

2017-12756 MISCELLANEOUS
05/17/2017 01:00:38 PM Pages: 4 Fees: \$8.00
Requested By: CITY OF SAN LUIS-CITY CLERK
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Robyn Stallworth Poudre 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. 364**

Changing the zoning classification of a total of 35.82 acres located East of Avenue F
between Aracely Street and County 24th Street

RECEIVED

MAY 31 2017

OFFICE OF THE CITY MANAGER



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 364

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 A TOTAL OF 35.82 ACRES LOCATED EAST OF AVENUE F BETWEEN ARACELY STREET AND COUNTY 24TH STREET; 34.63 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO MEDIUM DENSITY RESIDENTIAL (R1-6) AND 1.19 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO COMMUNITY COMMERCIAL (C-2); 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 35.82 acres of real property located on east of Avenue F between Aracely Street and County 24th Street; 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:

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 by changing the zoning classification of the properties subject to the following conditions:

1. Prior to the issuance of any building permit for commercial use, a traffic study shall be conducted at owner's expense, and owner shall construct all improvements required by said study at owner's expense. Said study shall be conducted by an engineer selected by the City of San Luis.
2. Commercial uses to exclude City Code §152.107(A)6-Mortuaries and §152.107(A)20-General Auto Repair.

Properties more fully described as

Lot 1A, BORDER RANCHES LOT SPLIT, according to Book 28 of Plats, pages 80 and 81, records of Yuma County, Arizona

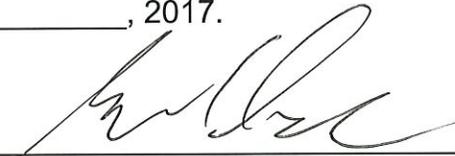
Lot 1B, BORDER RANCHES LOT SPLIT, according to Book 28 of Plats, pages 80 and 81, records of Yuma County, Arizona

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 10th day of May, 2017.



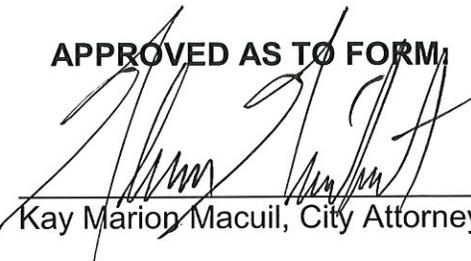
Gerardo Sanchez, Mayor

ATTEST:

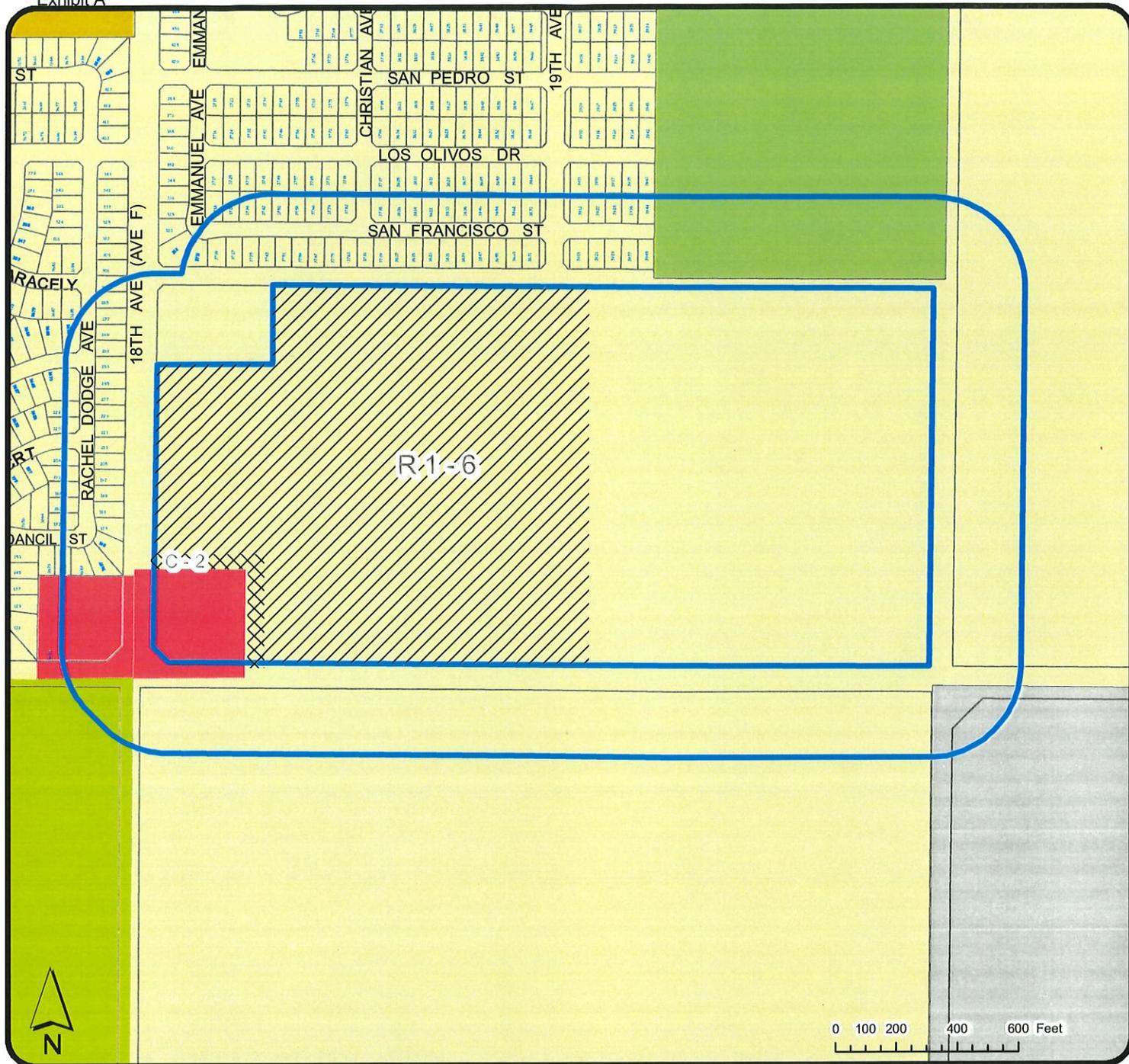


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



PROPOSED LOCATION

300ft Notification Buffer

AREA TO BE REZONED TO R1-6

AREA TO BE REZONED TO C-2

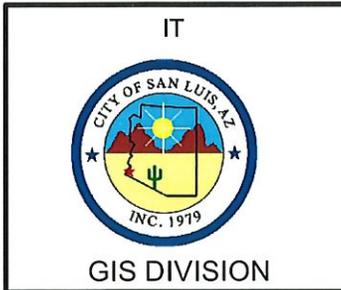
Location Map

ZONING LEGEND

- R-2
- C-2
- RA-10
- R-3
- LI

REZONING

Date:
3/28/2017



Prepared By:
IG

APPROVED BY:
Jose A. Guzman

Case No.
2017-0173