

1-02-26

PROJECT DESCRIPTION

The subject property is located on the southwest corner of Cesar Chavez Street and C Street in San Luis, Arizona. According to my research, this property is the smallest parcel in San Luis. It was created in 1966 and is only 30 feet wide by 57 feet long. Because of its size, only 1,710 square feet, a variance is needed to increase its buildable area by reducing the setbacks on the north and east side.

I intend to build the first mixed-use project in the City of San Luis. My proposal shows the construction of a two-story building with commercial office space on the first floor, and a studio apartment on the second floor. The uses are permitted by the Neighborhood Commercial (C-1) zoning district; however, a reduction on the front setback and in the side street setback is needed to make it possible. Also, commercial parking lots are required to exit the property by forward motion and because of the size of the property the variance includes the request to exit the property in backward motion. This parking requirement is not required for residential development.

Adjacent properties built before the adoption of the existing development standards already enjoy this flexibility in development standards.

According to the zoning ordinance, the required setbacks are 15 feet in front, 10 feet on the street side and the back, and 5 feet on the other side. (without fire wall).

VARIANCE REQUEST

Reduction of setbacks:

- Front yard setback reduction from 15 feet to 10 feet and side street yard from 10 feet to 5 feet.

Parking egress:

- Allow parking egress in backward motion to public right-of-way in a commercial zoning district.

ADJACENT PROPERTY OWNERS

As of today, I was able to obtain the approval signature of the adjacent property owner to the west and the owner to the north. I have tried containing the property owners to the south and east, in person and by sending them a letter with the drawings of the proposed project. However, I have been unsuccessful.

HARDSHIP CRITERIA

(1) There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district.

As mentioned before, the parcel was created in 1966, and without a variance, it would be very difficult to build on it. Adjacent parcels already enjoy reduced setbacks, large lot coverage, and reduced parking requirements. The special conditions were created when the lot was recorded in 1966, and it became the smallest parcel in the City of San Luis.

(2) The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant.

The special circumstances or conditions are pre-existing and were not created by the applicant. It is possible that when the property was created, the previous property owners under County jurisdiction had more flexible development standards. (The first Yuma County zoning ordinance was adopted in the 1970s)

(3) The variance is necessary for the preservation of substantial property rights. Without a variance, the property cannot be used for purposes otherwise allowed in this zoning district, and

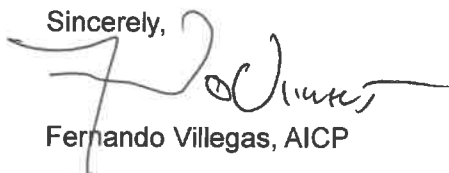
Yes, a variance is necessary to allow the construction of a building similar to the adjacent properties. Without a variance the property cannot be used for the permitted uses listed in the Neighborhood Commercial Zoning District. In Addition, this new building will become the first mixed use building in the downtown area.

(4) The authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

The approval of the variance will improve the existing conditions of the downtown area. Currently, the property is accumulating trash; a manufactured home was removed, and a building was demolished after catching on fire, causing a problem for adjacent residents and the public. Allowing a new building will improve the subject property and adjacent properties, increase property values, and bring new small businesses and residents to the City of San Luis downtown.

Thank you for your time, and I hope that the approval of this request can make this project possible.

Sincerely,



Fernando Villegas, AICP

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