



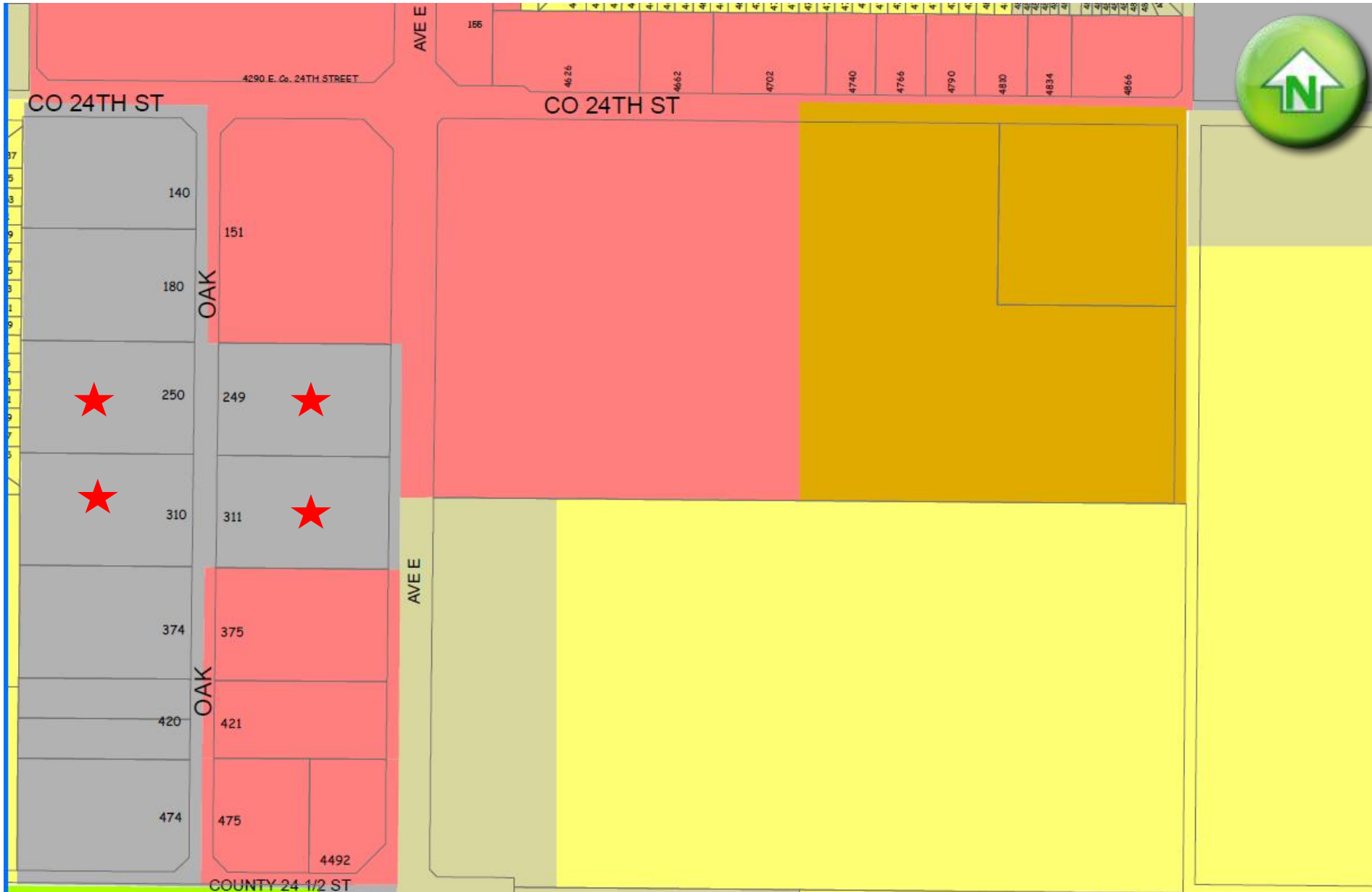
# Planning & Zoning Commission

August 12, 2025

## Rezoning Case No. 2025-0172

- Request: Dahl, Robins & Associates, Inc. representing the Regional Center for Border Health, is requesting to rezone various parcels totaling 20.34 acres in size from LI to C-2.
- Location: 249, 250, 310 and 311 S. Oak Avenue. APN's 227-15-007, -008, -015, and -016, San Luis, Arizona.
- Summary: The applicant's intent to rezone the subject properties from LI to C-2 is to allow the expansion of the existing medical plaza and the construction of a birthing center along with any other uses permitted under the C-2 zoning district.

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**Rezoning Case No. 2025-0172**



**Looking west from subject property**

**Rezoning Case No. 2025-0172**



**Looking east at subject property**

## Rezoning Case No. 2025-0172



**Looking south from subject property**

**Rezoning Case No. 2025-0172**



**Looking north from subject property**

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### CORRESPONDENCE & COMMENTS:

- No comments were received from property owners within the zoning notification area.

## **Rezoning Case No. 2025-0172**

### **Public Hearing Schedule:**

Citizen Review Meeting: Tuesday, August 5, 2025

Planning and Zoning Commission: Tuesday, August 12, 2025

City Council: Wednesday, September 10, 2025 (Tentative)

## **Rezoning Case No. 2025-0172**

### **STAFF RECOMMENDATION:**

Staff recommends approval of RZ Case No. 2025-0172 with the following condition:

1. Prior to issuance of any certificate of occupancies on the subject parcels, the applicant/owner shall submit a traffic impact study and all recommended right of way shall be dedicated to the City of San Luis, and any improvements required by the traffic impact study shall be done by the developer.