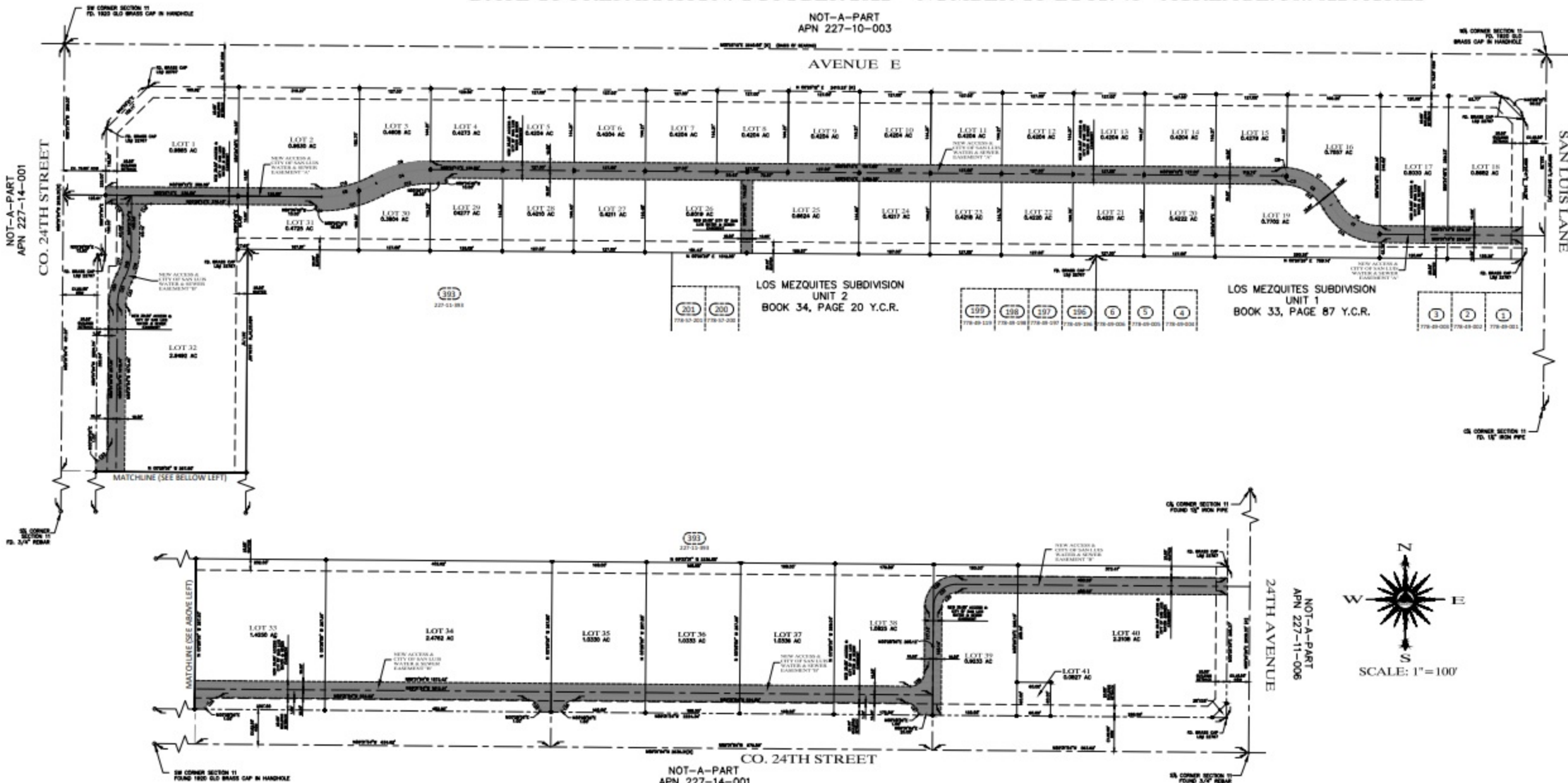
**CHECKED BY:**  
FERNANDO VILLEGAS

**APPROVED BY:**  
JOSE A. GUZMAN

# PLAZA COLIBRI COMMERCIAL SUBDIVISION

A SUBDIVISION OF "PARCEL C" OF THE AMENDED SAN LUIS PORT LOT SPLIT,  
AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS.

BEING A PORTION OF THE SW $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 11S, RANGE 24W, G&SRB&M.  
DATE OF PREPARATION: OCTOBER 2022 NUMBER OF LOTS: 41 ACREAGE: 30.9022 ACRES



### LOT AREAS

| LOT | AREA     | LOT | AREA     |
|-----|----------|-----|----------|
| 1   | 0.885 AC | 21  | 0.428 AC |
| 2   | 0.825 AC | 22  | 0.428 AC |
| 3   | 0.428 AC | 23  | 0.428 AC |
| 4   | 0.427 AC | 24  | 0.428 AC |
| 5   | 0.428 AC | 25  | 0.428 AC |
| 6   | 0.428 AC | 26  | 0.428 AC |
| 7   | 0.428 AC | 27  | 0.428 AC |
| 8   | 0.428 AC | 28  | 0.428 AC |
| 9   | 0.428 AC | 29  | 0.428 AC |
| 10  | 0.428 AC | 30  | 0.428 AC |
| 11  | 0.428 AC | 31  | 0.428 AC |
| 12  | 0.428 AC | 32  | 0.428 AC |
| 13  | 0.428 AC | 33  | 0.428 AC |
| 14  | 0.428 AC | 34  | 0.428 AC |
| 15  | 0.428 AC | 35  | 0.428 AC |
| 16  | 0.428 AC | 36  | 0.428 AC |
| 17  | 0.825 AC | 37  | 0.428 AC |
| 18  | 0.825 AC | 38  | 0.428 AC |
| 19  | 0.702 AC | 39  | 0.428 AC |
| 20  | 0.428 AC | 40  | 0.428 AC |
| 21  | 0.428 AC | 41  | 0.428 AC |

### CURVE DATA

| CURVE | BEARS       | CHORD    | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|-------------|----------|---------------|--------------|------------|
| 01    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 02    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 03    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 04    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 05    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 06    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 07    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 08    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 09    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 10    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 11    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 12    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 13    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 14    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 15    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 16    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 17    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 18    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 19    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 20    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 21    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 22    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 23    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 24    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 25    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 26    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 27    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 28    | S89°52'00"W | 101.114' | S89°52'00"W   | 101.114'     | 101.114'   |
| 29    | S89°52'00"W | 101.11   |               |              |            |

### **Preliminary Plat Narrative Statement**

We request the City of San Luis to review the Preliminary Plaza Colibri Commercial Subdivision. This project consists of a commercial subdivision of approximately 30.9022 acres that will consist of 41 lots. Lot sizes vary and drainage will be retained by each lot upon subdivision construction by each developer. This proposed subdivision will locate east of Avenue E between San Luis Lane and Co. 24<sup>th</sup> Street and north of Co. 24<sup>th</sup> St between Ave E and 24<sup>th</sup> Avenue, in San Luis, Arizona.



# City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

January 18, 2023

Najeh Edais  
3075 S. Avenue 4E  
Yuma, AZ 85365

Re: Subdivision Case No. 2022-0688 Plaza Colibri Commercial Subdivision

City staff has reviewed the Preliminary Plat and staff has the following comments:

## **City Engineer:**

### **Preliminary Plat**

1. Lot 41 is too small (3600 sf.)
2. Add overall dimension to the lot line between Lots 38 and 39.
3. Set City standard subdivision monuments at all corners of the subdivision.
4. Provide additional signature lines under Approvals for City Engineer, City Manager and Mayor.
5. An improvement district or other suitable vehicle for paying for and performing maintenance and repair of the "Access Easement" shall be established. The "Access Easement" will not be maintained or repaired by the City. It must also be kept accessible to City emergency vehicles at all times.

### **Improvement Plans:**

#### **Paving and Grading Plans –**

1. The City no longer allows the construction of retention basins within roadway right-of-ways. The retention basins parallel to Avenue E are existing or are a continuation of existing retention basins and as such may remain and are acceptable to the City (though they still will be a maintenance issue.) The retention basins shown parallel to County 24<sup>th</sup> and within its right-of-way shall be relocated to be fully within the subdivision lots.
2. Provide widths for spillways.
3. Details A/C-3 and C/C-3 – Provide widths of new roadways (need typical widths or range of widths if roadway width varies.)
4. Provide Drainage Report.

#### **Water and Sewer Plans –**

1. Provide pipe bends rather than bending pipes as shown across lots 2, 3 and 4. Pipes should be installed straight but may be deflected up to ½-degree per joints (sizes 4" and greater.)
2. Has the existing sewer line across lots 1-8 been approved by YCEH/ADEQ? (Provide copy of approval if not previously submitted.)

## **Public Works:**

1. Verify that access easement has adequate width for proposed improvements

**Planning and Zoning Department:**

1. Section 3.25 Sidewalks. Sidewalks shall be constructed on both sides of all streets within the subdivision, and in all cross walkways. No sidewalks are being proposed within the subdivision.
2. Section 3.26 lots. Lot 41 does not meet the minimum lot size requirement of 8,000 square feet. All lots shall be buildable, except a public utility lot. Provide legal access to lot 41.
3. Section 4.4.4 Supplemental Information. Provide proposed method of control of storm waters, including data as to grade and dimensions.
4. Section 4.4.5 Supplemental Information. Provide the method by which the interior street (private street) will be financed and maintained.
5. Section 4.4.6 Supplemental Information. Provide landscaping along Avenue E and the proposed method of financing and maintenance of those improvements.
6. Replace existing 20 feet buffer with a 20 feet landscaping easement.
7. Provide preliminary landscaping plan that includes the 20 feet buffer along the common property line between commercial and residential development.
8. Provide perimeter wall, a minimum of six feet in height along the common property line between commercial and residential development.
9. As per City Code §18.70.040(A), City Council may, through the subdivision plat approval process, allow private streets designed and constructed under the City standards. The proposed private street is considered a commercial street under Subdivision Regulations Section 2.1. Highway Terms (C)(3), "...Commercial Streets require a minimum 54' pavement width"

**Fire Department:**

1. 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.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City, and is occurring at the risk of the Developer.

Please address all of the review comments from the City, agencies and utilities and resubmit the preliminary plat. If you have any questions on these comments, please contact the Planning and Zoning Department at 928 341-8563.

Thank you,



Fernando Villegas AICP Candidate  
Principal Planner



# Planning and Zoning Meeting

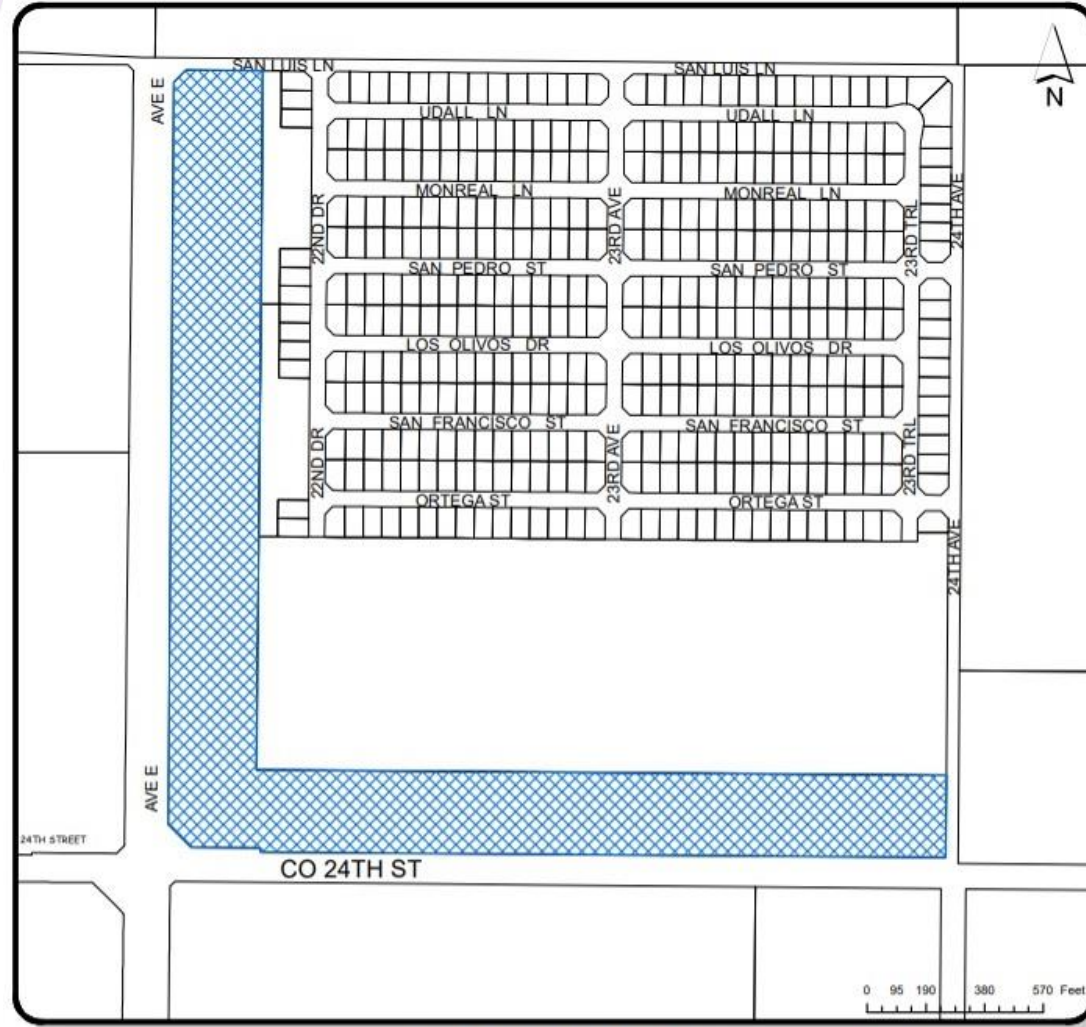
February 14, 2023

# Subdivision Case No. 2022-0688

**Request:** By Najeh Edais on behalf of Rieldel Holdings LLC for the approval of Plaza Colibri Commercial Subdivision preliminary plat.

- ◉ The property is located on the northeast corner of County 24<sup>th</sup> Street and County 24<sup>th</sup> Street in San Luis Arizona.

# Subdivision Case No. 2022-0688



Vicinity Map

**LOCATION OF SUBJECT PROPERTY**  
PID: 22711012

**LOCATION MAP**  
Zoning

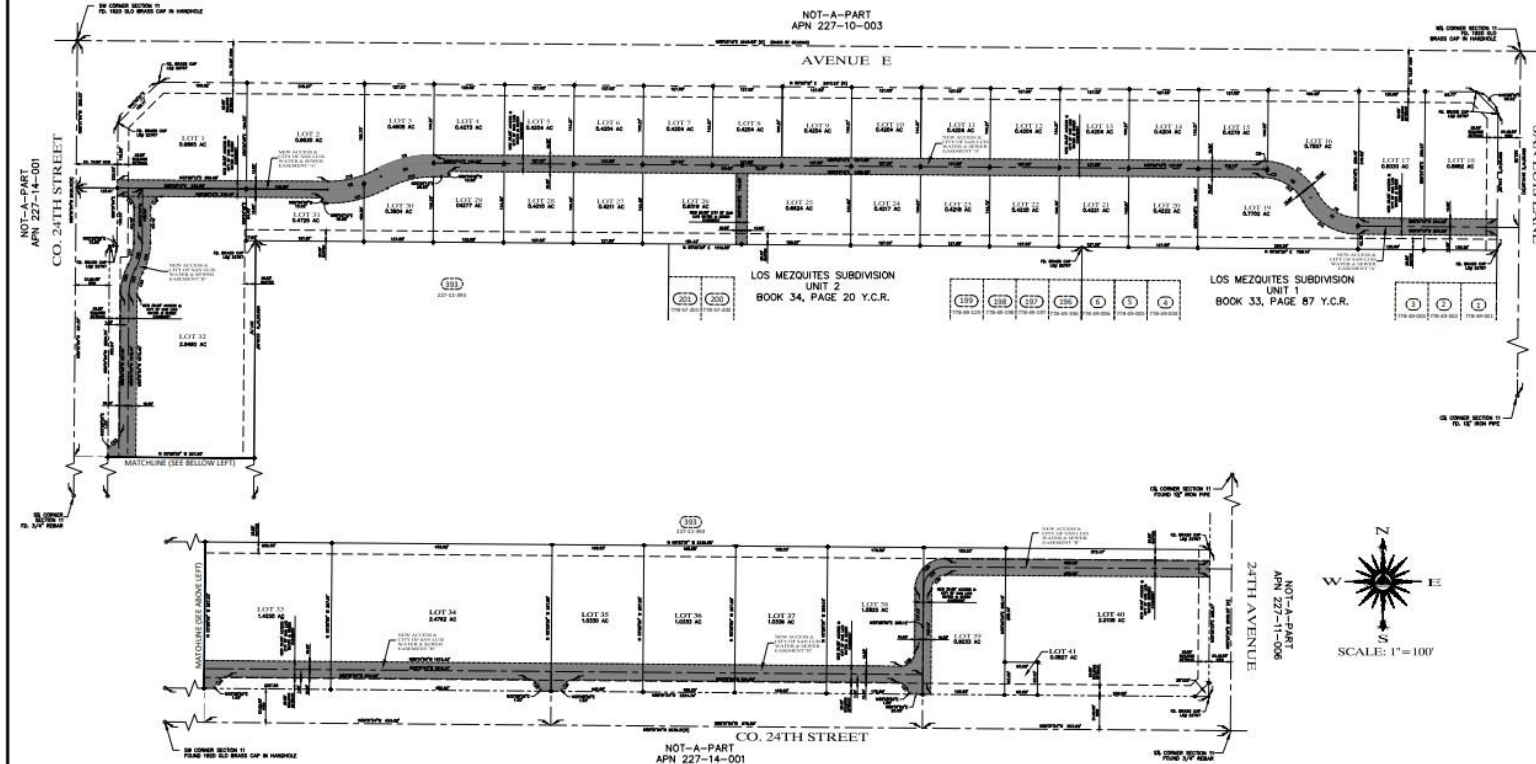
- MULTIPLE RESIDENCE ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- SINGLE RESIDENCE ZONING DISTRICTS
- INDUSTRIAL ZONING DISTRICTS

**Subdivision**  
**CASE #**  
2022-0688

# Subdivision Case No. 2022-0688

## PLAZA COLIBRI COMMERCIAL SUBDIVISION

A SUBDIVISION OF "PARCEL C" OF THE AMENDED SAN LUIS PORT LOT SPLIT,  
AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS.  
BEING A PORTION OF THE SW $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 11S, RANGE 24W, G&SRB&M.  
DATE OF PREPARATION: OCTOBER 2022 NUMBER OF LOTS: 41 ACREAGE: 30.9022 ACRES



**LOT AREAS**

| LOT | AREA      | LOT | AREA      |
|-----|-----------|-----|-----------|
| 1   | 0.8887 AC | 21  | 0.8887 AC |
| 2   | 0.8887 AC | 22  | 0.8887 AC |
| 3   | 0.8887 AC | 23  | 0.8887 AC |
| 4   | 0.8887 AC | 24  | 0.8887 AC |
| 5   | 0.8887 AC | 25  | 0.8887 AC |
| 6   | 0.8887 AC | 26  | 0.8887 AC |
| 7   | 0.8887 AC | 27  | 0.8887 AC |
| 8   | 0.8887 AC | 28  | 0.8887 AC |
| 9   | 0.8887 AC | 29  | 0.8887 AC |
| 10  | 0.8887 AC | 30  | 0.8887 AC |
| 11  | 0.8887 AC | 31  | 0.8887 AC |
| 12  | 0.8887 AC | 32  | 0.8887 AC |
| 13  | 0.8887 AC | 33  | 0.8887 AC |
| 14  | 0.8887 AC | 34  | 0.8887 AC |
| 15  | 0.8887 AC | 35  | 0.8887 AC |
| 16  | 0.8887 AC | 36  | 0.8887 AC |
| 17  | 0.8887 AC | 37  | 0.8887 AC |
| 18  | 0.8887 AC | 38  | 0.8887 AC |
| 19  | 0.8887 AC | 39  | 0.8887 AC |
| 20  | 0.8887 AC | 40  | 0.8887 AC |
| 21  | 0.8887 AC | 41  | 0.8887 AC |

**CURVE DATA**

| LINE | BEARING        | CHORD BEARING  | CHORD DISTANCE | CHORD BEARING  | CHORD DISTANCE | CHORD BEARING  | CHORD DISTANCE | CHORD BEARING  | CHORD DISTANCE |
|------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 2    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 3    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 4    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 5    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 6    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 7    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 8    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 9    | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 10   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 11   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 12   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 13   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 14   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 15   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 16   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 17   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 18   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 19   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 20   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 21   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 22   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 23   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 24   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 25   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 26   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 27   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 28   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 29   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 30   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 31   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 32   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 33   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 34   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 35   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 36   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 37   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 38   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 39   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 40   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |
| 41   | N 0° 00' 00" E | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           | N 0° 00' 00" E | 0.00           |



**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- NEW EASEMENT LINE
- EXISTING LOT NUMBER
- RIGHT OF WAY
- ASSESSOR PARCEL NUMBER
- EXISTING MONUMENT (TYPE AS SHOWN)
- SEE 1ST REVISION W/CP 15 (UNLESS NOTED OTHERWISE)
- (DU) INDICATES RECORD DATA AS PER AMENDED SAN LUIS PORT LOT SPLIT RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS, SIGNED DECEMBER 29, 2021 BY JUAN N. LOMEI

**OWNER/SUBDIVIDER**  
RIEDEL HOLDINGS AZ LLC  
P.O. BOX 1649  
SAN LUIS, AZ, 85349

**NEVES RIEDEL, OWNER**

**CURRENT ZONING**  
C-2 COMMERCIAL  
APN: 227-11-021

**BASIS OF BEARING**  
THE WEST SECTION LINE OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, YUMA COUNTY, ARIZONA, NAMELY N00°22'12"E AS SHOWN ON AMENDED SAN LUIS PORT LOT SPLIT OF THE SW1/4 OF SECTION 11, T11S, R24W, BY EDAS ENGINEERING, INC., SIGNED DECEMBER 29, 2021 BY JUAN N. LOMEI.

**ACKNOWLEDGMENT**  
STATE OF ARIZONA }  
COUNTY OF YUMA } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, NEVES RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER AND THAT SHE IS OWNER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HER NAME.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_  
BY \_\_\_\_\_

**APPROVALS**  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF PLANNING & ZONING

\_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

**EASEMENTS**  
ALL EASEMENTS SHOWN ON THIS MAP SHALL BE DEDICATED FOR THE PURPOSES SHOWN AND SET FORTH HEREON AND SHALL BECOME EFFECTIVE UPON RECORDATION OF THIS MAP:

- THE EASEMENTS SHOWN AS ACCESS EASEMENT SHALL BE DEDICATED AS GENERAL ACCESS TO LOTS 1-41, EMERGENCY VEHICLES ACCESS AND REFUSE COLLECTION.
- THE EASEMENTS SHOWN AS CITY OF SAN LUIS WATER AND SEWER EASEMENT SHALL BE DEDICATED FOR THE BENEFIT OF THE CITY OF SAN LUIS. THIS EASEMENT GRANTS INTO THE CITY OF SAN LUIS THE RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON, SURVEY, TRAVEL ALONG, CONSTRUCT, RECONSTRUCT, LAY, RELAY, INCREASE THE SIZE OF, OPERATE, MAINTAIN AND REMOVE WATER PIPE LINES AND SEWER PIPE LINES INCLUDING DEVICES AND APPURTENANCES USES OR USEFUL IN THE OPERATION OF SAID PIPELINES, AND TO REMOVE OBJECTS INTERFERING THEREWITH, AT ANY AND ALL POINTS WITHIN, THROUGH, OVER AND ACROSS SAID EASEMENT SHOWN HEREWITH.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 2022. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

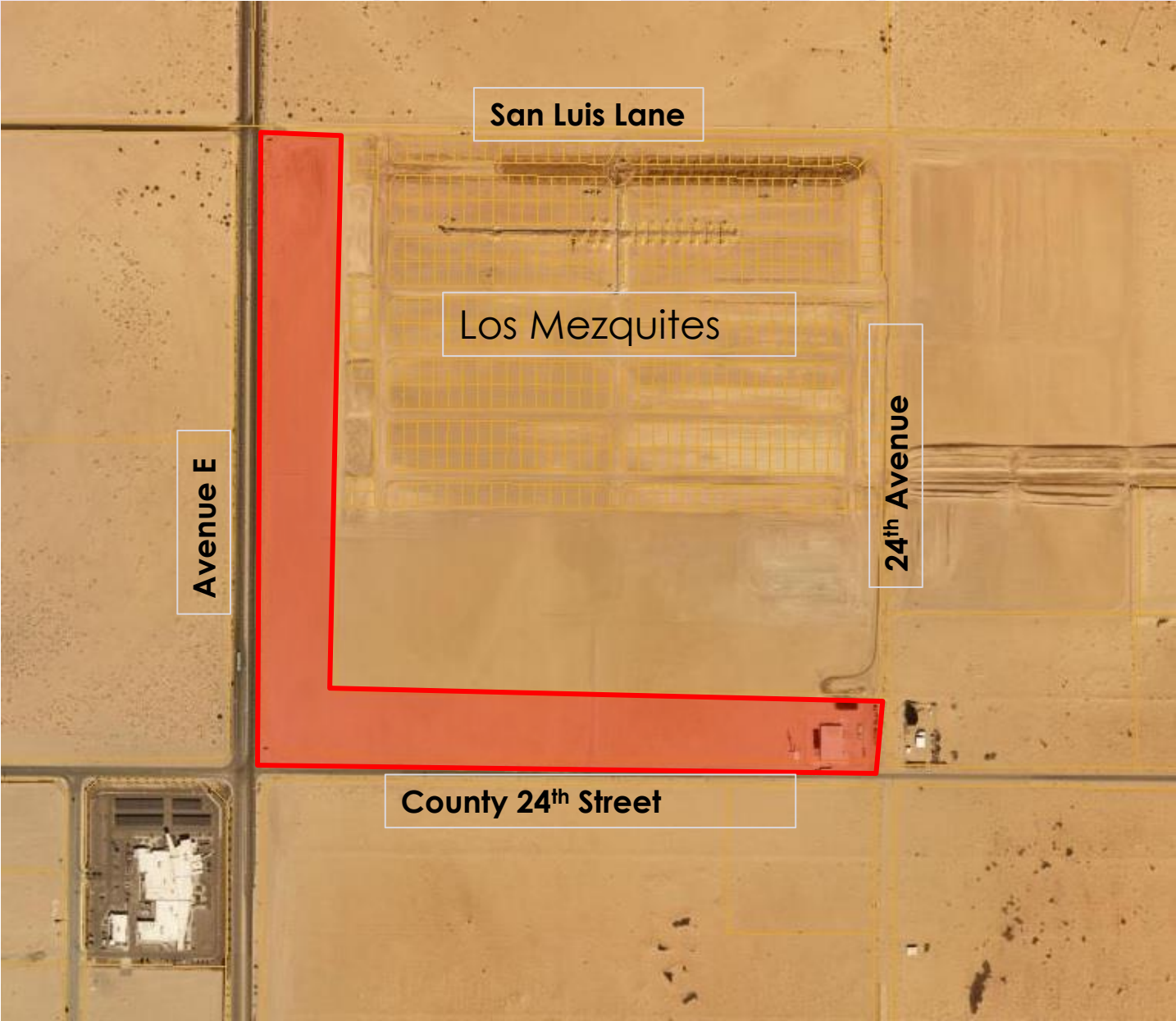
FOR REVIEW ONLY  
NOT FOR RECORDING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S NOTE**  
ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CP STAMPED "L.S. #9335"

**PREPARED BY:**  
Edas Engineering, Inc.  
3025 S. AVENUE 4 E  
YUMA, ARIZONA 85305  
(928) 344-2066

# Subdivision Case No. 2022-0688



**Aerial View**

# Subdivision Case No. 2022-0688

## Staff Recommendation:

Staff recommends approval with the following condition:

1. The applicant shall address review comment letter dated January 18, 2023.

## Recommended Motion:

- ⦿ **I MOVE TO APPROVE PLAZA COLIBRI COMMERCIAL SUBDIVISION PRELIMINARY PLAT WITH THE CONDITION THAT THE APPLICANT ADDRESSES REVIEW COMMENT LETTER DATED JANUARY 18, 2023.**