



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

RESOLUTION NO. 810

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE GENERAL PLAN TO CHANGE CERTAIN LAND USE DESIGNATIONS IN THE AVENUE E CORRIDOR; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

Whereas the City of San Luis pursuant to Resolution No. 452 adopted the General Plan of the City of San Luis on or about the 27th day of December, 2001;

Whereas the City of San Luis initiated a process to consider amending the Land Use Designations in the Area described as the Ave. E Corridor, the boundaries of said corridor being the International Boundary to County 19th Street and Avenue D to Avenue F;

Whereas the Planning and Zoning Commission held public hearings on this proposed amendment on October 14, 2008 and October 21, 2008 and made a recommendation to the City Council; and

Whereas the City Council of the City of San Luis, Arizona held a public hearing on this proposed amendment on December 10, 2008 and adopted a motion to approve the amendment;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of San Luis, Arizona, as follows:

Section 1: That the General Plan of the City of San Luis is hereby amended as follows:

- A. That the General Plan be amended to reflect the Land Use Designations as contained on Exhibit A attached hereto and by this reference incorporated herein as though full set forth again in full;
- B. That the General Plan be amended to reflect the Circulation Plan map as contained on Exhibit B attached hereto and by this reference incorporated herein as though fully set forth again in full;

C. That the Land Use definitions of the General Plan be amended as contained on Exhibit C attached hereto and by this reference incorporated herein as though fully set forth again in full;

D. That the Circulation definitions of the General Plan be amended as contained on Exhibit D attached hereto and by this reference incorporated herein as though fully set forth again in full.

Section 2: In the event of a conflict between the provisions of this Resolution and any other ordinance, resolution, regulation, or policy of the City of San Luis, the conflicting provisions are hereby repealed, rescinded, superseded, and replaced, and the provisions of this resolution shall govern.

Section 3: If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona, this 23rd day of December, 2008.

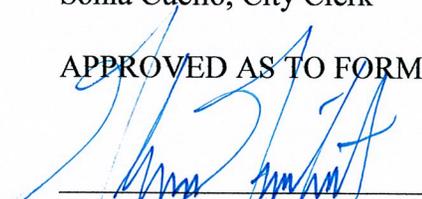

Juan Carlos Escamilla, Mayor

ATTEST:



Sonia Cuello, City Clerk

APPROVED AS TO FORM:



Glenn J. Gimbut
City Attorney

Transportation Layer



Legend

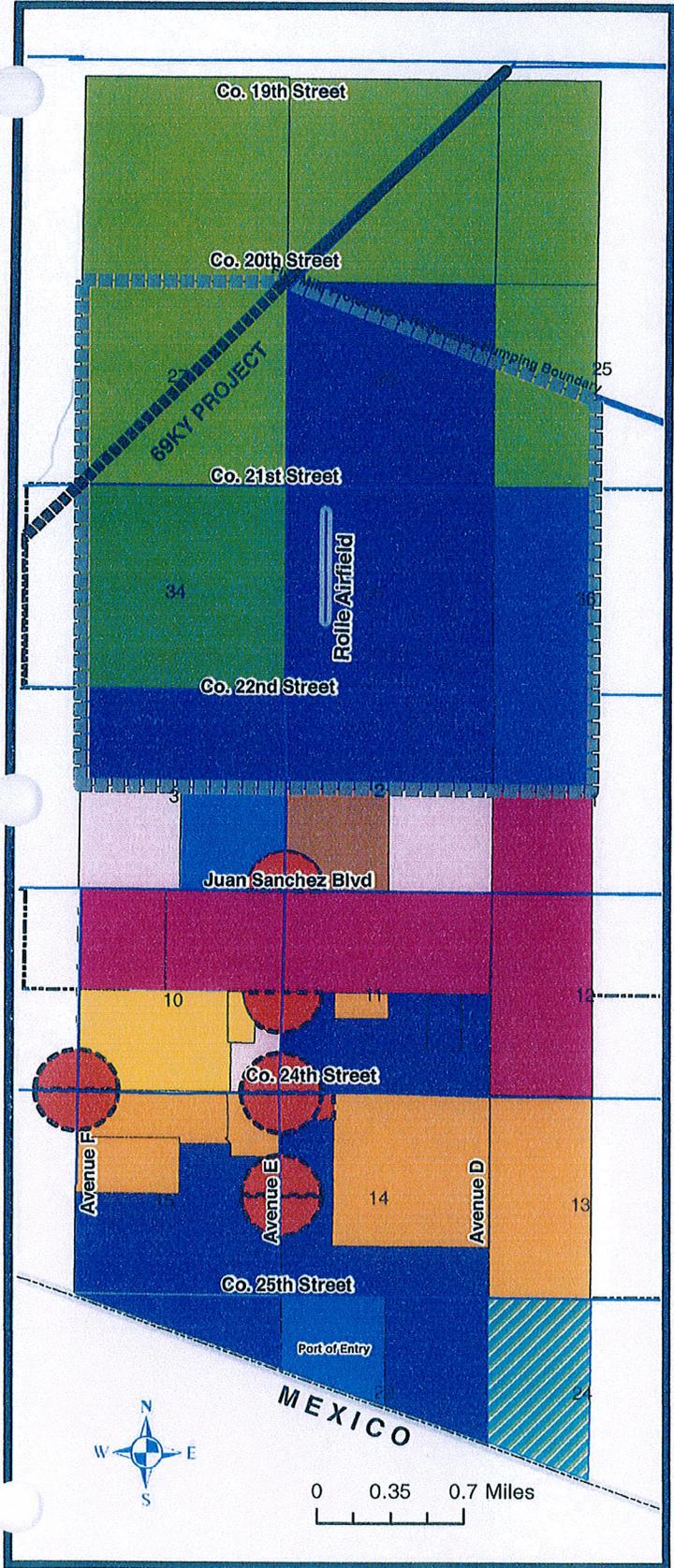
RoadType

- Rolle Airfield
- Expressway
- Major Arterial
- Airport Study Area
- Major Collector
- Minor Arterial
- Minor Collector

City of San Luis AZ



General Plan Amendment (Proposed)



Legend

Land Use Key

- San Luis Airport Study Area
- Rolle Airfield
- Airport Compatible Mixed Use
- Public Facilities
- Employment
- Office
- Commercial
- Master Plan Community
- Mixed Use Activity Center
- Residential-High Density
- Residential - Medium Density (6-10 du/ac)
- Residential - Low Density (2-6 du/ac)
- Agriculture
- Open Space Conservation/Management Area
- Open Space / Recreation

to arterial streets. The commercial areas are intended to develop as the community's major commercial and service activities proposed will not adversely impact adjacent residential neighborhoods. **MODIFIED LAND USE DESIGNATION**

Airport Compatible Mixed Use denotes areas in close proximity to Rolle Airfield. The area is intended for uses that are compatible with an airport. It is anticipated that Rolle Airfield will develop over time and increases air traffic in the vicinity will occur. A mix of compatible uses may include commercial, employment, public facilities, and some large lot residential. **NEW LAND USE DESIGNATION**

Public Facilities denotes areas to be used for public purposes such as schools, parks, and public facilities.

Open Space Land Use Designations

Open Space/Recreation/Cemetery denotes areas that are to be precluded from development except for public park facilities, cemetery, or other public recreational facility. These areas are intended to be left in relatively natural state for scenic purpose due to topographic constraints or the need for buffer areas between potentially incompatible uses. According to Arizona State law, lands privately-held or State Trust Lands designated as open space/recreation on the land use map are allowed at a minimum of one dwelling unit per acre. **MODIFIED LAND USE DEFINITION**

Open Space Conservation/Management Area denotes an area for protection and management due to the environmental characteristics of the area. **NEW LAND USE DESIGNATION**

San Luis General Plan Amendment

Proposed Land Use Definitions

Residential Land Use Designations

Low Density Residential (2-6 du/ac) denotes areas where single-family residential development is desirable. Suitability is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints.

Medium Density Residential (6-10 du/ac) denotes areas where single-family attached, townhouse, and patio home development is appropriate. Limited to medium density residential and neighborhood commercial may also be acceptable in certain areas where deemed appropriate by the City of San Luis.

High Density Residential (10-20 du/ac) denotes areas identified to be appropriate for apartments, condominiums, and townhouses. These areas should be located on the periphery of medium density residential areas and should capitalize on arterial street access and adjacent shopping and employment opportunities. High traffic volume impacts on local, lower density residential streets are discouraged. The density will depend on the orientation, landscaping, amenities provided, and open space preserved within the proposed development. Other uses permitted in this designation may include commercial and public/semi public facilities.

Master Planned Community denotes Arizona State Trust lands within the planning area that could allow for a mix of land uses deemed appropriate by the City of San Luis. **NEW LAND USE DESIGNATION**

Employment Land Use Designations

Employment denotes areas appropriate for employment-type uses. The particular type of use will be determined based upon its potential impact upon adjacent land uses and the intensity of development. In particular, the development of industrial parks shall be such that the light industrial areas shall be located along arterial streets where visibility to the public is likely. Heavier industrial uses shall be located away from the arterial streets, buffered by the light industrial uses.

Office denotes areas for profession office, tourism, and service use with good arterial access appropriately buffered from residential areas. In many cases, offices are a good buffer between residential and other higher uses, such as commercial or higher-intensity employment.

Agriculture denotes areas that are currently in agricultural production and the use continues to be economically viable. However, this classification allows for a minimum of one dwelling unit per acre.

Mixed Use Activity Center (formerly designated as Commercial) denotes areas for service retail and other intensive types of commercial uses over the 15 acres in size. Commercial is intended to support quality neighborhoods. Commercial areas must have controlled access

Minor Collectors (60' ROW) are usually located on quarter section lines and are intended to carry high-volume traffic through a residential neighborhood. On-street parking is usually prohibited and homes do not front on the collector street.

Minor Collectors within the Planning Area include:
None

San Luis General Plan Amendment Proposed Circulation Definitions

Expressway (200' ROW) is capable of carrying large traffic volumes and forms the primary roadway network to transport people and goods beyond the Yuma County region and provide access to the State and national transportation networks. Access would be permitted at every ½ mile segment on Avenue E. Access would be limited to every 1-mile on the remainder of the ASH within the city limits of San Luis.

Expressways within the Planning Area include:

Area Service Highway (ASH)
Avenue E
County 19th East of Avenue E/D Corridor

Major Arterial (130' ROW) is capable of carrying large traffic volumes and forms the primary roadway network within and throughout the region. They provide a continuous road system that distributes traffic between neighborhoods and central business districts. They also handle significant levels of urban travel between central business districts, outlying residential areas and major inner-city communities, and major suburban centers.

Major Arterials within the Planning Area include:

Juan Sanchez West of Avenue E
County 19th West of Avenue E/D Corridor
Avenue E/D Corridor north of Juan Sanchez Boulevard

Minor Arterial (100' ROW) connects with the major arterials and provides trips of moderate length that distributes vehicles to collector streets. Traffic movements are at high speeds and the arterials do not penetrate residential neighborhoods. Minor arterials are typically space at one-mile intervals and should provide adequate connection to major arterials.

Minor Arterials within the Planning Area include:

County 21st Street
County 22nd Street
County 24th Street
County 25th Street (East of Avenue E)
Avenue F (County 23rd Street to County 24½th Street)

Major Collectors (80' ROW) provide traffic circulation within lower density areas and can provide direct access to arterials. Major collectors carry a higher traffic volume than minor collectors. Major collectors usually experience low side friction traffic and are striped for one-lane in each direction. Developments may front directly on a major collector and traffic signal spacing is usually two-miles or greater.

Major Collectors within the Planning Area include:

Avenue F (County 23rd Street to County 19th Street)
Avenue D
County 20th Street