



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, October 14, 2025. 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 E 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 Commission 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 Coordinator

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 Octubre del 2025. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicado en el 1090 E 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 E Union Street, 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 de la Comisión 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, Coordinador de Planeación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, October 14, 2025
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 on September 9, 2025.

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. 2025-0273. A request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona.

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Minor Amendment Case No. 2025-0273

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area Residential (RA-10) to High Density Residential (R-3). Assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF SEPTEMBER 9, 2025)**

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Rezoning Case No. 2025-0274

5. ADJOURNMENT



AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on September 9, 2025.

Attachments

Minutes

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 9, 2025
6:00 p.m.

1. CALL TO ORDER /ROLL CALL: Vice Chairman Angelica Ortiz called the meeting to order at 6:00 p.m.

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Marco A. Pinzon
Vice Chairman Angelica Ortiz

ABSENT:

Commission Member Hugo Garcia
Commission Member Veronica Zavala
Chairman Ruben Walshe

OTHERS PRESENT:

Juan Leal Rubio, Assistant Director of Development Services
Juan Tejeda, Associate Planner
Albert Moreno, I.T. Department
Carlos A. Berumen, Office Assistant
Jeziel Banos, I.T. Department
Jose Antonio Maldonado, Graphics and Media Specialist
Tomas Sanchez, City Engineer
Juan Javier Estrada, Resident
Griselda Franco, Resident
Alma Lomeli, Resident
Guiomar Morales, Resident
Rene Morales, Resident

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 on August 12, 2025.

MOTION: Commission Member Javier Barraza / Commission George Amaya approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Angelica Ortiz	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.07 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.86 acres from Rural Area (RA-10) to High Density Residential (R-3), Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, San Luis, Arizona.

1. Staff presentation

Mr. Juan Leal Rubio, Assistant Director of Development Services, stated that this rezoning case requires a general plan amendment to be approved before the rezoning case can be acted upon. Unfortunately, an error occurred in the publication of the minor amendment, and we are unable to proceed with

presenting it. The rezoning case was published correctly, but the minor amendment was not. The state open meeting law requires proper publication; therefore, both the minor amendment and rezoning need to be moved to the regular Planning and Zoning Commission meeting on October 14, 2025.

We still need to meet today to open the public hearing on this rezoning case. Staff recommend that we continue both items until October 14th so that they can be reviewed together. Staff will mail new notices to residents within the 300-foot area, showing the new dates.

2. Call to the Public on this item

Rene Morales, 1131 E. San Luis Lane, asked if someone could explain this request to everyone present in Spanish to facilitate better understanding.

Juan Javier Estrada, 472 N. 6th Place, stated that his concern is the construction noise that this development will create, and that most of the people living in that area are elderly. Developing apartments in this area will generate more traffic and parking issues.

Commission Member George Amaya, asked staff during the citizen review meeting held for this case about a concern from a member of the public regarding the proposed apartment complex. Does staff know the proposed maximum height for the apartment complex?

Mr. Juan Leal Rubio, responded that he does not believe the engineer has submitted that information. Still, he can pose a question to the developer so that the question is answered for the next meeting. Furthermore, **Member Amaya** asked, 'What is the maximum height allowed in the proposed R-3 zoning district?' **Mr. Leal Rubio** responded 60 feet.

Griselda Franco, 500 N. 6th Place, stated that residents in the area are not happy with the proposed development. My understanding is that there is a proposal to build approximately 156 apartments and 18 townhomes. There will be a lot of

people on this piece of land. Currently, we are experiencing issues with the people living across from us in Las Casitas. Especially during the agricultural season, there are a lot of people parking in front of our homes. In addition, there is also the traffic of relatives who come to visit residents living in these apartments.

Commission Member Javier Barraza, asked staff if, in the design of this development, someone could be parked in the public right-of-way. **Mr. Leal Rubio** responded yes to the public right of way.

Amaya asked Mr. Leal Rubio if a traffic impact analysis would be required for the proposed development. **Mr. Leal Rubio** responded that yes, the next Planning and Zoning Commission will come up with recommendations, and that is one of the recommendations for the rezoning case.

Acting Chairman Angelica Ortiz asked if a representative from Comite de Bienestar would be present to address questions. **Mr. Leal Rubio** responded that he was in conversation with the agent and they could not make it today, but they will be here for the next commission meeting. Furthermore, **Ortiz** asked, will the public be informed of the upcoming meeting? **Mr. Leal Rubio** responded that the staff would send out a new letter notifying property owners within a 300-foot radius.

Guiomar Morales, 1131 E. San Luis Lane, stated that her concerns are privacy, noise, and security. She worried that people passing by her property could jump the wall from the apartments into her backyard.

Alma Lomeli, 1133 E. San Luis Lane, she states that her concern, as other property owners have said, is her privacy and security. Additionally, regarding the notification letters, it is essential to send them in English; however, it is also crucial that we acknowledge and understand what the city is trying to communicate. We want staff to send those notification letters in Spanish so we can understand them.

Commission Member Javier Barraza, asked Mr. Leal Rubio if the people needed to send written letters to serve as a petition for protest, and if the council required a supermajority vote, as per the statute, and if he could explain this process to the property owners present. **Mr. Leal Rubio** responded yes and explained the process.

B. Close Public Hearing

MOTION: Commission Member Marco A. Pinzon / Commission George Amaya to continue this public hearing to the regular scheduled meeting of October 14, 2025. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Angelica Ortiz	Aye

C. Action on Rezoning Case No. 2025-0274

There was no action on this item. This item was continued to the regular scheduled meeting of October 14, 2025.

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Javier Barraza to adjourn the regular meeting at approximately 6:36 p.m. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Vice Chairman Angelica Ortiz	Aye

APPROVED:

Ruben Walshe, Chairman

ATTEST:

Roman Pacheco, Planning Coordinator

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 SEPTEMBER 9, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Coordinator



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. A.

Meeting Date: 10/14/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0273. A request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan changing the land use designation of 3.13 acres from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR). Portion of Assessor's Parcel Number (APN) 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona.

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Minor Amendment Case No. 2025-0273

SUMMARY:

This is a request by Vega & Vega Engineering on behalf of Comite de Bienestar to amend the City of San Luis 2040 General Plan by changing the land use designation of 3.13 acres from MU to MDR. If this minor amendment is approved, the applicant is requesting the rezoning of the same 3.13 acres from Rural Area(RA-10) to Medium-High Density Residential (R-2) for the construction and development of single-family attached townhomes, as part of a larger 5.93-acre property proposed for rezoning under Rezoning Case No. 2025-0274. The remaining 2.8 acres will remain with the MU designation to support an R-3 zoning district for multi-family apartments. This rezoning case is being processed concurrently with this minor amendment.

GENERAL PLAN:

The existing land use category for the subject property is Mixed-Use Activity Center.

Existing Land Use category

Mixed-Use Activity Center (MU): The Mixed-Use Activity Center land use category is intended to provide for the primary community focal areas and includes a wide range of high-density residential, office, commercial, and employment uses in a walkable and connected format. Mixed-Use Activity Center areas are particularly suitable for community placemaking with a focus on active gathering areas.

Zoning districts permitted within MU: R-3, C-1, C-2, and MU

Proposed Land Use Category

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

Zoning districts permitted within MDR: R1-6, R1-8, R1-12, R1-20, R1-35, R-2, MHS, MHP and PUD.

The approval of this minor amendment will allow the applicant to rezone 3.13 acres of the subject

property to the R-2 zoning district. The existing condition of the subject property is undeveloped-native desert zoned RA-10. The subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded efficiently and services already exist nearby.

The proposed amendment supports several goals and policies of the General Plan 2040, including:

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 subject property is located inside the Downtown Growth Area identified in the City of San Luis 2040 General Plan, where infrastructure can be expanded. Existing development in the area has provided access to the infrastructure needed for residential development.

Policy G-9.3 Ensure growth areas are served and connected by major transportation routes and other modes of transportation.

The subject property is adjacent to 6th Avenue and Urtuzuastegui Street. Urtuzuastegui Street is fully improved, although 6th Avenue is not fully developed; the developer is required to fully improve 6th Avenue in front of this development. Also, the City has requested traffic studies for all the proposed new subdivisions. The traffic study will ensure that all the necessary improvements are made.

Goal G-13 Housing options in San Luis serve existing and future residents of all ages, abilities, and needs.

The proposed project will allow a wider variety of housing types, such as townhomes and multi-family apartments. These housing options can meet the needs of young families starting out, working professionals, and older residents who may prefer smaller, lower-maintenance homes. By providing different types of housing in one neighborhood, the project helps create a more inclusive, connected, and balanced community that reflects the diverse needs of San Luis residents.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have not received comments from other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

CITIZEN REVIEW MEETING:

A Citizen Review Meeting was held on August 28, 2025, at City Hall, as required by State Statute and City Code. Four residents attended, all of whom live within 300 feet of the property.

Four neighbors were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

Following this meeting, staff worked closely with the applicant to explore design alternatives that could address the concerns of neighbors. As a result, the applicant revised the project layout to move the apartment building farther away from existing homes.

To keep residents informed, staff also held an additional follow-up citizen review meeting, even though it was not required by state law. The meeting was held on October 9, 2025, with the purpose of presenting the revised layout and ensuring that residents remain informed.

Residents reiterated concerns related to the construction's impacts on existing homes, neighborhood

character, traffic and parking congestion, property values, loss of privacy, and overall quality of life.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the minor amendment.

The proposed amendment meets the intent and requirements of the approval criteria established by City Code and state planning statutes. The request supports compatible and orderly development, promotes housing diversity, and ensures efficient use of existing public infrastructure. Based on these findings, staff concludes that the amendment is consistent with the City of San Luis 2040 General Plan and recommends approval of Minor Amendment Case No. 2025-0273.

RECOMMENDED MOTION:

A. STAFF PRESENTATION

B. OPEN PUBLIC HEARING

C. CALL TO THE PUBLIC ON THIS ITEM

D. CLOSE PUBLIC HEARING

E. I MOVE TO FORWARD MINOR GENERAL PLAN AMENDMENT CASE NO. 2025-0273 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

Attachments

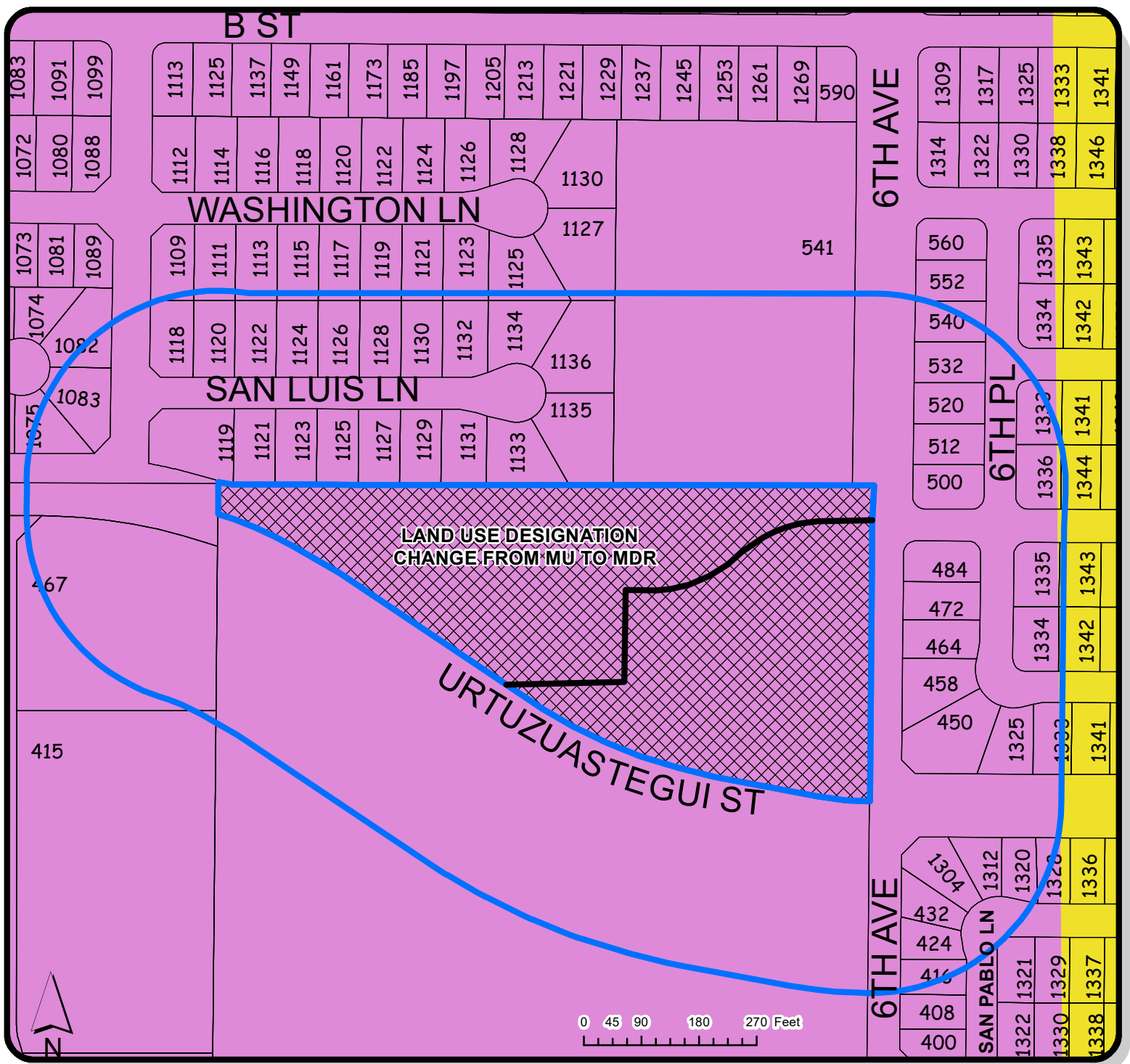
Location Map

Aerial

Site Plan

Minor Amendment Map



2 Opposition Letters (30 properties)





LOCATION OF SUBJECT PROPERTY

LOCATION MAP

MINOR AMENDMENT

-  PID:77556001
-  300 FT NOTIFICATION BUFFER

LAND USE

-  Mixed Use Activity Center
-  Medium Density Residential

CASE #
2025-0273

DATE:
10/14/2025

DEVELOPMENTS SERVICES



INC. 1979

GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

5th Ave

FRONTERA ESTATES

LAS CASITAS APARTMENTS

Las Casitas Apartments

Espinoza Car Detailing

6th Pl

PROPOSED MINOR AMENDMENT AND REZONING COMITE DE BIENESTAR APN 775-56-001 ± 6.12 ACRES

BIENESTAR ESTATES NO. 3

6th Ave

Uruzuastegui St

STATE LAND

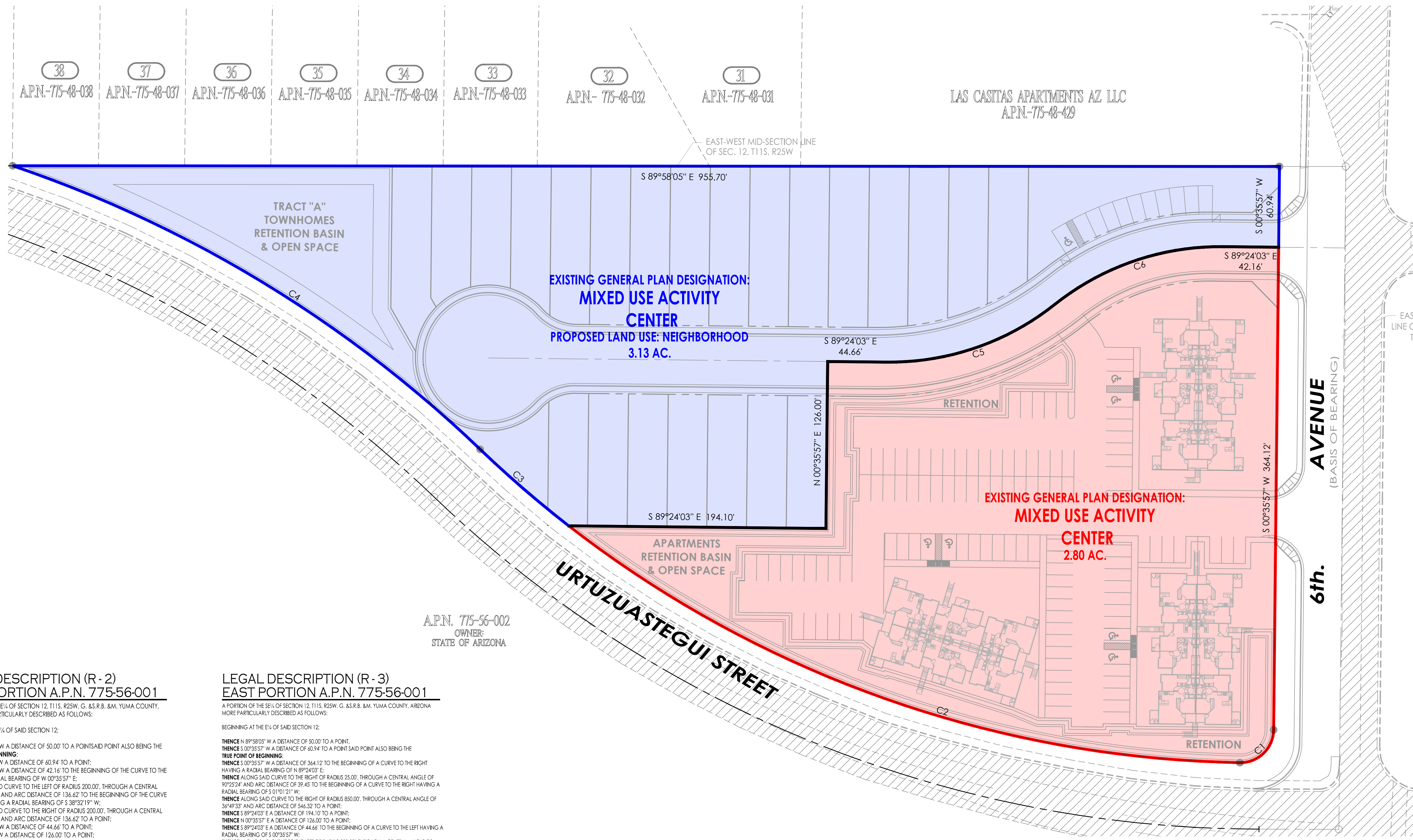
SAN LUIS INDUSTRIAL PARK

MR Machinery USA

San Luis Business Incubator
Google Earth

Image © 2025 Airbus





**LEGAL DESCRIPTION (R - 2)
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:
THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 3°10'55" E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 750.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 412.77' TO A POINT;
THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

**LEGAL DESCRIPTION (R - 3)
EAST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. &M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:
THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 364.12' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 89°24'03" E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 35.49' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 01°10'21" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 36°49'33" AND ARC DISTANCE OF 536.97' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 194.10' TO A POINT;
THENCE N 00°35'57" E A DISTANCE OF 126.00' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 44.66' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 00°35'57" W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 42.16' TO A POINT SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

CONTAINING 2.80 AC. (NET) MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:

Scale: as shown Date: OCT 2025
 Drawn: staff Job #: vrv25-500
 Design: vna

Sheet 1
of 1

RECEIVED

RECEIVED

OCT 8 2025

CITY CLERK'S OFFICE

2025 OCT -6 PM 4: 54

DEVELOPMENT SERVICES

CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- **Neighborhood Character:** The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- **Traffic and Safety:** Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.
- **Parking Congestion:** With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.
- **Property values:** We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.
- **Precedent for Future Development:** Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.
- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.
- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- **Camera Surveillance System:** Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.
- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 0186
2	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 3785
3	<i>[Signature]</i>	1177 San Luis Ln	928 517 0727
4	Alejandro Yarzalde	1129 San Luis Ln	928 488 6870
5	<i>[Signature]</i> MARTIN M.	1132 SAN LUIS LN SAN LUIS AZ	928 27-0422
6	<i>[Signature]</i> Apolonia G.	1124 E. San Luis Ln SL AZ	928-315-3593
7	<i>[Signature]</i>	1118 San Luis Ln	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl.	928 446 9825
9	Micaela Gutierrez	512 G. P.L.A.	928 920 11-47
10	JUAN LA RA	1336 E. Udall Ln	(928) 285 7639
11	<i>[Signature]</i> Espinoza	472 N. 6th Pl. S.L.AZ.	(928) 210-1669
12	Maria Yz Lara / Juan L.	464 North Place S.L.AZ.	928 247 55-06
13	Maria Duenez	458 N 6th Pl San Luis AZ	928-988-2515
14	<i>[Signature]</i>	1122 E. San Luis LN.	928-919-0364
15	<i>[Signature]</i>	1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	ESAR BOGACILLA	1136 E SAN LUIS LN	928-722-5881
18	Juio J. Camarona	1134 E SAN LUIS LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-440-4245
20	<i>[Signature]</i>	1127. Wash n 6th Ln.	928-920-0374.
21	<i>[Signature]</i>	1121 E. W. Lane	928-261-8599
22	<i>[Signature]</i>	1123 Washington Ln	928-246-5275
23	<i>[Signature]</i>	1117 Washington Lane.	928-398-9059
24	Alfredo Ruvalcaba	1119 E Washington Ln	928-919-3079
25	Francisco M de Lopez	1111 Washington Ln	928-502-9541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0324
27	Claudia Navarro	1075 e san luis ln	928 2714330
28	<i>[Signature]</i> Sorrelli	1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo Ln	928 919-4708
30	LETIZIA ROSALES.	1128-SAN-LUIS-LEN	928-323-1650
31	Maria Carr	1129 San Luis Ln	928-988 6870
32	<i>[Signature]</i>	1193 San Luis Ln	(928) 313-1103
33	Ana G. Lome l.	1133 San Luis Ln.	(928) 502-0648
34			
35			
36			
37			
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39			

Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6th PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis

My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth

We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)

- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure

The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values

For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security. These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4. B.

Meeting Date: 10/14/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2025-0274. A request by Vega & Vega Engineering on behalf of Comite de Bienestar, to rezone approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area Residential (RA-10) to High Density Residential (R-3). Assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street, in San Luis, Arizona. **(ITEM CONTINUED FROM MEETING OF SEPTEMBER 9, 2025)**

- A. Staff presentation
- B. Open public hearing
- C. Call to the Public on this item
- D. Close public hearing
- E. Action on Rezoning Case No. 2025-0274

SUMMARY:

The applicant is requesting to rezone approximately 3.13 acres from Rural Area (RA-10) to Medium-High Density Residential (R-2) and approximately 2.80 acres from Rural Area (RA-10) to High Density Residential (R-3) at property located at the northwest corner of 6th Avenue and Urtuzuastegui Street. The request for Medium-High Density Residential (R-2) and High Density Residential (R-3) will allow the applicant to increase the residential density to accommodate a townhome subdivision and an apartment complex as proposed site plan attached.

Existing Adjacent Zoning Districts:

- To the north R-3 (Las Casitas Apartments and Frontera Estates Subdivision)
- To the west L-I (San Luis Industrial Park)
- To the south L-I (Vacant State land)
- To the east R1-6 (Bienestar Estates No. 3 Subdivision)

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies; staff have not received comments from the other agencies.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (60 letters). We have received two opposition letters (of 30 properties) from adjacent properties, which are attached to this report.

Under A.R.S. § 9-462.04(H), *"If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property, excluding government-owned property, file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body*

of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, if such required number of votes is not less than a majority of the full membership of the legally established governing body. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners, excluding government-owned property, opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body. "

Staff is currently reviewing the submitted signatures. If it is confirmed that the petition meets the percentage required under state statute, approval of this rezoning by the City Council will require a three-fourths majority vote (five out of seven Council members).

PUBLIC MEETINGS:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on August 28, 2025, in the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. Four people from the public were in attendance, all of whom, according to public records, reside within 300 feet of the subject property. One property owner expressed concerns that the construction of a tall apartment complex adjacent to his residence would result in an invasion of privacy, as tenants on the upper floors would have unobstructed views into neighboring backyards. He suggested that the apartment buildings be reoriented or relocated to prevent direct views into adjoining properties.

During the September 9, 2025 Planning and Zoning Commission meeting, several residents raised valid concerns regarding the proposal. These included:

- The height of proposed apartment buildings and loss of privacy for adjacent homes;
- Potential damage to nearby homes from construction vibration caused by grading, excavation, and heavy equipment;
- Increased traffic and parking issues on surrounding streets;
- Perceived overcrowding or higher density compared to existing neighborhoods;
- Noise and dust from construction;
- Impact on public services such as schools, parks, and healthcare facilities;
- Fear of property value decline and increased vandalism or public safety issues.

Staff recognizes the concerns raised by neighbors and appreciates their active participation in the process.

Following the September meeting, staff met directly with the developer to review and address the residents' input. As a result, the applicant revised the project layout to move the apartment buildings farther south, away from the property line shared with single-family homes, and replaced that portion with single-story townhomes to preserve privacy and neighborhood compatibility.

Although not required by law, staff also organized an additional neighborhood meeting to present the revised plans to residents and allow for continued discussion and feedback. Residents reiterated their previously mentioned concerns.

ANALYSIS:

Privacy

Staff agrees that privacy is an essential component of neighborhood livability. The original proposal placed multi-story apartments closer to single-family homes, which could have created direct views into adjacent backyards. In response, the revised plan moves those buildings away from the property line and introduces single-story townhomes as a buffer. Staff is recommending a condition of approval that limits the townhomes adjacent to the northern property line to one story only to ensure long-term protection of neighboring privacy.

Construction Impacts on Existing Homes

Concerns about construction vibration, grading, and dust are understandable. While short-term construction activities are unavoidable, they are regulated through building and engineering standards that require the use of best management practices to control dust and mitigate noise.

However, claims of potential structural damage to nearby homes from grading or heavy machinery are more complex. Such damage is uncommon but possible under specific soil conditions. Developers are encouraged to perform pre-construction evaluations, use modern compacting equipment designed to minimize vibration, and maintain open communication with nearby property owners throughout construction.

The City's Building Safety Division and Engineering Department will monitor site work for compliance with applicable standards, and residents are always encouraged to report concerns during construction so they can be promptly investigated.

Traffic and Infrastructure

All rezoning cases that may generate additional traffic are required to provide a Traffic Impact Study prepared by a licensed professional engineer. This study identifies whether improvements such as additional turn lanes, signage, sidewalks, or pedestrian crossings are needed to maintain safety and traffic flow in the area. If improvements are required, the developer, not the City or nearby residents, must complete or pay for those improvements as part of the project approval process.

In addition, every new housing unit built in San Luis is subject to the City's Development Impact Fees (DIFs), which are based on a technical study adopted by the City Council and updated every five years. These fees ensure that each new home or apartment contributes its fair share toward community infrastructure, including roads, parks, public safety facilities, water, and wastewater systems. This means that when new homes are built, they help fund the improvements needed to support the City's growth, rather than placing that cost on existing residents.

Density and Community Character

While the proposed zoning allows for higher density than the surrounding neighborhood, the location and design create an appropriate transition. The site lies between residential uses to the east and industrial zoning to the west. Introducing townhomes and apartments here provides a logical buffer while helping meet the City's need for more housing options.

The General Plan 2040 emphasizes the importance of offering a variety of housing choices to accommodate the community's diverse population while making efficient use of infrastructure. Concentrating housing near major corridors like 6th Avenue supports smart growth and reduces development pressure on outlying agricultural lands.

Schools, Health Services, and Property Value

Concerns about school capacity, healthcare access, and property values are not uncommon during rezoning discussions. However, these are not factors that cities can regulate through zoning decisions. School districts, healthcare providers, and the market independently adjust to community growth. The City remains available to coordinate infrastructure planning with these entities, but cannot restrict zoning based on speculative impacts.

Parking

The City's zoning code establishes minimum on-site parking requirements for both townhomes and apartments. The developer must meet or exceed those requirements. Parking on public streets within adjacent neighborhoods is not restricted to residents only; the public right-of-way is open to all vehicles that comply with traffic laws. If a parked vehicle obstructs a driveway or violates parking regulations, residents can contact the Police Department for enforcement.

STAFF RECOMMENDATION:

Staff's responsibility is to evaluate each proposal based on adopted policies, technical standards, and the long-term welfare of the community. Staff's recommendation is professional, impartial, and based solely on planning principles and the established process, not on developer interests or public pressure. While the City welcomes and values all feedback, staff must remain objective to ensure fairness to all parties and compliance with Arizona law.

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the City Council for Rezoning Case No. 2025-0274, subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, subdivision regulations, and any applicable regulation/standard.
2. The applicant/owner shall submit a traffic study as part of the building permit or subdivision review process, and the developer shall make all improvements or contributions required by the traffic study.
3. All townhome buildings adjacent to the northern boundary shall be limited to one story to protect the privacy of existing homeowners.
4. Development shall substantially conform to the revised conceptual plan presented on October 14, 2025.
5. Developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

RECOMMENDED MOTION:

A. STAFF PRESENTATION

B. OPEN PUBLIC HEARING

C. CALL TO THE PUBLIC ON THIS ITEM

D. CLOSE THE PUBLIC HEARING

E. I MOVE TO FORWARD REZONING CASE NO. 2025-0274 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.

Attachments

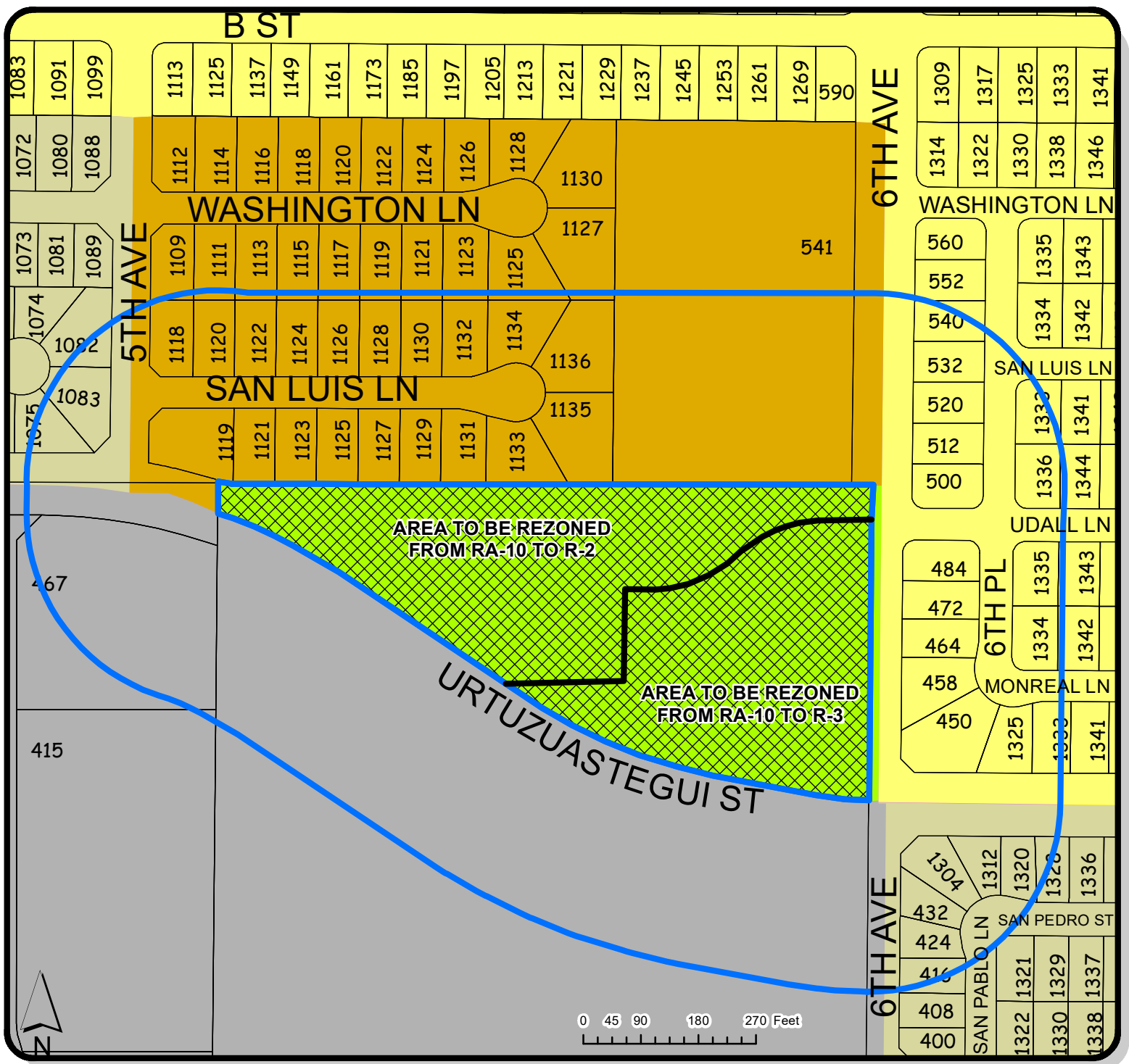
Location Map

Aerial

Site Plan

Zoning Map







2 Opposition Letters (30 properties)



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  300 FT NOTIFICATION BUFFER

LOCATION MAP

- ZONING**
- INDUSTRIAL ZONING DISTRICTS
-  LI
 -  HI
- MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2
 -  R-3
- SINGLE RESIDENCE ZONING DISTRICTS
-  R1-6
 -  RA-10

REZONING

CASE #
2025-0274

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA

DEVELOPMENT SERVICES



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

5th Ave

FRONTERA ESTATES

LAS CASITAS APARTMENTS

Las Casitas Apartments

Espinoza Car Detailing

6th Pl

PROPOSED MINOR AMENDMENT AND REZONING COMITE DE BIENESTAR APN 775-56-001 ± 6.12 ACRES

BIENESTAR ESTATES NO. 3

6th Ave

Uruzuastegui St

STATE LAND

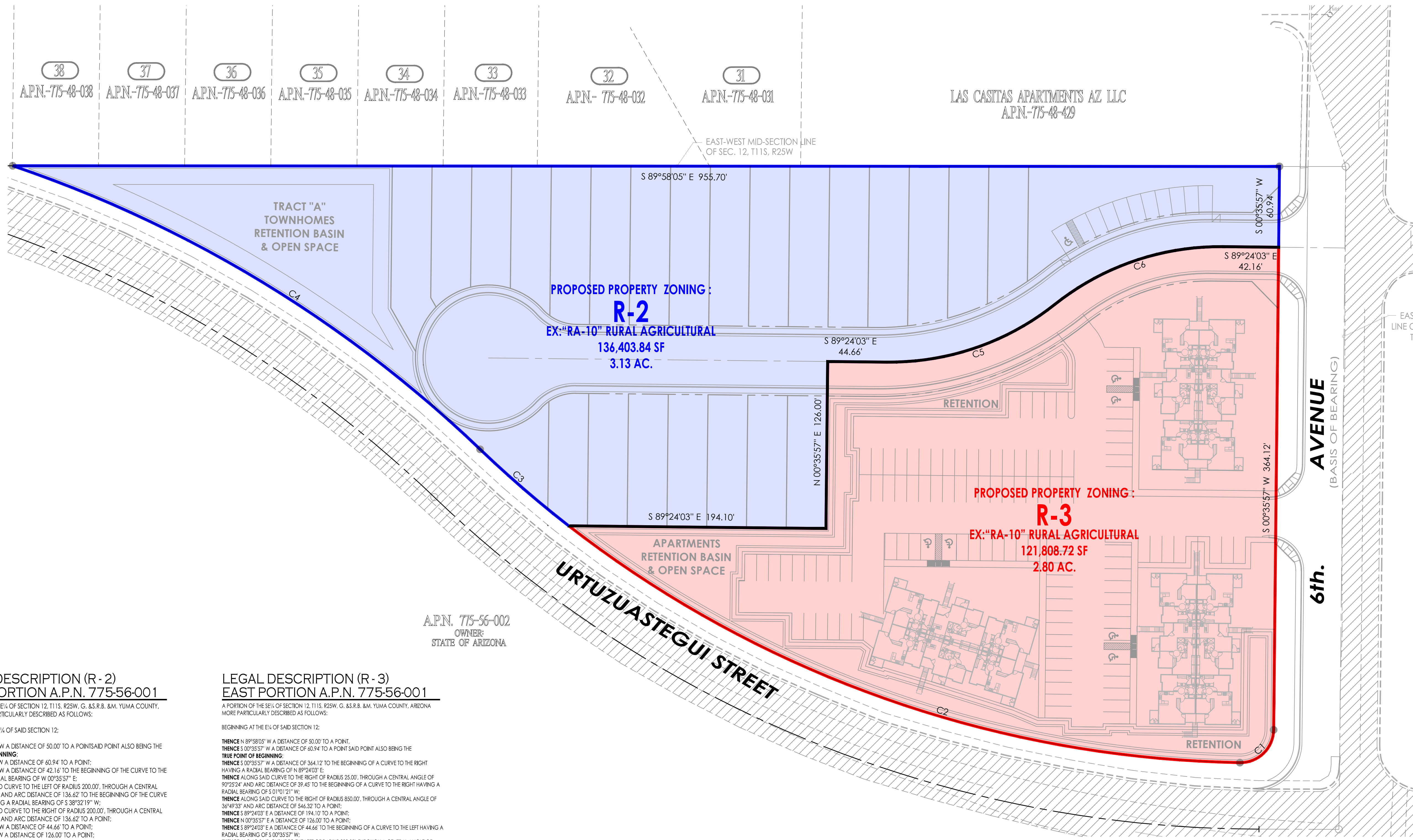
SAN LUIS INDUSTRIAL PARK

MR Machinery USA

San Luis Business Incubator
Google Earth

Image © 2025 Airbus





LEGAL DESCRIPTION (R - 2)
WEST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:
THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;
THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 3°55'54" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 750.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 412.77' TO A POINT;
THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

LEGAL DESCRIPTION (R - 3)
EAST PORTION A.P.N. 775-56-001

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12:
THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT;
THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S 00°35'57" W A DISTANCE OF 364.12' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 89°24'03" E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 35.49' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 01°10'21" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 36°49'33" AND ARC DISTANCE OF 536.97' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 194.10' TO A POINT;
THENCE N 00°35'57" E A DISTANCE OF 126.00' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 44.66' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 00°35'57" W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 38°32'19" W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;
THENCE S 89°24'03" E A DISTANCE OF 42.16' TO A POINT SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

CONTAINING 2.80 AC. (NET) MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Notes:
 Scale: as shown Date: OCT 2025
 Drawn: staff Job #: vv25-500
 Design: vna

RECEIVED

RECEIVED

OCT 8 2025

CITY CLERK'S OFFICE

2025 OCT -6 PM 4: 54

DEVELOPMENT SERVICES

CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- **Neighborhood Character:** The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- **Traffic and Safety:** Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.
- **Parking Congestion:** With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.
- **Property values:** We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.
- **Precedent for Future Development:** Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.
- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.
- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- **Camera Surveillance System:** Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.
- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 0186
2	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 3785
3	<i>[Signature]</i>	1177 San Luis Ln	928 517 0727
4	Alejandro Yarzalde	1129 San Luis Ln	928 488 6870
5	<i>[Signature]</i> MARTIN M.	1132 SAN LUIS LN SAN LUIS AZ	928 27-0422
6	<i>[Signature]</i> Apolonia G.	1124 E. San Luis Ln SL AZ	928-315-3593
7	<i>[Signature]</i>	1118 San Luis Ln	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl.	928 446 9825
9	Micaela Gutierrez	512 G. P.L.A.	928 920 11-47
10	JUAN LA RA	1336 E. Udall Ln	(928) 285 7639
11	<i>[Signature]</i> Espinoza	472 N. 6th Pl. S.L.AZ.	(928) 210-1669
12	Maria Yz Lara / Juan L.	464 North Place S.L.AZ.	928 247 55-06
13	Maric Duenez	458 N 6th Pl San Luis AZ	928-988-2515
14	<i>[Signature]</i>	1122 E. San Luis LN.	928-919-0364
15	<i>[Signature]</i>	1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	ESAR BOGACILLA	1136 E SAN LUIS LN	928-722-5881
18	Juio J. Camarona	1134 E SAN LUIS LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-440-4245
20	<i>[Signature]</i>	1127. Wash n 6th Ln.	928-920-0374.
21	<i>[Signature]</i>	1121 E. W. Lane	928-261-8599
22	<i>[Signature]</i>	1123 Washington Ln	928-246-5275
23	<i>[Signature]</i>	1117 Washington Lane.	928-398-9059
24	Alfredo Ruvalcaba	1119 E Washington Ln	928-919-3079
25	Francisco M de Lopez	1111 Washington Ln	928-502-9541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0324
27	Claudia Navarro	1075 e san luis ln	928 2714330
28	<i>[Signature]</i> Sorrelli	1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo Ln	928 919-4708
30	LETIZIA ROSALES.	1128-SAN-LUIS-LEN	928-723-1650
31	Maria Carr	1129 San Luis Ln	928-988 6870
32	<i>[Signature]</i>	1193 San Luis Ln	(928) 313-1103
33	Ana G. Lome l.	1133 San Luis Ln.	(928) 502-0648
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Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6th PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis

My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth

We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)

- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure

The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values

For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security. These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).