



Planning and Zoning Commission

August 12, 2025

Final Draft Subdivision Regulations

- **Item:** Presentation and discussion regarding the adoption City of San Luis Final Draft Subdivision Regulations.
- **Intent:** To seek a recommendation of approval from the Commission to the City Council of the City of San Luis Final Draft Subdivision Regulations.
- **Summary:** The existing Subdivision Regulations are originally based on Yuma County's 1992 regulations which were adopted in May of 2002. The proposed update aims to align with State Statute and current infrastructure needs, as well as supporting smarter growth, improved infrastructure and better community planning.

Final Draft Subdivision Regulations

January 30, 2025, Post final draft document on City of San Luis Website

February 6, 2025, Release document to Stakeholders

February 11, 2025, Emailed document to P&Z Commission members

March 11, 2025, Regular P&Z Commission Meeting (Presentation of proposed document)

March 13, 2025, 1st Stakeholders & GP Meeting

July 10, 2025, 2nd Stakeholders and GP Meeting

July 30, 2025, City Council Work Session- Presentation of Final Draft Subdivision Regulations

August 12, 2025, Planning & Zoning Regular meeting-Public hearing, discussion, and recommendation regarding final draft.

September 10, 2025, Regular City Council meeting for approval and adoption. (Tentative)

Final Draft Subdivision Regulations

TOP 20 DIFFERENCES BETWEEN OLD VS NEW SUBDIVISION REGULATIONS			
Category	2002 Version	2025 Final Draft	Key Change
Document Structure	Less organized, fewer sections	More structured, with clearer chapters and sections	Improved clarity and readability
Authority Reference	Title 11 regulating Counties	Updated to align with A.R.S. § 9-463 and related statutes	Legal compliance updated to match Title 9--Cities and Towns
Subdivision Design Standards	Less specific guidelines	More detailed requirements on street layout, lot sizes, and access	More structured regulations for planning
Flood Control	Basic provisions for drainage	Makes reference to YCPW Volume 3 requirements for floodplains and drainage facilities	Increased focus on flood safety authorizing City Engineer and/or PW Director to approve flood control facilities design
Street Design Standards	General road width guidance	Detailed ROW (Right of Way) and cross-section specifications	More defined street classifications
Fire Protection	Referenced UFC	More specific standards for hydrant placement and fire distribution system	Enhanced safety measures (i.e "Fire hydrants shall be installed in accordance with requirements of the Public Works Standards and City Fire Department.")

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Cluster Mailboxes	Not mentioned	Mandated USPS-approved cluster mailboxes with ADA compliance	New requirement for mail delivery (Section 17.10.31 Regulations on coordination, installation, and maintenance of USPS cluster mailbox units)
Cul-de-Sacs	Cul-de-sac streets will serve no more than twenty (20) dwelling units and shall be no longer than 1,200 feet.	Restricted to 600 feet, with a max of 20 dwelling units	Cul-de-sac streets in the low and medium density residential subdivisions will serve no more than (20) dwelling units and shall be no longer than 600 feet, unless necessitated by topography or other circumstances beyond the subdividers control
Preliminary & Final Plat Process	Less specific guidelines (Sec 5.1.3)	Detailed multi-step approval process	Improved clarity for developers
Phased Developments	Less specific guidelines	Requires phased approval process with deadlines	More specific phased development guidelines (Preliminary Plat approval shall be valid for a period of three (3) years if not phased, or first phase thereof if phased, and five (5) years for all phases from the date of Planning and Zoning Commission approval. If the final plat of the subdivision for the first phase of the subdivision (if developed in phases) has not been recorded within three years of Preliminary Plat approval, approval of the preliminary plat shall be void.)
Improvement Plan Review	Less stringent requirements	Mandatory approval from multiple city departments	Ensures quality control (Section 17.20 Final plat and improvement plans shall be only accepted upon fulfillment of preliminary plat conditions of approval if any).
Zoning Compliance	General references to zoning	Reference to setback, lot ratio, and compliance details	More specific zoning enforcement

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Traffic Impact Study	Less specific guidelines	Mandated for larger developments per Public Works Standards	Ensures road safety and capacity planning
Perimeter Walls	Less specific guidelines (Section 3.22)	Mandatory 6 ft residential, 8 ft commercial walls in certain areas	Increased security and aesthetics (Section 17.10.28 – Subdivision Perimeter wall Standards)
Land Split Regulations	Minimal guidance	Clearly defined land split process with required documents	Greater oversight on land divisions
Homeowners Association (HOA) Responsibilities	No mention	HOAs responsible for maintaining private streets and common areas	Formalized maintenance responsibilities
Modification of Subdivision Regulations	Minimal guidance	More defined process with required documents	Section 17.10.13 Procedure for requesting a modification from subdivision design standards or improvement standards.
Assurances	Less specific guidelines (City Code 15.20.040)	More detailed steps and process	Section 17.25.50 – Assurance of completion and improvements

CORRESPONDENCE & COMMENTS

	<p>The proposed subdivision regulations include references of approval from both the City Engineer and/or Public Works Director for compliance with public works standards. Having approval from two different positions regarding city public works standards can introduce complications within the process. This can lead to: Overlapping responsibilities; Conflicting authority; Inconsistent standards or interpretatons; Multiple layers in review. Suggestion: The responsibility in reviewing subdivisions for compliance with public works standards be limited to a single position either the City Engineer or the Public Works Director.</p>	George Amaya	Final draft revised to address comments
17.10.31	<p>The main thing that caught my attention was the usps section, would that meant for all city houses to be able to get main at homes or just for the upcoming subdivisions?</p>	Maria Castro (Private Citizen)	See previous comment (Line item No. 2, above)
17.10.31	<p>With San luis as a growing town in that we should take a step into making it a more walkable city with it more in mind to pedestrians. More sidewalks in places where there isn't. The implementation of mail delivery trucks would also be a great investment since it would help traffic flow since most people will not have to go down to the office. This will especially help us aswell since we won't have to worry about having to pick up our packages/mail or deal with long waiting times of backed up traffic.</p>	Adrian Merancio (Private Citizen)	No need to address
	<p>What are these meetings for exactly?</p>	delacruz_angel03 (Social media user)	Staff offered a response to social media user

SUMMARY OF COUNCIL WORK SESSION

July 30, 2025

PROPOSED CHANGES: Staff advised Council there was a revision to the Final Draft Subdivision regulations in Section 17.10.15(F), as follows: *F. Pursuant to the authority of A.R.S. §9-243.B, streets adjacent to the property to be subdivided shall be required to be developed. No half-streets will be accepted. Where there exists a dedicated or platted half street adjacent to the property to be subdivided, the other half, being the minimum width to meet this chapter and the Public Works Standards shall be platted and fully improved.*

STAFF CONSENSUS: Eliminating the second sentence would avoid confusion and leave less room for interpretation. Any deviation from not requiring full street improvements could be handled on a case by case basis through a request for a Modification presented and approved by City Council.

DEVELOPER'S CONCERNS: Minimum lot size requirements, duration/release of assurances, warranty period, changes to road width requirements, and the requirement of polymer manholes.

STAFF CONSENSUS: Minimum lot size requirements are not regulated in the Subdivision Regulations but are a component of the City Zoning Code; similarly, polymer manhole requirements are regulated by the Public Works Standards. Staff recommended to Council leaving the wording as is for duration/release of assurances and warranty periods, since the current process best protects the City's interest for requiring perimeter road improvements and ensuring an adequate warranty period for new subdivisions.

Staff recommends the Commission move to recommend approval of the City of San Luis Final Draft Subdivision Regulations to the City Council as presented by staff

Final Draft Subdivision Regulations

SUBDIVISION REGULATIONS CITY OF SAN LUIS, ARIZONA DEPARTMENT OF PLANNING AND ZONING

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