



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 14, 2026. 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 Julio del 2026. 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, July 14, 2026
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 April 14, 2026.

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 Rezoning Case No. 2026-0307. A request by the City of San Luis, to rezone four parcels totaling 29.8 acres in size from Neighborhood Commercial (C-1) to Community Commercial (C-2). Parcels located on Cesar Chavez Boulevard between 4th and 6th Avenue, 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 Rezoning Case No. 2026-0307

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.** Discussion and possible action on any and all matters regarding the election of new officers.
ITEM CONTINUED FROM THE REGULAR PLANNING AND ZONING COMMISSION
MEETING OF APRIL 14, 2026.

6. ADJOURNMENT



AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on April 14, 2026.

Attachments

Minutes

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
Tuesday, April 14, 2026
6:00 p.m.

1. CALL TO ORDER/ROLL CALL: Chairman Ruben Walshe called the meeting to order at 6:01 p.m.

PRESENT:

Commission Member George Amaya
Commission Member Javier Barraza
Commission Member Hugo Garcia
Chairman Ruben Walshe

ABSENT:

Vice Chairman Angelica Ortiz
Commission Member Buna George

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Juan Tejeda, Acting Assistant Director
Israel Lara, I.T. Technician
Jose Antonio Maldonado, Graphics and Media Specialist
Antonio Martinez, Marine Corps Air Station Yuma
Alaa El Anba, Edais Engineering, Inc.
Christian Cuevas, Meeting Interpreter
Najah K. Edais, Edais Engineering, Inc.

2. PLEDGE OF ALLEGIANCE

Commission Member Javier Barraza led the Pledge of Allegiance.

3. PRESENTATION

3. A. Presentation of a plaque and recognition to Veronica Zavala, former commission member, in recognition of her eight (8) years of service with the City of San Luis Planning and Zoning Commission.

Mr. Jose A. Guzman, Director of Development Services, stated that he had a plaque for former commission member Zavala. Unfortunately, she was not present tonight, but we will make sure she receives the recognition. **Mr. Guzman** thanked Mrs. Zavala for her service on the commission and for her time and support in the City's growth.

4. CONSENT AGENDA

4. A. APPROVAL OF MINUTES

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

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

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Chairman Ruben Walshe	Aye

5. PUBLIC HEARINGS

Chairman Ruben Walshe mentioned that for Item 5. A. Minor Amendment Case No. 2025-0412 & Item 5. B. Rezoning Case No. 2026-0063, he would like to open the items and the public hearing simultaneously. We will have one staff presentation and then take independent action for each case.

5. A. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2025-0062. A request by Edais Engineering on behalf of Riedel Holdings LLC., to amend the City of San Luis 2040 General Plan, changing the land use designation of various parcels totaling 6.71 acres in size from Commercial (C) to Medium Density Residential (MDR). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

5. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0063. A request by Edais Engineering on behalf of Riedel Holdings LLC., to rezone various parcels totaling 6.71 acres in size from Community Commercial (C-2) to Medium-High Density Residential (R-2). Located at 4702, 4740, 4766, 4790 & 4810 County 24th Street, in San Luis, Arizona.

A. Staff presentation

Mr. Jose A. Guzman, Director of Development Services, summarized the staff reports for Minor Amendment Case No. 2026-0062 and the Rezoning Case No. 2026-0063, recommending approval of the minor Amendment and approval of rezoning with the following conditions: 1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations. 2. The applicant/owner shall submit a traffic study during the subdivision review, and all improvements required by the traffic study shall be done by the developer. 3. Owner agrees to sign all necessary improvement districts associated with the subdivision of the rezoned parcel, including any amendments to existing improvement districts. 4. The subject property is subject to the approved Development Agreement, as amended by Resolution Nos. 2204 and 2269, and all terms and conditions shall apply. 5. The development shall be established as a private gated townhome subdivision. The owner/developer shall establish and maintain a legally recognized entity, such as a homeowner's association (HOA), responsible for the ownership, operation, and

perpetual maintenance of all common areas, private streets, drainage facilities, landscaping, and all other private infrastructure within the development. The City shall not accept maintenance responsibility for any private improvements. Documentation evidencing the creation of such entity and its maintenance obligations shall be provided to the City prior to final plat approval.

B. Open public hearing

Chairman Ruben Walshe opened the Public Hearing for Minor Amendment Case No. 2026-0062 and Rezoning Case No. 2026-0063

C. Call to the Public on this Item

There were no public comments on these items.

D. Close Public Hearing

Chairman Ruben Walshe closed the Public Hearing for Minor Amendment Case No. 2026-0062 and Rezoning Case No. 2026-0063.

5. A. E. Action on Minor Amendment Case No. 2026-0062

MOTION: Commission Member Hugo Garcia / Commission Member George Amaya forward Minor Amendment Case No. 2026-00062 to the city council with the recommendation of approval. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Chairman Ruben Walshe	Aye

5. B. E. Action on Rezoning Case No. 2026-0063

MOTION: **Commission Member Hugo Garcia / Commission Member George Amaya** forward Rezoning Case No. 2026-00063 to the city council with the recommendation of approval, subject to the conditions of approval recommended by staff. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Chairman Ruben Walshe	Aye

6. ITEMS REQUIRING DISCUSSION AND/OR ACTION

6. A. Discussion and possible action on any and all matters regarding the election of new officers.

Mr. Jose A. Guzman, Director of Development Services, mentioned that, since this is the first commission meeting of the year, per city code, the commission shall elect a chairperson and vice-chairperson in January each year.

Commission Member Hugo Garcia asked, "Will it be a better idea if all the commissioners were present so we can appoint them?" **Mr. Guzman** responded yes, it is up to the commission. The commission can continue the item. **Chairman Walshe** stated that it is the best course of action.

MOTION: Commission Member George Amaya / Commission Member Javier Barraza to continue item 6.A. until the next Planning and Zoning Commission meeting. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Chairman Ruben Walshe	Aye

7. ADJOURNMENT

MOTION: Commission Member George Amaya / Commission Member Hugo Garcia to adjourn the regular meeting at approximately 6:12 p.m. The motion passed unanimously.

The vote was as follows:

Commission Member George Amaya	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Chairman Ruben Walshe	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 APRIL 14, 2026. 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: 07/14/2026

Submitted By: Juan Tejeda, Acting Assistant Director of Development Services, Development Services, Planning & Zoning

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2026-0307. A request by the City of San Luis, to rezone four parcels totaling 29.8 acres in size from Neighborhood Commercial (C-1) to Community Commercial (C-2). Parcels located on Cesar Chavez Boulevard between 4th and 6th Avenue, 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 Rezoning Case No. 2026-0307

SUMMARY:

This is a request by the City of San Luis to rezone four parcels located on Cesar Chavez Boulevard between 4th and 6th Avenue from Neighborhood Commercial (C-1) to Community Commercial (C-2). The purpose of this request is to support economic development efforts along the Cesar Chavez Boulevard corridor and to better align the zoning of these parcels with the existing and planned development pattern in the area.

Economic Development is leading the auction process for these parcels as part of the City's broader effort to promote investment along this corridor. Under the current C-1 zoning, the properties are more limited in terms of development potential compared to surrounding areas. Rezoning the parcels to C-2 would allow for uses that are more appropriate for this location, provide additional flexibility for future development, and help position the parcels to be more competitive and attractive in the market.

The subject properties are located along Cesar Chavez Boulevard, a key roadway that serves as a primary commercial corridor for the City and is expected to continue developing with higher-intensity commercial uses.

This request does not remove or restrict any existing uses and instead provides a broader range of permitted uses. All uses permitted under C-1 are also permitted under C-2.

The City of San Luis formally requested authorization from the Arizona State Land Department (ASLD) for the rezoning on April 23, 2026. Permission for the City to act as authorized agent for ASLD was received on April 28, 2026, and is attached as part of this staff report.

LIST OF PARCELS INVOLVED:

- PID. 775-31-175 Parcel size: 6.98 Acres
- PID. 775-39-257 Parcel size: 10.15 Acres

- PID. 775-40-009 Parcel size: 8.00 Acres
- PID. 776-33-239 Parcel size: 4.67 Acres

GENERAL PLAN:

The proposed rezoning is consistent with the City of San Luis General Plan, which identifies this corridor as an area for commercial growth and investment. The request supports orderly development, promotes economic development opportunities, and reinforces the corridor as a primary commercial area. The request maintains all existing entitlements while allowing additional uses that better support future development.

REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies, no comments have been received.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project. A total of 209 letters were mailed out. No comments have been received.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at City Hall on July 7, 2026, in the Council 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.

7 members of the public were present. Their main questions focused on whether the proposed rezoning would directly impact their properties. Staff explained that the notification letter they received was part of the rezoning process and was required by state law to give neighboring property owners an opportunity to ask questions or provide comments regarding the application. Staff also clarified that their property's zoning was not part of the proposed change and that the rezoning request applied only to the property identified in the application.

Another concern raised was the potential impact of having commercial zoning next to residential properties. Staff explained that as part of the building and development process, certain requirements may apply to help provide separation between commercial and residential uses, such as landscape buffers and setbacks.

There was no opposition to the request.

STAFF RECOMMENDATION:

Staff recommends approval of Rezoning Case No. 2026-0307 subject to the following conditions:

1. Development on any of the parcels shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations.
2. If a traffic study is required by City Code, the owner/developer shall submit it as part of the building permit or subdivision review process, and shall make all improvements required by the traffic study.
3. The 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. 2026-0307 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL PRESENTED BY STAFF.

Attachments

Presentation

Location Map

Aerial

Arizona State Land Department Authorization

An aerial photograph of a residential neighborhood in San Luis, AZ, showing a grid of streets and houses. A large orange cross is overlaid on the right side of the image, extending from the top to the bottom and across the middle.

Why Cesar Chavez Blvd Is Positioned for Retail and Hospitality Investment

Market & Site Fit Analysis

Cesar Chavez Blvd, San Luis, AZ

2026



Summary & Recommendations

Market & Site Fit Analysis

Summary & Recommendations

San Luis is experiencing coordinated investment in retail, medical, industrial, and housing development, positioning Cesar Chavez Blvd as a complementary commercial corridor. The San Luis Port of Entry expansion, from 8 to 16 lanes, is likely to increase cross-border throughput, reinforcing demand for services, food, and convenience retail. Despite current economic growth, San Luis experiences an estimated \$55 million annually in retail leakage, largely in daily-needs categories that can be served locally.

Sales Tax Impact & Feasibility

The conceptualized retail development along Cesar Chavez Blvd is projected to generate meaningful, sustainable increases in municipal sales tax, retaining retail leakage without oversaturating the local market. An expected 3,000 new housing units could add approximately \$3.2 million annually in municipal sales tax under stabilized conditions. Increased border crossings are expected to further enhance taxable spending, particularly for food, services, and convenience-oriented uses.

Market Analysis

Market-supported use opportunities for the conceptual Cesar Chavez retail corridor, aligned with documented retail leakage, commuter patterns, and cross-border activity, include:

- **Restaurants & Coffee** – High-frequency categories with strong leakage and walkability benefits.

- **Hotels (Extended Stay) & Event Space** – Serving medical, industrial, agricultural, and cross-border demand.
- **Pharmacy** – Daily-need anchor supporting local residents and visitors.
- **Hardware & Auto-Oriented Retail** – Among the highest leakage categories; suited for corridor visibility.
- **Local & Hobby Retail** – Community-serving uses that reinforce place identity.
- **Shipping Services** – Supporting cross-border commerce and local demand.

Implementation Recommendation

- Focus development on human-scaled, pedestrian-oriented retail formats with short walking distances, shared parking, and strong frontage.
- Prioritize local-serving and commuter-oriented tenants first, followed by regional and cross-border-serving uses as demand matures.
- Position Cesar Chavez Blvd as San Luis' primary walkable commercial corridor, capturing lost spending while strengthening long-term sales tax resilience.

Site Fit Analysis



Zoning Review

Site Fit Analysis

According to the official zoning map of San Luis, properties along Cesar Chavez Boulevard are currently designated under a combination of C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zoning districts.

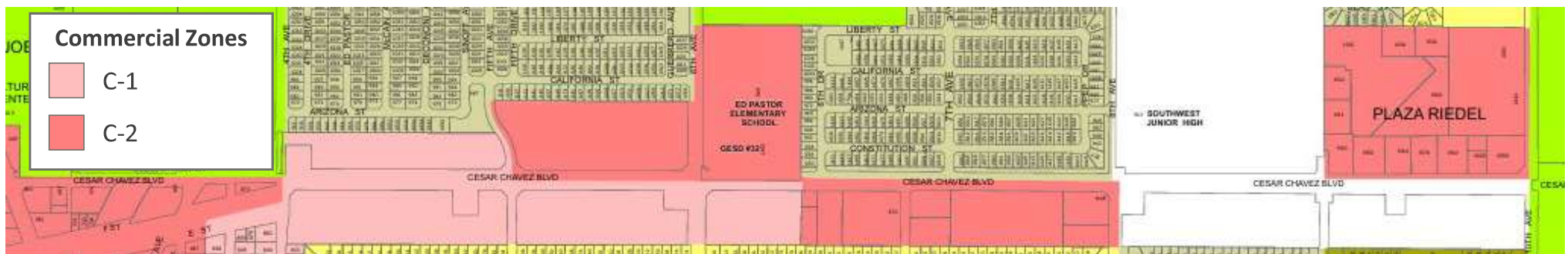
C-1 – Neighborhood Commercial: *The purpose of this Zoning District is to provide a location for well-designed small-scale retail shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhood. It is intended that this district accommodate a restricted range of uses that must be compatible with and integrated into the adjoining residential neighborhood. Residential uses shall be incidental to the primary commercial development.*

C-2 – Community Commercial: *The purpose of this Zoning District is to provide a location for general business and commercial uses. The intent of this district is to allow for larger*

and more intense commercial uses to satisfy the broader retail and business needs of the community at large while providing for a broad range of commercial activities.

The corridor's current split designation applies both neighborhood-serving and community-scale commercial standards to what functions as a primary arterial roadway. The conceptual development vision for Cesar Chavez Boulevard anticipates a cohesive commercial spine capable of supporting larger retail users, auto-oriented services, hospitality, and other higher-intensity uses serving the broader community. While portions of the corridor already permit such activity under C-2 zoning, properties designated C-1 would not fully accommodate this level of development. Rezoning select C-1 parcels to C-2 would establish regulatory consistency, more closely align zoning with the corridor's function, and support coordinated, long-term economic development.

Source: Zoning Ordinance, San Luis





STREETSCAPE IMPROVEMENTS

Recent improvements to Main Street have strengthened the visual character and functionality of the downtown district. Realigned parking, median landscaping, and improved crosswalks better separate pedestrian and vehicular movement, while sidewalk enhancements support a more active pedestrian environment.

Roundabouts and other traffic-calming features have improved circulation and wayfinding for visitors. Additional connectivity improvements are anticipated through the Cesar Chavez Boulevard upgrades currently underway.

CESAR CHAVEZ BOULEVARD COMMERCIAL DEVELOPMENT OPPORTUNITIES

ST LUIS, AZ



CESAR CHAVEZ BOULEVARD EXPANSION AND IMPROVEMENTS

The project includes roadway widening, dedicated turn lanes, roundabouts, and improved traffic-control measures. Median landscaping and sidewalk improvements will enhance both vehicular circulation and the pedestrian environment along the boulevard.

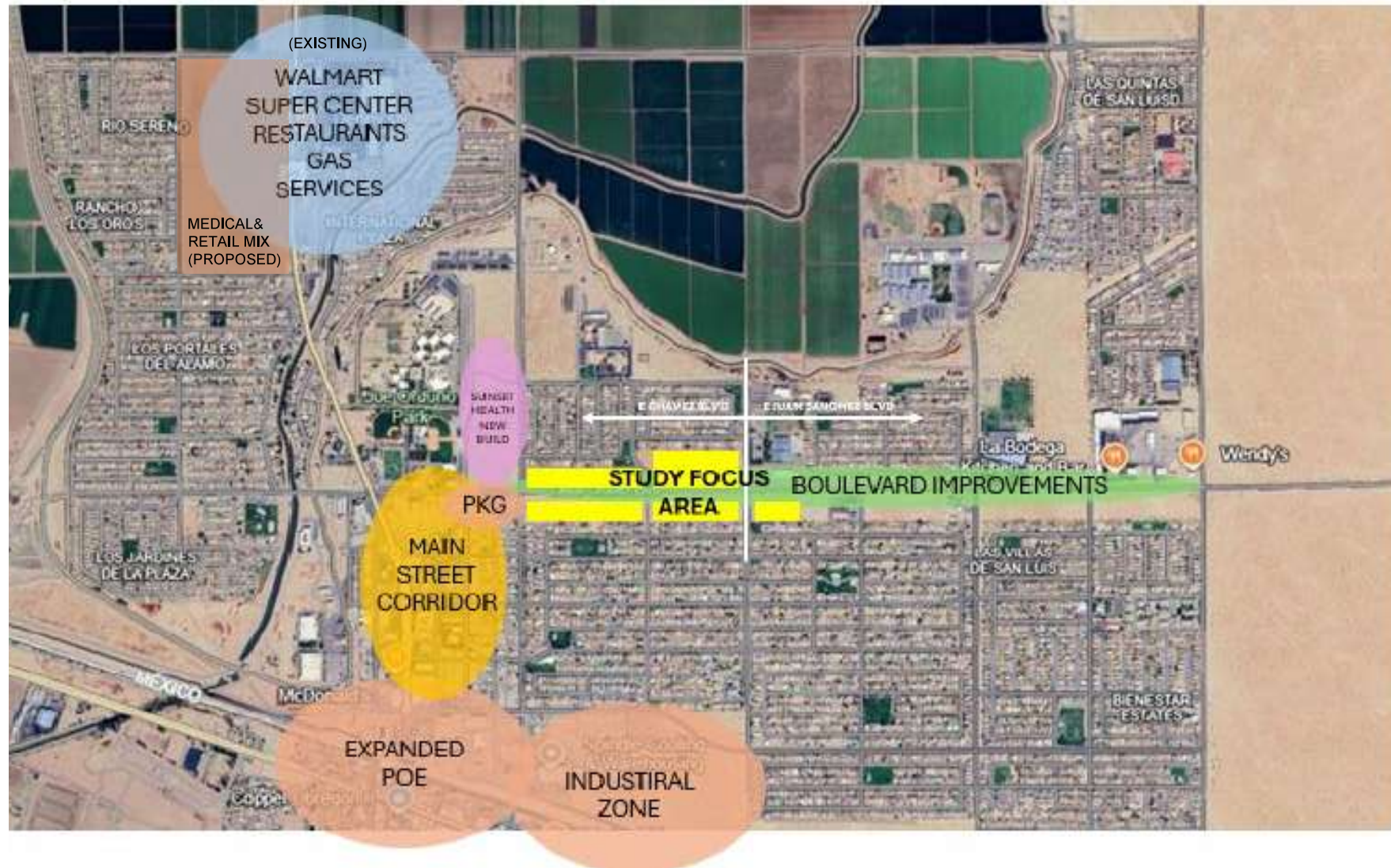
The corridor is also positioned to support additional commercial activity. The proposed medical center, continued residential development, and the planned commuter parking facility are expected to increase daily traffic volumes and strengthen the corridor's role as a local activity spine.

PRECEDENT IMPROVEMENTS

Opportunity Map

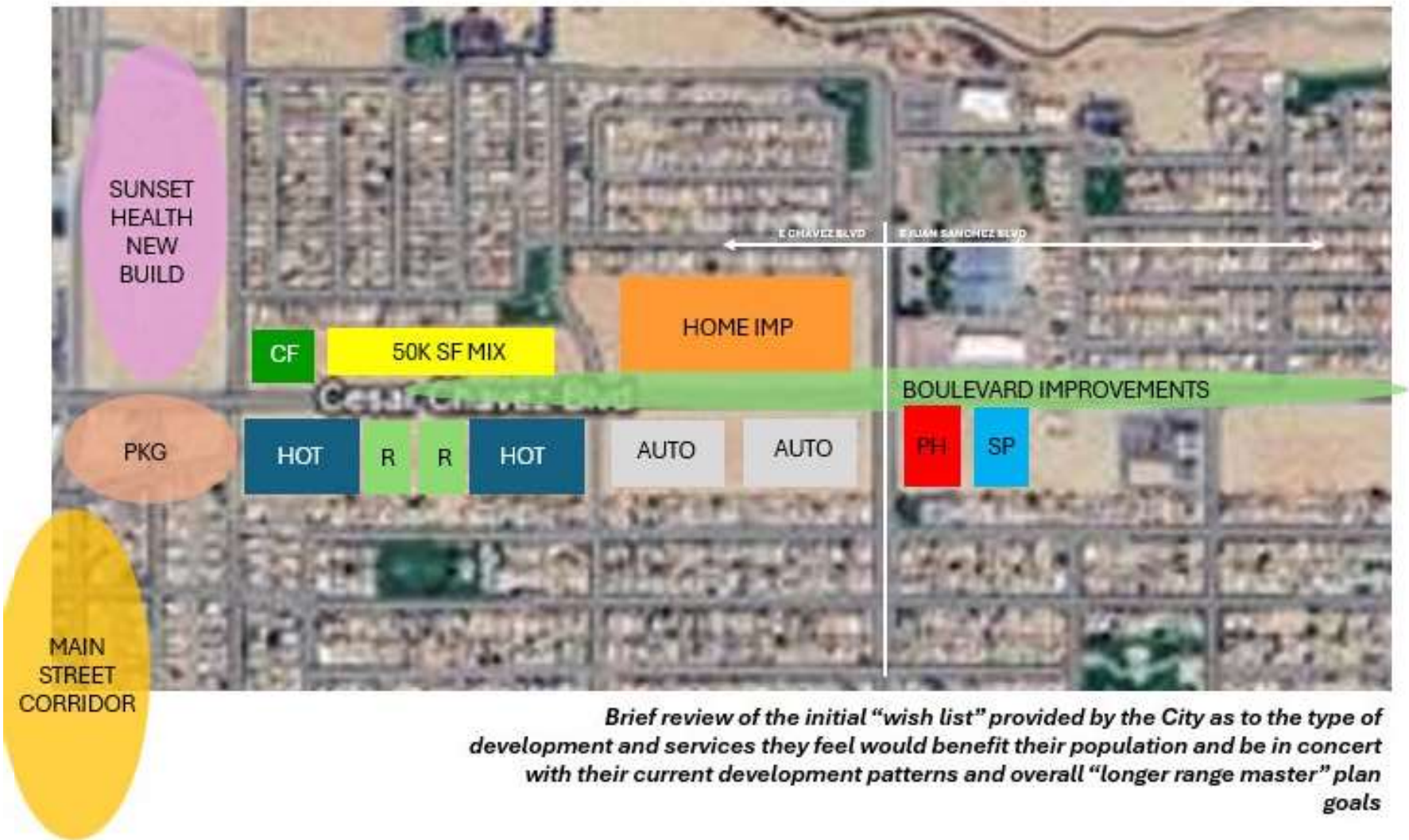
Site Fit Analysis

Market-Supported Uses Aligned With Local Demand and Leakage Patterns



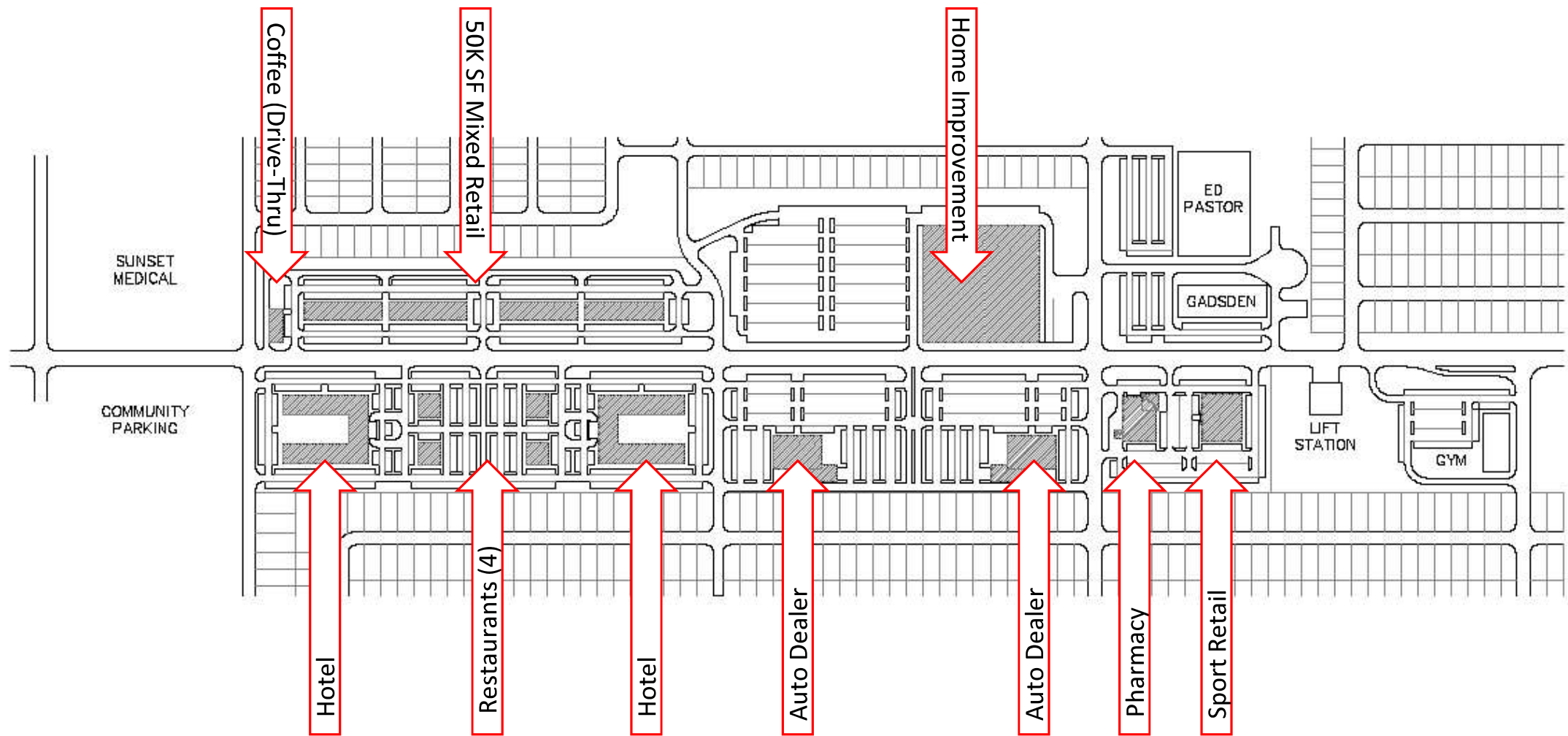
Opportunity Map

Site Fit Analysis



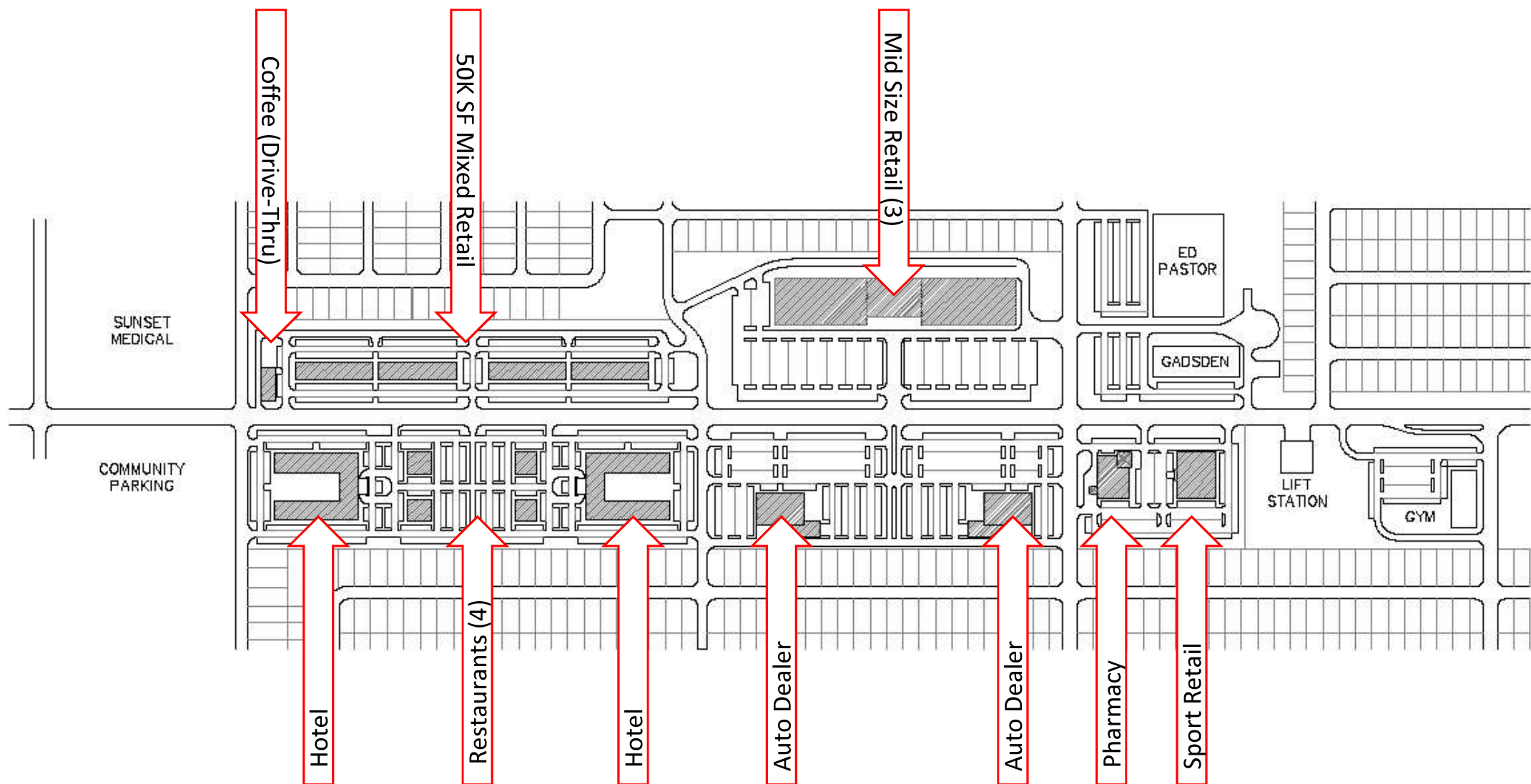
Site Fit Study (Home Improvement Option)

Site Fit Analysis



Site Fit Study (Mid-Sized Retail Mix Option)

Site Fit Analysis



Associated Demand Metrics

COFFEE SHOP

- 15-90K min population
- 25K trips per day
- 1,500-2,000sf footprint
- 10-40 parking spaces
- 15-30 employee

HOTEL

- 50-100K min population
- 20K trips per day
- 100-150 rooms
(300-450sf ea)
- 1-1.5 parking space per room
- 15-25 employees

RESTAURANT

- 15K-plus min population
(within 3-5 mile radius)
- 20-50K trips per day
- 4,500-5,500sf footprint
- 50-80 parking spaces
- 15-20 employees

AUTO DEALER

- 25-50K min population
- 20-40K trips per day
- 30,000 to 50,000sf footprint
- 4-5 parking spaces per 1Ksf of building footprint
- 65-70 employees

HOME IMPROVEMENT STORE

- 6-12K min population
- 30-40 trips per 1Ksf of store footprint
- 100,000sf footprint
(plus 25,000sf outdoor garden center)
- 400-600 parking spaces
- 150-200 employees

PHARMACY

- 3-5K-plus min population
- 15-30K trips per day
- 4,500-5,500sf footprint
- 50-75 parking spaces
- 15-20 employees
(plus pharmacists)

MID-SIZED SPORT RETAIL

- 40K-plus min population
- 15K trips per day
- 8,000sf footprint
- 30-60 parking spaces
- 15-20 employees

Current Condition

Site Fit Analysis



BIRDSEYE VIEW
of existing conditions
as seen from
southeast corner
of the subject study area



Potential Future State Perspective Rendering

Site Fit Analysis

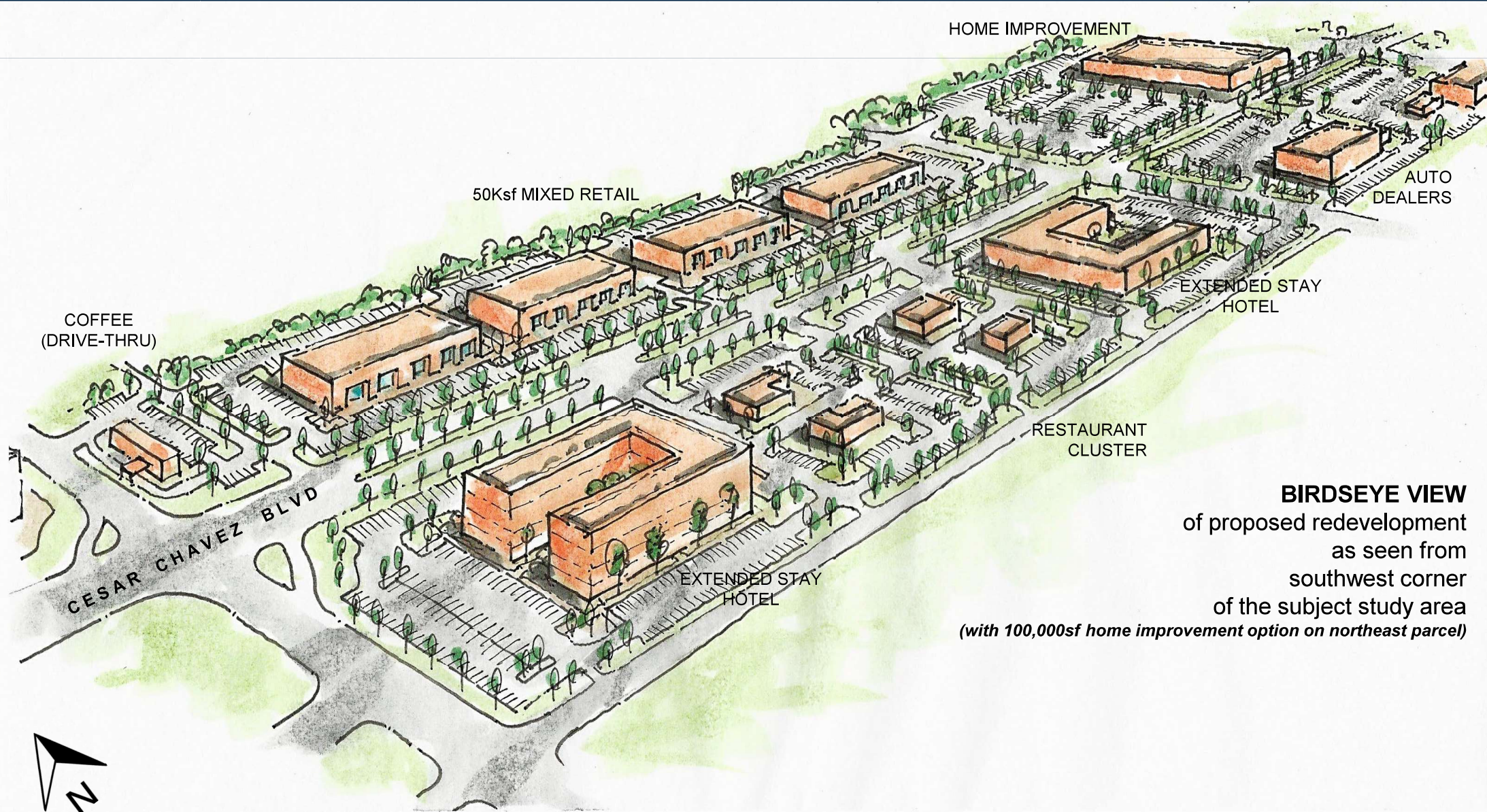


BIRDSEYE VIEW

proposed redevelopment
as seen from
southeast corner
of the subject study area



Potential Future State Perspective Rendering (Home Improvement Option)



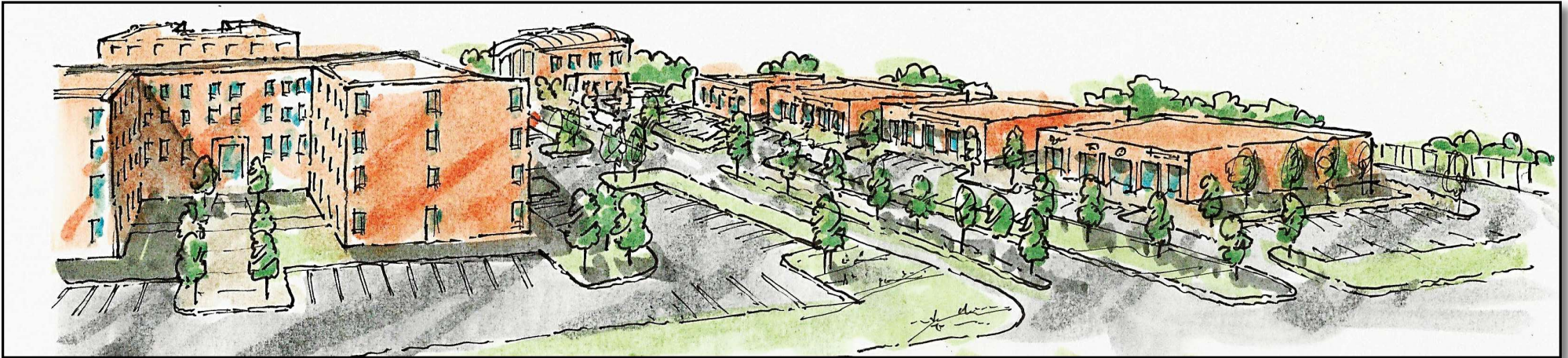
BIRDSEYE VIEW
of proposed redevelopment
as seen from
southwest corner
of the subject study area
(with 100,000sf home improvement option on northeast parcel)

Potential Future State Perspective Rendering (Mid-Sized Retail Mix Option)

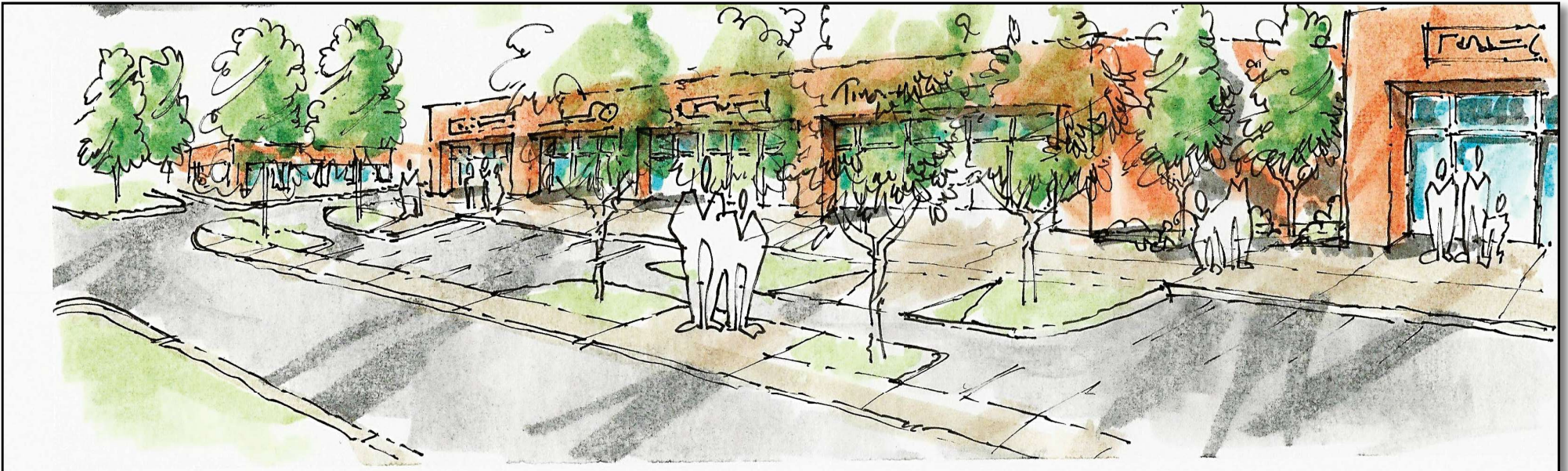


Potential Future State Perspective Rendering

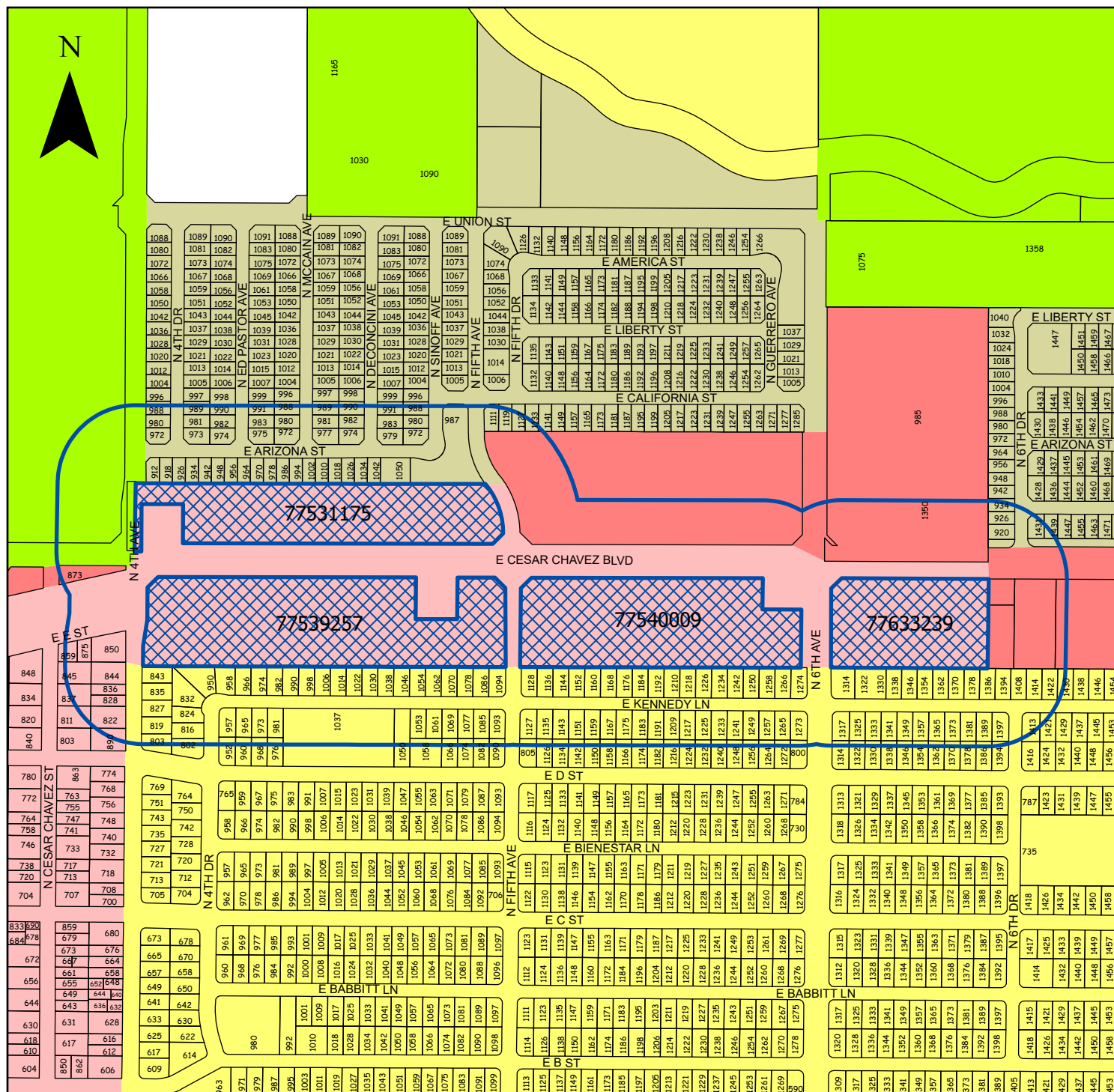
Site Fit Analysis



50ksf Mixed Retail As Seen From The Southeast Corner



50ksf Mixed Retail (Bldg. 1) As Seen From Cesar Chavez Blvd Crossing



Location of Subject Property

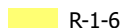
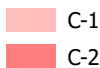


77531175, 77539257, 77540009 & 77633239



300' NOTIFICATION BUFFER

LOCATION MAP



REZONING

CASE #

2026-0307

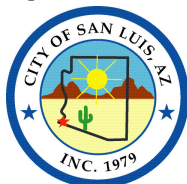
DATE:

06/11/2026

CHECKED BY:

JUAN TEJEDA

Development Services



GIS

CREATED BY:

MICHAEL MARTIN

APPROVED BY:

JOSE A. GUZMAN

Cesar Chavez Boulevard Rezoning



Katie Hobbs
Governor



1110 West Washington Street | Phoenix, AZ 85007
(602) 542-4631

Robyn Sahid
Commissioner

April 28, 2026

Jose A. Guzman
City of San Luis
1090 E. Union St.
San Luis, AZ 85349

RE: Portions or all of State Trust land listed below in the City of San Luis

- T11S, R24W, S7
- T11S, R25W, S12
- T11S, R25W, S1

ASLD KE53-126256
City of San Luis – Cesar Chavez Boulevard Rezoning

Dear Jose A. Guzman:

The Arizona State Land Department (“ASLD”) has received your request, representing the City of San Luis for permission to act as authorized agent for ASLD to apply to the City of San Luis (the “Jurisdiction”) for a rezoning (the “Entitlements”) as identified in the attached rezoning application package received on April 23, 2026, on State Trust land legally described in ASLD KE53-126256.

City of San Luis, its employees, representatives, agents, and/or consultants (hereinafter “Applicant”) therefore, has permission to file for the Entitlements as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD’s agents to procure the Entitlements and any related permits or approvals which may be required (the “Entitlement Process”), subject to final review and approval by ASLD.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.
5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales & Commercial Leasing with a copy to Rhonda Buss, ASLD Planning and Engineering Section.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at (602) 542-2651 or bsparks@azland.gov or Rhonda Buss at 602-542-3126 or rbuss@azland.gov if you have any questions.

Sincerely,

Karen Dada

Karen Dada, AICP
Assistant Director, Real Estate Division

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Rhonda Buss, ASLD Planning and Engineering



CITY OF SAN LUIS
Development Services Department
Planning and Zoning Division

P.O. Box 3750-1090 E. Union Street
San Luis, AZ 85349
Phone: (928) 341-8563
Fax: (928) 341-8599

LAND USE APPLICATION FORM

- | | | |
|---|--|---|
| ☐ MAJOR GENERAL PLAN/MAP AMENDMENT | ☒ REZONING | ☐ CONDITIONAL USE PERMIT |
| ☐ MINOR GENERAL PLAN/MAP AMENDMENT | ☐ ZONING VERIFICATION | ☐ COMMISSION INITIATIVE |
| ☐ TEXT AMENDMENT | | |

CASE NUMBER ASSIGNED: _____

CITIZEN REVIEW MEETING DATE: _____

PZ COMMISSION HEARING DATE: _____

CITY COUNCIL HEARING DATE: _____

SUBJECT PROPERTY INFORMATION

Address/Location: Cesar Chavez Boulevard

Assessor's Parcel No.: 77531175, 77539257, 77540009 & 77633239

Area: acres 29.8 acres Sq. ft. 1,298,088 sq. ft. Number of Lots 4 lots

Request: Rezoning request of four (4) state owned parcels from Neighborhood Commercial (C-1) to Community Commercial (C-2)

Legal Description: Attached on Exhibit A

Current Land Use: Mixed-Use Activity Center Proposed Land Use: Same

Current Zoning: Neighborhood Commercial C-1 Proposed Zoning: Community Commercial C-2

Project Name: Cesar Chavez Boulevard Rezoning

☐ A.R.S §12-1134 Waiver provided

Initials (Staff) _____

PROPERTY OWNER/AGENT INFORMATION

Property Owner: State of Arizona

Address: 1110 W. Washington Street

City: Phoenix State: AZ Zip: 85007

Phone: (602) 542-3126 Fax: _____

E-mail: rbuss@azland.gov

I affirm that I am the owner of record of the subject property. If an agent is named, I hereby authorize that person to act in my behalf in matters relating to this application.

Agent's Name: Jose A. Guzman, City of San Luis

Address: 1090 E. Union Street

City: San Luis State: AZ Zip: 85349

Phone: (928) 341-8563 Fax: _____

E-mail: jaguzman@sanluisaz.gov

I hereby declare that all of the information contained in this application is true and correct to the best of my knowledge and belief. I acknowledge that errors in this application may delay review.

Property Owner's Signature(s)

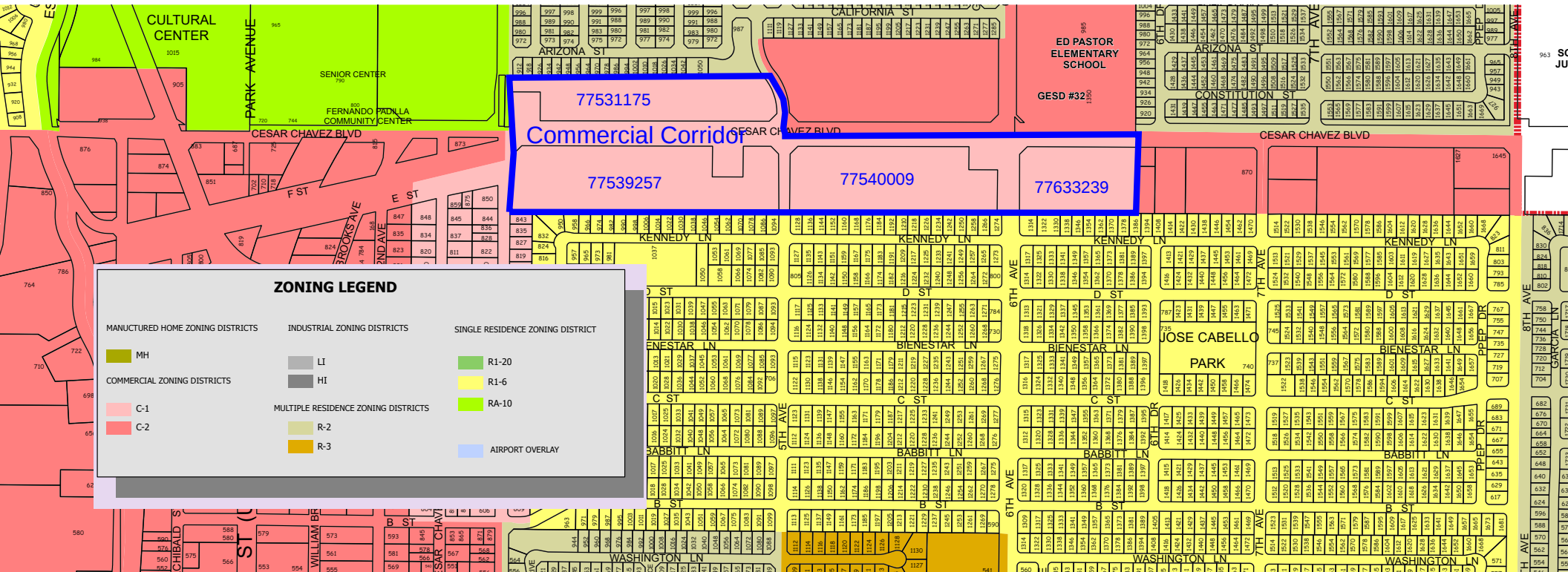
Date

Agent's Signature

4/23/2026

Date

PID	Parcel Size	Legal Description
77531175	6.98 Acres	Subdivision: STATE PLAT 17 COMITE DE BIENESTAR Section: 01 Township: 11S Range: 25W
77539257	10.15 Acres	Subdivision: STATE PLAT 17 COMITE DE BIENESTAR Section: 12 Township: 11S Range: 25W
77540009	8.00 Acres	Subdivision: STATE PLAT 17 COMITE DE BIENESTAR Section: 12 Township: 11S Range: 25W
77633239	4.67 Acres	Subdivision: STATE PLAT 17 COMITE DE BIENESTAR Section: 07 Township: 11S Range: 24W





City of San Luis

Development Services Department

Planning · Zoning · GIS · Building Safety · Code Enforcement

FOR: Rezoning Application File – Narrative Statement

APPLICANT: City of San Luis – Development Services Department

SUBJECT: Cesar Chavez Blvd Corridor – State Land Parcels (C-1 to C-2)

The City of San Luis is requesting a City-initiated rezoning of four State Trust Land parcels located along Cesar Chavez Boulevard from C-1 (Neighborhood Commercial) to C-2 (General Commercial).

The purpose of this request is to align the zoning of these parcels with the existing and planned development pattern along the corridor and to allow for more intensive commercial development. The subject properties are located along Cesar Chavez Boulevard, a key roadway that serves as a primary commercial corridor for the City and is expected to continue developing with higher-intensity commercial uses.

The current C-1 zoning allows for neighborhood-scale commercial uses at a lower intensity. The proposed C-2 zoning allows for a broader range of commercial uses and supports more intensive development consistent with a major corridor. All uses permitted under C-1 are also permitted under C-2. This request does not remove or restrict any existing uses and instead expands the range of permitted uses. Permitted uses under both districts are attached for reference.

This is a City-initiated request to support economic development efforts along the Cesar Chavez Boulevard corridor. Economic Development is leading the auction process for these parcels as part of the City's broader effort to promote investment along this corridor. Under the current zoning, the properties are more limited in terms of development potential compared to surrounding areas. Rezoning to C-2 better aligns the properties with the corridor, allows for uses appropriate for the location, and provides additional flexibility for future development. It also positions the parcels to be more competitive and attractive in the market.

The proposed rezoning is consistent with the City of San Luis General Plan, which identifies this corridor as an area for commercial growth and investment. The request supports orderly development and reinforces the corridor as a primary commercial area. The request maintains all existing entitlements while allowing additional uses that better support future development.

18.35.020 "C-1" Neighborhood Commercial Zoning District.

(A) *Purpose.* The purpose of this zoning district is to provide a location for well-designed small-scale retail shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhood. It is intended that this district accommodate a restricted range of uses that must be compatible with and integrated into the adjoining residential neighborhood. Residential uses shall be incidental to the primary commercial development.

(B) *Permitted Uses – "C-1" Zoning District.* Uses shall be restricted to a maximum building size of 4,000 square feet and limited to:

- (1) Residential units, when located above the first floor or behind the commercial frontage and incidental to the primary commercial development. The residential use shall be excluded when calculating the maximum building size;
- (2) Child care centers; provided, that:
 - (a) The facility provides the required outdoor play area; and
 - (b) The facility is licensed by the State of Arizona Department of Health Services;
- (3) Personal and household services, including but not limited to apparel, clothing alteration, seamstress shop, shoe repair shops, beauty and barber shops, jewelry and watch repair, small appliance repairs, bank or credit union (without drive-through window), travel agency, launderette, and dry cleaners (without processing), therapeutic massage, printing and copy shop, florist and catering service;
- (4) Retail stores, including but not limited to the sale of stationery, cards, gifts, bookstore, bakery, delicatessen, candy shop, coffee house, ice cream shop, art supply shop, photo shop, pet shop, and tobacco store;
- (5) Professional, administrative and general offices;
- (6) Medical, dental, chiropractic and clinical offices (excluding laboratory or pharmacy facilities);
- (7) Art galleries, art studios for the production and teaching of fine art, music schools, karate and dance studios, and photography studios;
- (8) Music store, video store, and bicycle shop;
- (9) Convenience market without the sale or dispensing of gasoline;
- (10) Café, restaurants, and taverns; excluding drive-in and drive-through facilities and live entertainment;
- (11) Club or lodge;

(12) Vocational schools: including but not limited to barber or beauty, business, dramatic, handicraft, painting or sculpture;

(13) Grocery store, fruit or vegetable store, butcher shop (no slaughtering), hardware store, general retail or variety store; and

(14) Religious institutions.

(C) *Conditional Uses – “C-1” Zoning District.*

(1) Retail uses over 4,000 square feet but under 25,000 square feet.

(2) Mixed use neighborhood center for permitted retail, service or office use; each business tenant space not to exceed 4,000 square feet with the total center not to exceed 25,000 square feet with no drive-through window facilities.

(3) Live entertainment and outdoor dining associated with a café, restaurant, and/or tavern; excluding drive-in and drive-through facilities.

(4) Parking lot for passenger vehicles only; but not for overnight parking.

(5) Banks with drive-through facilities if the bank is located along an arterial street.

(6) Wireless communication towers and antennas in accordance with the requirements of Chapter [18.95](#) SLCC.

(D) *Temporary Uses – “C-1” Zoning District.* Holiday or seasonal sales activities such as pumpkin sales lots and Christmas tree sales lots. Permanent structures shall not be permitted under a temporary use permit. Seasonal lots may need additional zoning clearance and/or a building permit. A temporary residential use of a travel trailer by the seasonal tenant may be permitted on-site for security purposes for the seasonal sales activity provided it is located within the buildable area of the lot. Appropriate dust control abatement shall be provided.

(E) *Site Design Standards – “C-1” Zoning District.*

(1) Link structures to the public sidewalk where possible with hard-surfaced pavement and landscaping.

(2) Outdoor patios, display areas and seating areas are encouraged in order to add to the pedestrian environment at the street.

(3) The required off-street parking spaces should be located in the rear or to the side of the structures rather than in the front to avoid interruption to the rhythm of the established streetscape and to maximize the business visibility from public streets. The required off-street parking may only be located in front of the structure through approval of a conditional use permit.

(4) Trash and refuse collection containers shall be screened with a six-foot decorative wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or

cannot be viewed from a public street. If the refuse containers can only be located in a highly visible location then latching gates, for screening the containers, at the opening to the enclosure shall be required.

(5) Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be nonreflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.

(F) *Recommended Architectural Standards – “C-1” Zoning District.*

(1) All exterior elevations (360° architecture) should provide architectural detailing; not just the front elevation.

(2) Exterior building design, as well as architectural details related to color, patterning, finish, type and application of materials and building form, should be coordinated for all elevations of a building to achieve harmony and continuity of design on all elevations.

(3) The building materials of a project should be durable, require low maintenance, and be of a substantial quality. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.

(4) Roof access should be from within the building.

(5) Subtler, less intense colors should be used on larger, more plain-looking buildings, while the use of a greater variety and intensity of color should be reserved for smaller structures. The use of accent colors is encouraged to provide a festive and lively streetscape. Color should be used to accent entryways and special architectural features of a building.

(6) Full roof architecture utilizing simple and varied roof forms is encouraged for all new commercial development, while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls should be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

(G) *Open Space Standards – “C-1” Zoning District.* Open space shall be required for all new developments, based on the net area of the development, as delineated in Table No. 6. The required on-site parking areas/lot and the required parking lot landscaping shall not be calculated as open space. However, building setbacks, street frontage and on-site retention areas may be calculated as open space if those areas are landscaped. (Ord. 312 § 2(7.1), passed 4-11-2012. Code 2012 § 152.106.)

The San Luis City Code is current through Ordinance 481, passed March 11, 2026.

Disclaimer: The City Clerk's Office has the official version of the San Luis City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.sanluisaz.gov](http://www.sanluisaz.gov)

[Hosted by General Code.](#)

18.35.030 “C-2” Community Commercial Zoning District.

(A) *Purpose.* The purpose of this zoning district is to provide a location for general business and commercial uses. The intent of this district is to allow for larger and more intense commercial uses to satisfy the broader retail and business needs of the community at large while providing for a broad range of commercial activities.

(B) *Permitted Uses – “C-2” Zoning District.* Uses shall be restricted to a maximum building size of 50,000 square feet and limited to:

- (1) Those uses permitted by right in the “C-1” Neighborhood Commercial Zoning District;
- (2) Child care centers; provided, that:
 - (a) The facility provides the required outdoor play area; and
 - (b) The facility is licensed by the State of Arizona Department of Health Services;
- (3) Medical, dental, and clinical offices including laboratories and associated pharmacy facilities;
- (4) Conference center or community center;
- (5) Small-animal hospitals or clinics, confined to a completely enclosed sound-attenuated building with no outdoor kennels or exercise runs;
- (6) Mortuaries, excluding crematories;
- (7) Professional, administrative, general office uses and governmental facilities and offices;
- (8) Community service agency facilities and offices;
- (9) Drive-through window facilities;
- (10) Bank and financial institutions with drive-through windows and outdoor teller facilities;
- (11) Restaurants (including drive-in and drive-through facilities), taverns, bars, nightclubs, and outdoor dining (when ancillary to restaurant use);
- (12) Parking lot for passenger vehicles; taxicab stands;
- (13) Dry-cleaning facility;
- (14) Hotels and motels;
- (15) Indoor entertainment and amusement facilities such as movie theaters, dance halls, bowling alleys, billiard parlors, skating rinks, video and game arcade;
- (16) Health club, fitness or exercise facility and tennis and racket clubs;

- (17) Household, sickroom or office equipment rental and services;
- (18) Car wash facilities, auto part stores, auto service stations and convenience market with the sale or dispensing of gasoline;
- (19) Outdoor display areas for the sale of new or used automobiles, trucks, boats, trailers, and recreational vehicles and for the rental of such vehicles provided all sales, repair and rental activities are conducted within a building;
- (20) General auto repair, including auto painting and body repair, provided all repair operations are conducted within a building. May include an outside vehicle storage area to be used only for vehicles under repair which shall be screened from any street or surrounding property;
- (21) Nurseries, flower and plant sales, provided all incidental equipment and supplies, including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall;
- (22) Mobile food vendors; provided, that such uses may not be located within any portion of the public right-of-way (including sidewalks);
- (23) Mobile vendors; provided, that such uses may not be located within any portion of the public right-of-way (including sidewalks); and
- (24) Religious institutions.

(C) *Conditional Uses – “C-2” Zoning District.*

- (1) Those uses permitted by right in the “C-2” Community Commercial Zoning District with a gross floor area greater than 50,000 square feet.
- (2) Large retail establishment with a gross floor area greater than 25,000 square feet; provided the site has direct frontage onto a roadway that is designated in the San Luis General Plan – Transportation Element as a major arterial roadway or greater.
- (3) Hospital and outpatient clinics.
- (4) Public or private substance abuse, detoxification and treatment centers, and recovery centers.
- (5) Outdoor entertainment and amusement facilities such as drive-in theaters, game arcade, miniature golf, batting cages, go-kart tracks and similar uses.
- (6) Retail sales conducted outdoors as a primary use, such as but not limited to swap meets, flea markets and auctions.
- (7) Parking lot for farm worker buses, tour buses and semi-truck rigs; but not for the parking of semi-trailers.

- (8) Wireless communication towers and antennas in accordance with the requirements of Chapter [18.95](#) SLCC.
- (9) Medical marijuana dispensary, subject to the requirements found in SLCC [18.70.160](#), Medical marijuana uses.
- (10) Mini-storage facility except that no outdoor open storage will be allowed. A night watchman quarters, as a security provision, may be an accessory use.
- (11) Outdoor sales, displays, and vending machines only if all of the following conditions are present:
 - (a) Products and services displayed outdoors are customary, accessory, and incidental to those sold and displayed in a primary business being conducted in a permanent building on the property.
 - (b) Outdoor sales and displays do not interfere with pedestrian access ways, walkways, fire lanes, required parking spaces, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.
 - (c) The combined outdoor sales and display areas do not exceed 10% of the business's gross square footage.

(D) *Temporary Uses – “C-2” Zoning District.*

- (1) Holiday or seasonal sales activities such as pumpkin sales lots and Christmas tree sales lots. Permanent structures shall not be permitted under a temporary use permit. Seasonal lots may need additional zoning clearance and/or a building permit. A temporary residential use of a travel trailer by the seasonal tenant may be permitted on site for security purposes for the seasonal sales activity provided it is located within the buildable area of the lot. Appropriate dust control abatement shall be provided.
- (2) Temporary uses such as revivals, carnivals, circuses and auctions; provided, that the temporary uses do not displace required parking for the permitted “C-2” uses. Appropriate dust control abatement shall be provided.

(E) *Site Design Standards – “C-2” Zoning District.*

- (1) All new multi-building commercial developments (subdivisions) shall be subject to requirements set forth in the San Luis Subdivision Ordinance.
- (2) Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet in order to adequately screen the parked vehicles.
- (3) Parking areas other than in front of the principal building are strongly encouraged.
- (4) Trash and refuse collection containers shall be screened with a six-foot decorative wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. Projects which provide on-site daily management and maintenance

personnel (e.g., service stations and convenience markets), and which have refuse enclosures at highly visible locations, shall provide latching gates for screening the opening to the enclosure.

(5) Equipment such as, but not limited to, vending machines should be placed in an area designed for their use and situated in a manner so as not to block vehicular or pedestrian traffic, reduce any required parking, or block the sidewalk.

(6) Service and loading bays (car wash, automotive service, tire, etc.) should be oriented away from adjacent residential zoning districts and are encouraged to design these areas not to front onto the public street.

(7) Outside storage areas shall be screened from the public street view and adjacent residences, office, and other commercial uses to a height of at least six feet with a decorative wall, except for outdoor landscape/garden centers. Materials shall not be stacked, piled, or stored in such a manner as to project above the screen wall.

(8) Drive-through windows should not face the primary street.

(9) Link structures to the public sidewalk where possible with pavement, landscaping, street furniture and canopies.

(10) A perimeter decorative wall, a minimum of six feet in height, shall be required along and adjacent to the side or rear property line of a commercial development that abuts a residential district whether separated by an alley or not. Any access gates shall be constructed of opaque material to provide effective site screening.

(11) The exterior side of perimeter walls shall be decoratively treated to match the architectural style and design of the commercial building.

(12) Building site details related to utility boxes, transformers, generators, chiller farms, mailboxes, trash bins and air conditioning units shall be integrated into the overall design of the building and/or development and screened from view, yet remain accessible for servicing.

(13) Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be nonreflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.

(F) *Recommended Architectural Standards – “C-2” Zoning District.*

(1) All exterior elevations (360° architecture) shall provide architectural detailing, not just the front elevation.

(2) Exterior building design, as well as architectural details related to color, patterning, finish, type and application of materials and building form, shall be coordinated for all elevations of a building to achieve harmony and continuity of design on all elevations.

(3) The building materials of a project shall be durable, require low maintenance, and be of a substantial quality. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.

(4) Roof access shall be from within the building.

(5) Subtler, less intense colors should be used on larger, more plain-looking buildings, while the use of a greater variety and intensity of color should be reserved for smaller structures. The use of accent colors is encouraged to provide a festive and lively streetscape. Color should be used to accent entryways and special architectural features of a building.

(6) Full roof architecture utilizing simple and varied roof forms is encouraged for all new commercial development, while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls should be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

(G) *Additional Requirements for Large Retail Establishments.*

(1) All large retail establishments and commercial centers with a building area over 50,000 square feet shall provide a pedestrian shopping design with sidewalks, seating, trees, lighting, pedestrian scale signage, and connectivity to and through the parking areas. At least one significant pedestrian amenity, such as an outdoor seating area or a courtyard, shall be provided.

(2) Parking areas shall be distributed around the large-scale retail buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. No more than 50% of the off-street parking area for the entire property should be located between the front façade of the principal building(s) and the primary abutting street.

(3) Pedestrian walkways within the commercial centers shall be differentiated from driving surfaces through a change of materials.

(4) All buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions and remodeling. Architectural unity means that buildings shall be related in architectural style, color scheme, and building materials but that does not mean identical.

(5) Flat, monolithic façades are not permitted. The building façade shall incorporate both horizontal and vertical elements.

(6) Display windows, awnings, entry areas, and arcades must total at least 60% of the large-scale retail building façade length abutting a public street.

(7) Storefronts with no windows and small doors are not permitted.

(8) A variety of roof types is permitted. Distinct and interesting rooflines instead of flat-roofed structures shall be encouraged. A substantial cornice should be used at the top of a parapet wall or roof edge, providing a distinctive cap to the building façade.

(9) Large scale retail uses that have outdoor storage areas shall incorporate the outdoor storage area into the architecture of the primary building. Screening materials and colors shall be consistent with the overall theme of the building.

(H) *Open Space Standards – “C-2” Zoning District.*

(1) Open space shall be required for all new developments, based on the net area of the development, as delineated in Table No. 6. The required on-site parking areas/lot and the required parking lot landscaping shall not be calculated as open space. However, building setbacks, street frontage and on-site retention areas may be calculated as open space if those areas are landscaped.

(2) A commercial development, developed as a commercial subdivision, shall provide the minimum net acreage, as delineated in Table No. 6, on a subdivision basis through the subdivision process. (Ord. 312 § 2(7.2), passed 4-11-2012; Ord. 338 § 1(Exh. B), passed 5-27-2015. Code 2012 § 152.107.)

The San Luis City Code is current through Ordinance 481, passed March 11, 2026.

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PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

5. A.

Meeting Date: 07/14/2026

Submitted By: Roman Pacheco, Planning Technician, Development Services

ITEM:

Discussion and possible action on any and all matters regarding the election of new officers. ITEM CONTINUED FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF APRIL 14, 2026.

SUMMARY:

As per City Code Section 18.10.020(G)(1), "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

At this time, the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017
Javier Barraza appointed on 11/09/2011
Hugo Garcia appointed on 09/26/2012
George Amaya appointed on 11/10/2020
Ruben Walshe appointed on 8/24/2022
Angelica Ortiz appointed on 2/08/2023

RECOMMENDED MOTION:

I MOVE TO APPOINT _____ TO SERVE AS CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.

I MOVE TO APPOINT _____ TO SERVE AS VICE CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.
