WHEN RECORDED MAIL TO:

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

The above area is to be reserved for recording information

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CAPTION HEADING:

ORDINANCE
Ordinance No. 402
Changing the zoning classification of 10.52 acres from Medium Density Residential R1-12 to Low Density Residential R1-20 for property located North of County 22nd St. and East of the East main canal.

Ordinance

NO. 402

AN ORDINANCE OF THE MAYOR AND CITY 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 10.52 ACRES FROM MEDIUM DENSITY RESIDENTIAL R1-12 TO LOW DENSITY RESIDENTIAL R1-20 FOR PROPERTY LOCATED NORTH OF COUNTY 22ND STREET AND EAST OF THE EAST MAIN CANAL; 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 conditioned upon conditions of a development agreement between the applicant and the City; and

WHEREAS, the City of San Luis staff created a proposed development agreement and the applicant agreed to all conditions; and

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

WHEREAS, the development of the property is the subject of a development agreement approved by the Mayor and City Council of the City of San Luis pursuant to Resolution No. 2146 as passed and adopted on November 10, 2020.

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 property subject to the condition set for in the development agreement as approved in Resolution No. 2146 and hereby incorporated by reference. Property more fully described as:

PARCEL B OF THE BORDER RANCHES LOT SPLIT NO. 2 AS RECORDED IN BOOK 27 OF PLATS, PAGE 66, 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 ___November___, 2020.
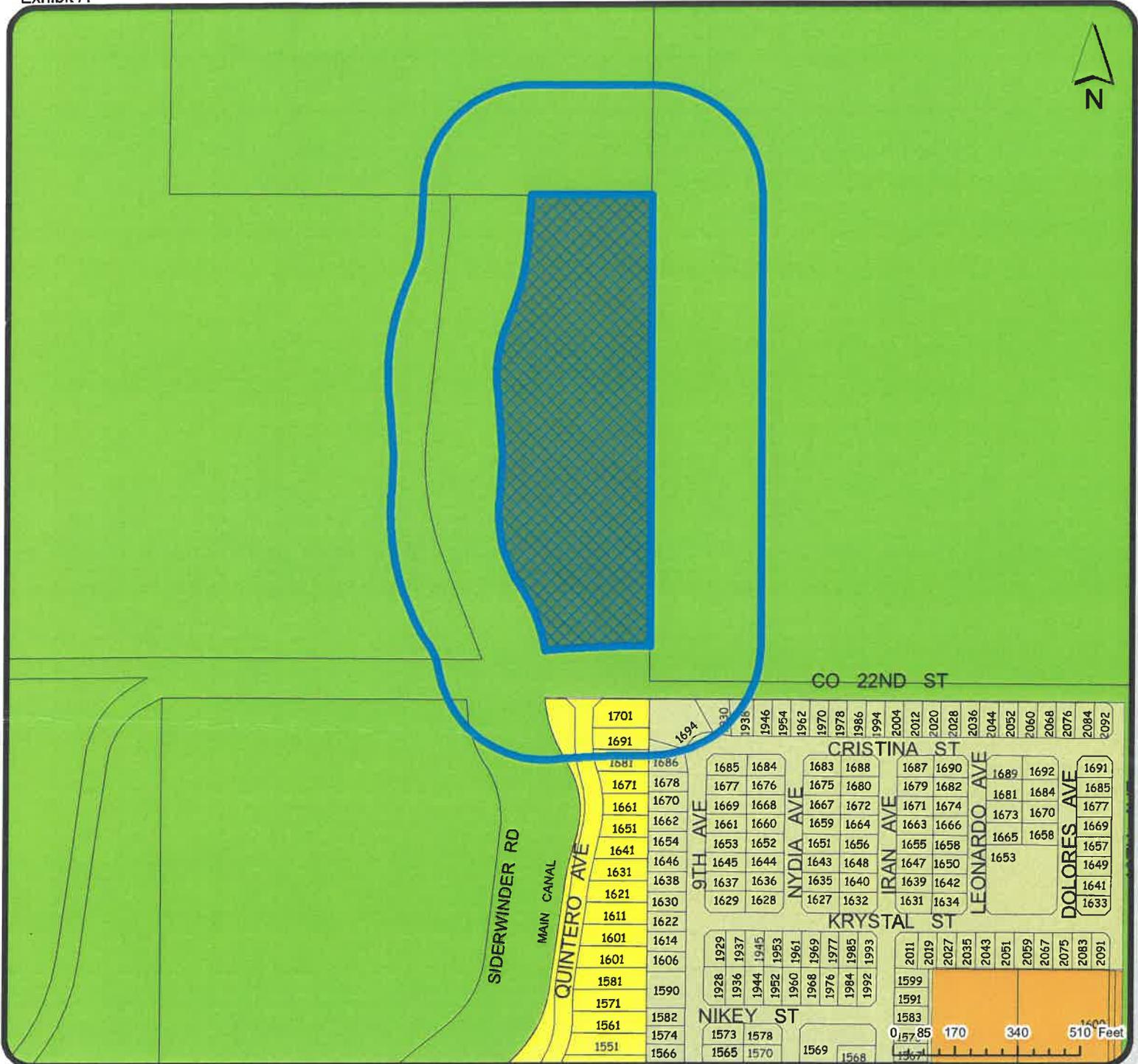
_____
Gerardo Sanchez, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

Exhibit A

LOCATION MAP

REZONING

Street labels on map: CRISTINA ST, KRYSTAL ST, NIKEY ST, CO 22ND ST, SIDERWINDER RD, MAIN CANAL, QUINTERO AVE, 9TH AVE, NYDIA AVE, IRAN AVE, LEONARDO AVE, DOLORES AVE

LOCATION OF SUBJECT PROPERTY

▨ PID:211-31-012

▢ 300ft Notification Area

Zoning

MULTIPLE RESIDENCE ZONING DISTRICTS
- R-2
- R-3

SINGLE RESIDENCE ZONING DISTRICTS
- R1-6
- RA-10

CASE #
2020-0474

R1-12 **TO** R1-20

DATE:	PLANNING & ZONING	CREATED BY:
8/6/2020	CITY OF SAN LUIS, AZ INC. 1979 **GIS**	ISAAC GUTIERREZ
CHECKED BY:		**APPROVED BY:**
ROMAN PACHECO		JOSE A. GUZMAN