



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, July 11, 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 11 de Julio 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, July 11, 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**
-Special Planning and Zoning Commission meeting held June 20, 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.
- 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. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0214. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, to amend the conditions on Medium-Density Residential (R1-6) zoning, as approved by Ordinance No. 400, for property located between 6th Avenue and 8th Avenue north of Bienestar Estates #5 and south of the East Main Canal 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. 2023-0214

6. ADJOURNMENT



AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held June 20, 2023.

Attachments

SP&ZM 6/20/23

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JUNE 20, 2023
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL The meeting was called to order at 6:00 p.m. by Vice Chairman Javier Barraza.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman, Javier Barraza
Commission Member Hugo Garcia
Commission Member Veronica Zavala
Commission Member George Amaya
Commission Member Ruben Walshe
Commission Member Angelica Ortiz

ABSENT:

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Kay Macuil, City Attorney (via Zoom)
Roman Pacheco, Planning Technician
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media Specialist
Jenny Torres, Assistant City Manager
Juan Tejeda, Associate Planner
Elizabeth Carpenter, Long Realty
Harold Cardona, Long Realty
Jaime McGalliard, Long Realty
Tom DuBose, DuBose Design Group

2. PLEDGE OF ALLEGIANCE

Vice Chairman Javier Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held May 9, 2023

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 Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0194P. A request by Tom DuBose of DuBose Design Group, on behalf of multiple property owners, for the preliminary plat approval of Orchidea Park Subdivision. The property is located south of County 24th Street between Avenue E and Avenue D in San Luis, Arizona.

Jose A. Guzman, Director of Planning and Zoning, summarized the staff report recommending approval of Subdivision Case No. 2023-0194P subject to the following condition:

1. The applicant must address all comments on the June 1, 2023 review comments letter.

2. Applicant must provide a sewer master plan for the whole development at the time of the first final plat submittal.
3. Applicant must submit documentation for single ownership through a partnership or corporation between all the current property owners at the time of the first final plat submittal.
4. Applicant understands that a 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 the Subdivision Regulations, any other applicable City regulations, and the conditions of approval.
5. A Development Agreement will be required at the time of the final plat approval of any phase to establish the phasing of the development including a schedule of improvements required.

Tom DuBose, Dubose Design Group, stated that they have agreed to the recommended conditions.

Commission Member Hugo Garcia asked if they would build a lift station or sewer plant before they start building.

Jose A. Guzman, Director of Planning and Zoning, responded that when the applicant submits the final plat. We want to require a master plan for the sewer for the whole property. It is a way to ensure that they will have sewer service for all the lots within this area. Based on the master plan, the applicant will determine whether any infrastructure will be needed.

Commission Member George Amaya asked whether the City of San Luis or the developer will maintain the infrastructure for water and sewer. **Mr. Guzman** responded by the city, and this type of infrastructure is done in the final plat phases, just as in any other residential subdivision.

Chairman Marco A. Pinzon stated these are three owners and that if no one wanted to sell to each other, that was not an option. **Mr. DuBose** explained that all ownerships are within the same family and partnership with Elizabeth Carpenter,

and the Loo family are just different names. There are in the process of, and they had hoped to be done by now, but they will form one entity that would own the properties. They are going to comply that it is in the process. It just did not get done by today, but it is very close.

Elizabeth Carpenter, Long Realty, stated that we are putting in a new lift station regarding the sewer question. All the work done with the development to the north of us will serve this area; north of 24 ½, that lift station will be sufficient. Then the stuff that will be developed south of 24 ½ will be done by the lift station that is already existing on Avenue D and County 25th. This is something that we have been working on for a long time to make sure that the capacity is there.

As you did on Belleza Del Desierto, **Garcia** asked if the lots would be sold to the public or primarily to Housing America. **Mrs. Carpenter** responded no, whoever wants to buy lots will be able to. We will have more available to the people that we have in Belleza. The plan is to develop 40 acres at a time. We will have more to offer to the other builders in the area than when we just did a 20-acre piece.

Commission Member Amaya asked if the applicant could explain the general comment from the city engineer regarding the subdivision plat or multiple plats on that comment letter. **Mr. Guzman** stated that staff met with the applicant and the city engineer about that comment and explained the project's phasing. So, this comment asked whether they would be doing the preliminary plat as shown for the final or if they would do phases and applicant explained the proposed phasing of the project. They submitted the revised comment letter, and the engineer was okay with that response.

MOTION: Chairman Marco A. Pinzon / Commission Member George Amaya to approve Subdivision Case No. 2023-0194P preliminary plat for Orchidea Park Subdivision with the conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

4. B. Discussion and possible action on any and all matters regarding the Downtown Redevelopment Plan.

Jose A. Guzman, Director of Planning and Zoning, summarized the staff report and stated that by State Statute, the commission has 30 days to provide a recommendation. Unfortunately, last week we did not hold a meeting due to a lack of quorum. However, the staff thinks it is essential for the commission to provide comments or recommendations to the City Council. We will present this item to City Council on June 28th because of tonight's special meeting. We are providing the opportunity to offer comments on a recommendation to the council.

Commission Member Angelica Ortiz stated that I was reading when she was looking at the renderings of Main Street. I did not see where it says, like on Main Street and B Street, is that going to have a four way stop, or if it will continue to be two, the east and west sides.

Jenny Torres, Assistant City Manager, explained that a traffic signal was being planned for that intersection. When we started the Redevelopment Plan, we were also working on the circulation study because of the impact of the port. We were trying to combine both plans; those consultants were working to ensure that whatever was recommended by the circulation study was reflected in the downtown redevelopment. There are some options in the circulation study, but the city will push to have a traffic signal at that intersection.

Chairman Marco A. Pinzon stated that his only concern is an issue with the semi-trucks, which I hope will be addressed. **Mrs. Torres** said that this Downtown Redevelopment Plan would give us the starting point or where we want our downtown to be. We will be addressing issues such as the circulation and the signaling, but we will also hopefully address some other requirements that we would want for the downtown. For example, we did a downtown drainage study because right now, there is a requirement that any development around that area

must do on-site drainage. Now the lots are residential, which limits the amount of space for somebody to come in and build a commercial building there. We have addressed some of that and are working on a second one. Eventually, we want to take that requirement off for any downtown development. The other ones are parking. We are working on another study to address the parking. Again, this is just the baseline for what we want our downtown to become. It will have to handle many different requirements that we have now and make it more attractive for people to come in and develop more commercial development in that area. **Ortiz** mentioned that when you are on Cesar Chavez Street heading towards B Street, a lot of the parking there or the cars are parked almost on the corner. People stop almost in the middle of the street because you cannot see cars traveling east and west. There has been, and I do not know if you have contemplated that, but there needs to be precise because there are almost accidents ready to happen in that area. **Mrs. Torres** mentioned that she does not know if we have discussed this in the past but let me take it back to Public Works and Police Department and see if that is something we can address now. This process will take years to get where we want the downtown redevelopment to be, but items like that might be able to be addressed now versus later.

Garcia mentioned that most people have houses or businesses in the area that is zone commercial/residential do you know when the time frame is that you can decide or understand how we will drain the water out? **Mrs. Torres** responded that the master plan was divided into different sections, and every unit had specific requirements; like on Archibald and Mesa Street, you see that big project under development that will address a portion of it. The second portion you mention requires purchasing land for a retention basin. We did allocate the budget, and the council approved it, and we will proceed. **Amaya** stated that in the review of the report chapter 2, the determination of blight and assessment, there are examples on private property for refuse/debris/junk and excessive outdoor storage. Will the Redevelopment Plan also address these examples used for justification? **Mrs. Torres** explained that a lot of people see that as a negative. For us, it was a matter of ensuring the land was designated because it allowed us to tap into funding to make those improvements. That is another issue that we will have to work with Development Services to try to address through compliance with some of those

issues. This will be one step at a time to address some of that. Eventually, we want to move in that direction. Furthermore, Mrs. Torres mentioned that a copy of the circulation study is on the website, or Mr. Guzman can forward an electronic document to any committee member interested in one. It addresses precise locations; for example, the exiting of the port, which will be on William Brooks and Second Street. We will need a traffic signal there, and the second portion is B Street and Main Street. It will address another traffic signal. Also, it addresses circulation by making certain streets one-way. It addresses Cesar Chavez Boulevard instead of having one left turn going from Cesar Chavez Boulevard going south on Archibald. It requires two left lanes, so we need more right-of-way to address that intersection. It also addresses the circulation down by San Luis Plaza Drive, where it has a connector going up the hill to Mesa Street.

Commission Member Veronica Zavala mentioned that the biggest problem we have on Main Street is parking space, and I saw some old buildings and empty lots in that area that could be an excellent place to put a big parking lot. Mrs. Torres stated that there are certain things the city will be committed to doing. We need a Transportation Hub, where the taxi cabs can pick up people and YCAT. There are other things that the private sector might have to come in and develop, like the parking lot that we mentioned that is on federal property; that is our responsibility. That will only address one portion. We need something closer to the downtown. Also, we have a lot of absentee landlords in the downtown, and we will have to look at that to push them to do more development and enhance their buildings. We have ancient buildings; some have invested, and some you know are just collecting rent but unwilling to invest. I mentioned this to the commission because it will probably come up where we might have to be creative and create some regulations that entice them to develop their properties.

MOTION: Commission Member George Amaya / Chairman Marco A. Pinzon will forward a recommendation of approval to City Council for adopting the San Luis Downtown Redevelopment Plan. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

6. ADJOURNMENT

MOTION: Commission Member Ruben Walshe / Chairman Marco A. Pinzon to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:30 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:

Marco A. Pinzon, Chairman

ATTEST:

Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE SPECIAL PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON JUNE 20, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. A.

Meeting Date: 07/11/2023

Submitted By: Juan Tejeda, Associate Planner, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0214. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, to amend the conditions on Medium-Density Residential (R1-6) zoning, as approved by Ordinance No. 400, for property located between 6th Avenue and 8th Avenue north of Bienestar Estates #5 and south of the East Main Canal 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. 2023-0214

SUMMARY:

Ordinance No. 400 was approved by City Council on August 12, 2020, changing the zoning classification of 15.1 acres of Rural Area Residential (RA-10) to Medium-Density Residential (R1-6). This approval is subject to conditions as shown in attached Ordinance No. 400. The purpose of R1-6 zoning district is to provide for detached single residence development on urban sized lots in areas where adequate public facilities and services are available. The request is to seek the removal of condition No. 2 as stipulated in Ordinance No. 400, which reads as follows:

2. "A full-length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property."

The purpose of this request is that the applicant intends to develop a residential subdivision called Esperanza Estates. The subdivision will be designed as a private gated community, and the conceptual plans show a total of 30 lots with access exclusively from 8th Avenue.

AGENCY REVIEW:

As required by State Statute, this request was referred to all relevant government agencies for review. We have received comments from the following agencies:

- 1. City of San Luis Public Works Department (6-30-23)
- 2. City of San Luis Fire Department (7-7-23)

As required by State Statute, staff sent notification letters to property owners within 300-feet of

the proposed project (62 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 the City Code, a Citizen Review Meeting was held at City Hall on Thursday June 29, 2023, 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. Only one person from the public was present and had no comments or questions neither did the city received any comments or questions prior to the meeting. The applicant has provided the information and materials necessary for the review of the rezoning request.

STAFF RECOMMENDATION:

The original purpose of the condition for the road connection was for emergency vehicle access and street connectivity. Since this development is proposed to be a gated community, the removal would be acceptable as long as it addresses the concerns of the Fire Department regarding the second access. Therefore, if the condition is removed staff recommends that the applicant addresses the following comments prior to presenting this item to City Council:

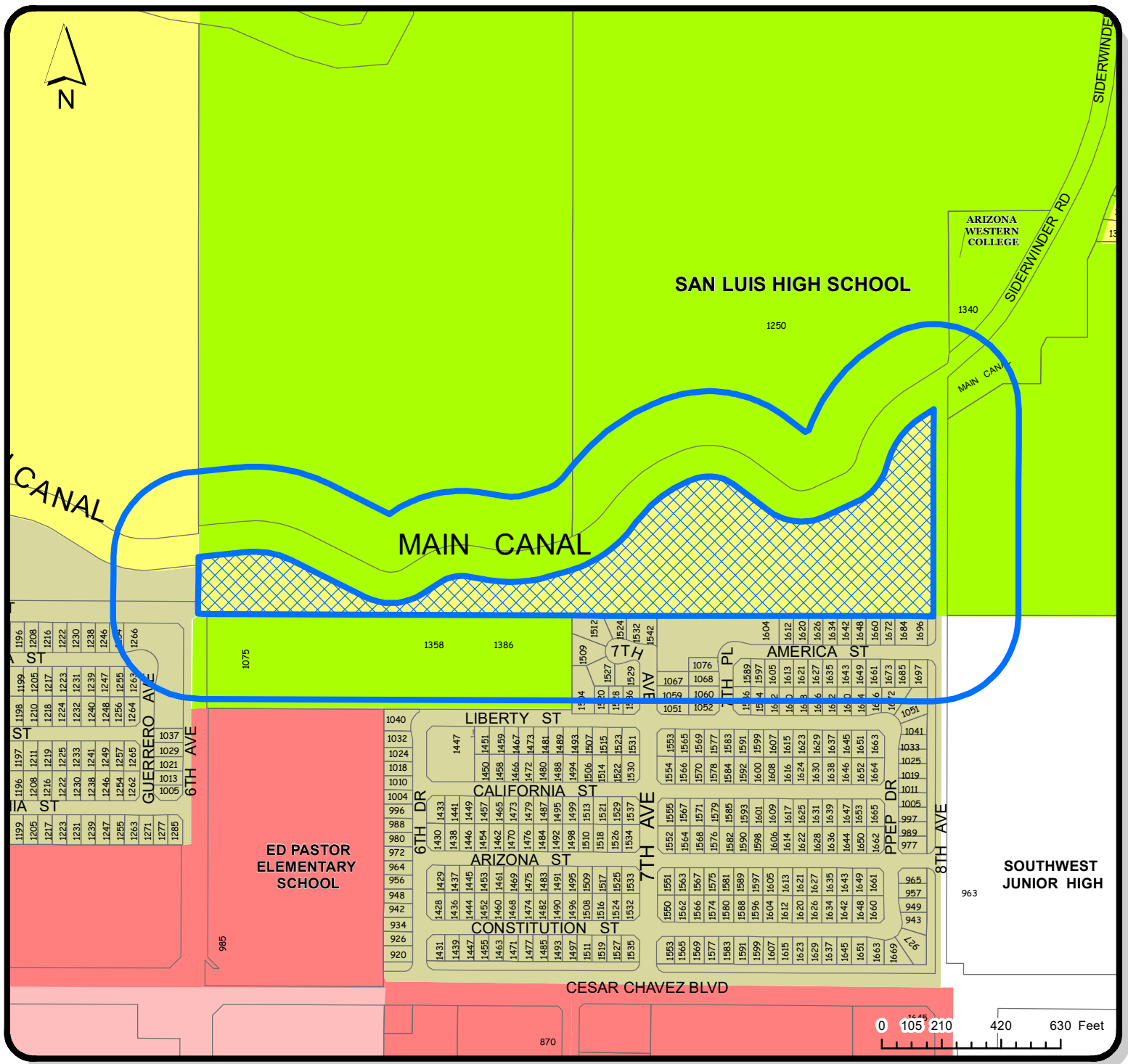
1. Applicant to address the following comment from City of San Luis Fire Department dated July 7, 2023:
 - The City of San Luis Fire Department has concerns with no second means of ingress/egress for this subdivision design. Without a second means of ingress/egress our emergency response times, to this proposed subdivision, will be hampered which does not serve the potential lot owners with the best emergency service the City of San Luis has to offer. Can the Developer work out a solution with the Yuma County Water Users to possibly create an emergency access from 6th Avenue to the west end of the proposed cul-de-sac? If this solution cannot be obtained, then the City of San Luis Fire Department will require fire hydrant spacing every three hundred feet and larger infrastructure for more water capacity.
2. Applicant to address the following comments from City of San Luis Public Works Department dated June 30, 2023:
 - Proposed plan does not meet our subdivision regulations Section 3.30.
 - Sewer shall be a gravity system connection.

RECOMMENDED MOTION:



I MOVE TO FORWARD REZONING CASE NO. 2023-0214 TO THE CITY COUNCIL, WITH APPROVAL RECOMMENDATION SUBJECT TO THE CONDITIONS AS PRESENTED BY STAFF.

Attachments







- Location Map
 - Ordinance No. 400
 - Site Plan
 - City of San Luis Fire Department Comments (7-7-23)
-



LOCATION OF SUBJECT PROPERTY

-  PID: 776-09-003
-  300ft Notification Area

LOCATION MAP

- Zoning**
- SINGLE RESIDENCE ZONING DISTRICTS**
 -  R1-8
 -  RA-10
 - MULTIPLE RESIDENCE ZONING DISTRICTS**
 -  R-2
 -  R-3
 - COMMERCIAL ZONING DISTRICTS**
 -  C-1
 -  C-2

REZONING

CASE #
2023-0214

DATE:
5/5/2023

CHECKED BY:
JUAN TEJEDA

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN



WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

CAPTION HEADING:

Ordinance

Ordinance No. 400

To amend the Official Zoning Map of the city by changing the zoning classification of 15.1 acres Rural Area Residential (RA-10) to Medium Density Residential (R1-6).



Ordinance

NO. 400

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 15.1 ACRES RURAL AREA RESIDENTIAL (RA-10) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED WEST OF 8TH AVENUE BETWEEN BIENESTAR ESTATES NO. 5 SUBDIVISION AND THE EAST MAIN CANAL; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 15.1 acres of real property located on Assessor Parcel ID No. 776-09-003; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification from Rural Area Residential (RA-10) to Medium Density Residential (R1-6) of the property subject to the following conditions:

1. Rezoning is condition upon development of the land in a manner similar to the tentative lot layout submitted for this application.

2. A full length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.
3. A traffic study is required and the construction of any and all improvements as recommended by the said study, including but not limited to, possible contributions to future roadway improvements such as traffic signals and/or canal crossings along 6th Avenue and 8th Avenue.
4. Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S §48-572.
5. Grading and erosion control shall comply with the International Building Code standards for all aspects of the development including development of lots and the building of houses or other buildings.

Property more fully described as:

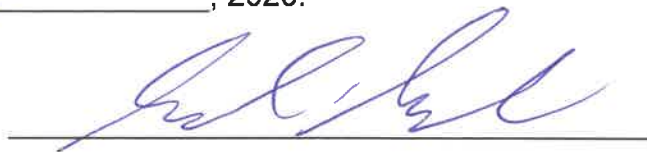
THE PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 12 OF THE SW 14 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

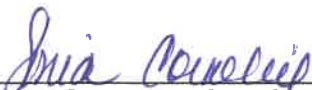
Arizona, this 12th day of August, 2020.

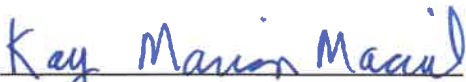


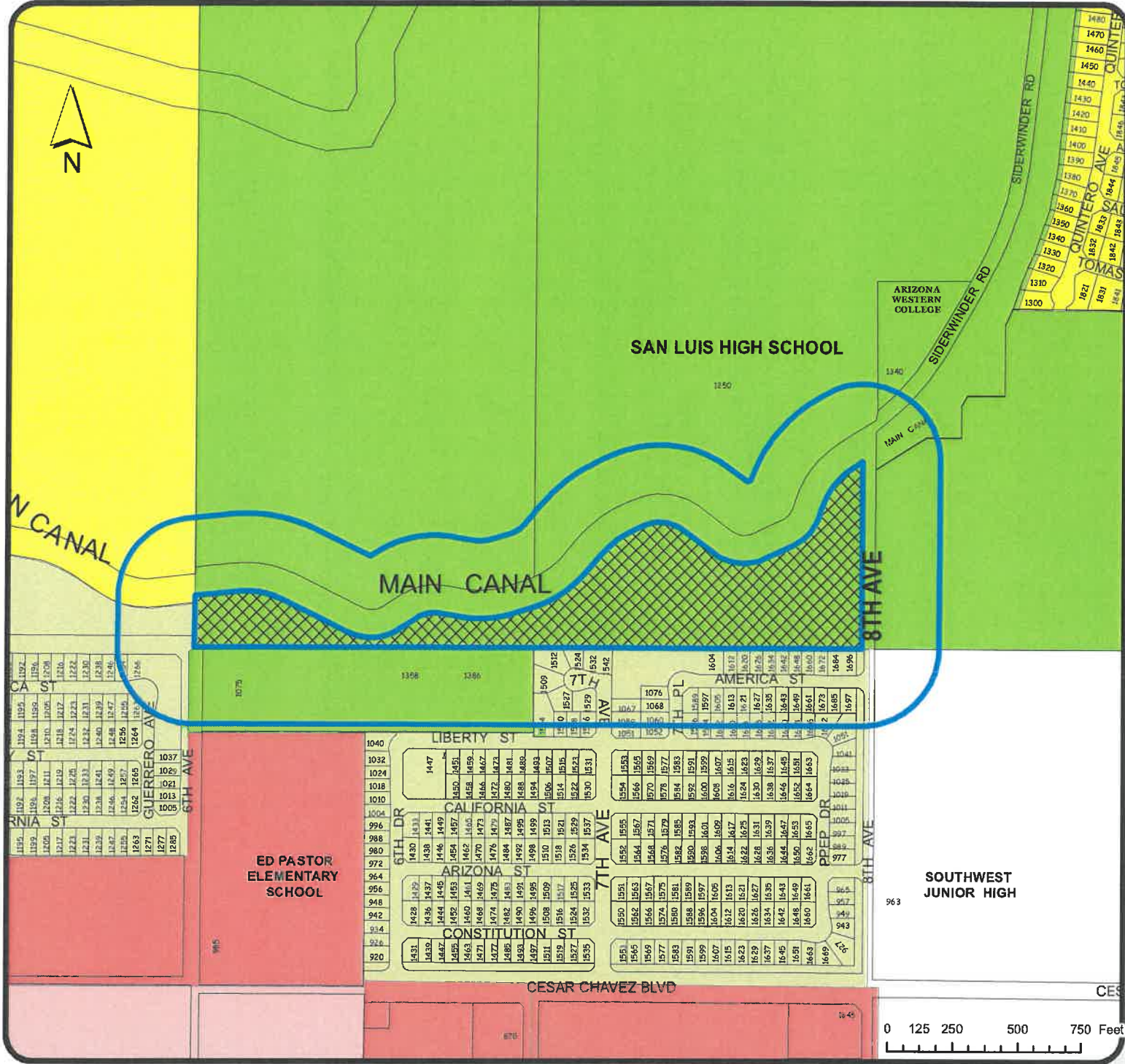
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:


Sonia Cornelio, City Clerk




Kay Marion Macuil, City Attorney








LOCATION MAP

REZONING

LOCATION OF SUBJECT PROPERTY

-  PID: 776-09-003
-  300ft Notification Area

Zoning

- MULTIPLE RESIDENCE ZONING DISTRICTS**
 -  R-2
 -  R-3
- COMMERCIAL ZONING DISTRICTS**
 -  C-2
- SINGLE RESIDENCE ZONING DISTRICTS**
 -  R1-9
 -  RA-10

CASE #
2020-0277

DATE:
5/21/2020

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN



May 16, 2023

REZONING CASE NUMBER: 2023-0214

CASE SUMMARY: A request by Edais Engineering Inc. on behalf of Riedel Holdings LLC to amend the conditions on Medium-Density Residential (R1-6) zoning, as approved by Ordinance No. 400. The request is to change condition no. 2 more particularly described as follows:

“2. A full length street shall be constructed between 6th Avenue and 8th Avenue as part of the development of this property.”

Property located between 6th Avenue and 8th Avenue, north of Bienestar Estates #5 and south of East Main Canal in San Luis Arizona with APN 776-09-003.

Citizen Review Meeting will be held:
Thursday the 29th day of June 2023 at 5:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona.

PUBLIC HEARING: July 11, 2023

COMMENTS DUE: May 26, 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,

Juan Tejeda
Associate Planner
Attachments: Location Map, Site Plan

COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has concerns with no second means of ingress/egress for this subdivision design. Without a second means of ingress/egress our emergency response times, to this proposed subdivision, will be hampered which does not serve the potential lot owners with the best emergency service the City of San Luis has to offer. Can the Developer work out a solution with the Yuma County Water Users to possibly create an emergency access from 6th Avenue to the west end of the proposed cul-de-sac? If this solution cannot be obtained, then the City of San Luis Fire Department will require fire hydrant spacing every three hundred feet and larger infrastructure for more water capacity.