



Ordinance

NO. 361

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 10 ACRES LOCATED NORTH OF COUNTY 22ND STREET AND EAST OF THE EAST MAIN CANAL FROM RURAL AREA RESIDENTIAL (RA-10) TO MEDIUM DENSITY RESIDENTIAL (R1-6); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 10 acres of real property located on Assessor Parcel ID No. 211-31-012; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis recommending approval of the change in zoning classification with conditions; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning with the condition that the developer must provide a secondary point of access for the future development; and

WHEREAS, A.R.S. § 9-462.01 grants power to a municipality to impose conditions upon a change of zoning; and

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

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended in by changing the zoning classification of the Property subject to the following conditions:

1. Developer must provide two means of egress for new subdivision.
2. Any access road to and/from County 22nd Street must line up with the access to and/or from County 22nd Street of the Subdivision Las Quintas de San Luis II.
3. The City will engage an appropriate engineer to conduct a traffic study to study and review proposed impacts including but not limited to impacts on 22nd Street, that the developer pay the costs of this traffic study and construct the improvements recommended by this study, including but not limited to any recommended signalization.
4. The water system shall be looped up to the secondary access on 10th Avenue.
5. Off-site drainage shall be provided.
6. Grading and erosion control shall comply with the 2003 *International Building Code* Appendix J standards for the all aspects of the development including development of lots and the building of houses or other buildings.

Property more fully described as

Parcel B, BARKLEY LOT SPLIT NO. 1, according to the plat of record in the office of the County Recorder, Yuma County, Arizona, recorder in Book 27 of Plats, page 66 and in Document No. 2015-3580, records of Yuma County, Arizona.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance 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 ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona, this 28th day of December, 2016.



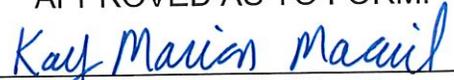
Gerardo Sanchez, Mayor

ATTEST:

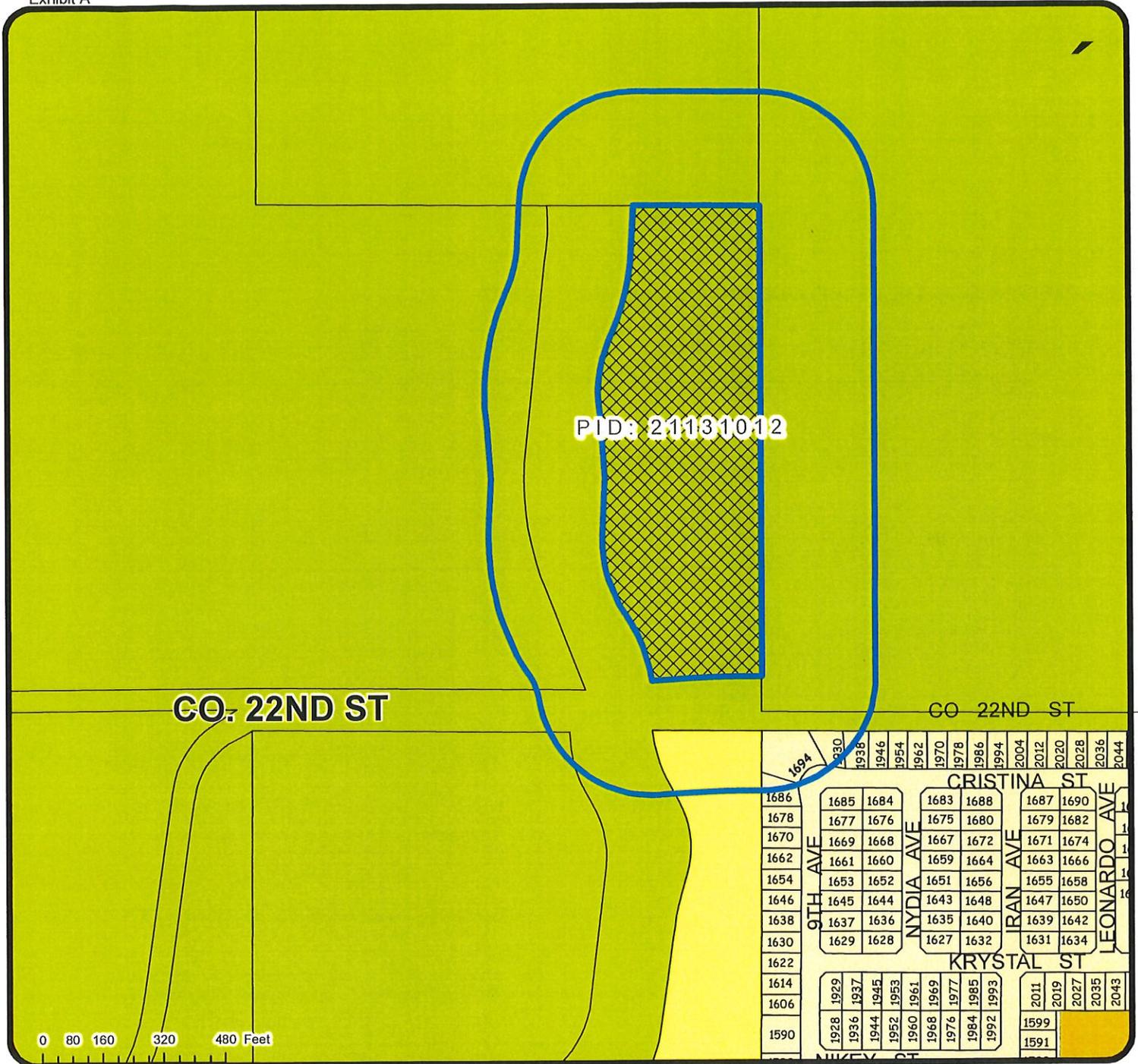


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



Location Map

PROPOSED LOCATION

-  PID: . 21131012 REZONE FROM RA-10 to R1-6
-  300ft Notification Buffer

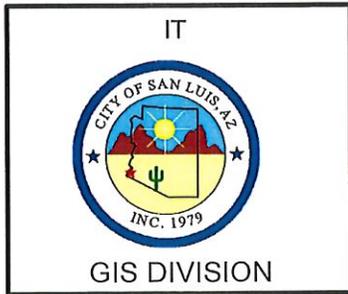
REZONING

ZONING LEGEND

-  R-2
-  RA-10
-  R-3
-  R-1-6

Date:
11/7/2016

Checked By:
JG



Prepared By:
IG

APPROVED BY:
JS

Case No.
2016-0498
Las Quintas 3

CONFORMED COPY
2017-00987 MISCELLANEOUS
01/17/2017 10:34:23 AM Pages: 4 Fees: \$8.00
Requested By: CITY OF SAN LUIS CLERKS OFFICE
Recorded By: aavila
Robyn Stallworth Piquette County Recorder, YUMA County AZ

WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
ATTN: SONIA CORNELIO, CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

CAPTION HEADING:

Ordinance No. 361

Amending Official Zoning Map by changing the Zoning Classification of approximately 10 acres located north of County 22nd Street and east of the East Main canal from Rural Area Residential to Medium Density Residential.