

Richard Colwell County Recorder, YUMA County AZ



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

CAPTION HEADING:

ORDINANCE

Ordinance No. 430 – Amending the official zoning map of the City of San Luis by changing the zoning classification of 451.34 acres, from Community Commercial (C-2) and Light Industrial (L-1) to Medium Density Residential (R1-6), Medium-High Density Residential (R-2), High Density Residential (R-3) and Community Commercial (C-2), located south of County 24th Street between Avenue E and Avenue D.

Rezoning Case No. 2022-0336 – DuBose Design Group



Ordinance

NO. 430

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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 451.34 ACRES FROM COMMUNITY COMMERCIAL (C-2) AND LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6), MEDIUM HIGH DENSITY RESIDENTIAL (R-2), HIGH DENSITY RESIDENTIAL (R-3) AND COMMUNITY COMMERCIAL (C-2), LOCATED SOUTH OF COUNTY 24TH STREET BETWEEN AVENUE E AND AVENUE D; 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 451.34 acres of real property located on Assessor Parcel ID Numbers; 227-14-009, 227-14-010, 227-14-002, 227-14-008, 227-14-004, 227-14-006 and 227-14-007; 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; and

WHEREAS, the Planning and Zoning Commission recommended approval of the 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 from Community Commercial (C-2) and Light Industrial (L-I) to Medium Density Residential (R1-6), Medium High Density Residential (R-2), High Density Residential (R-3) and Community Commercial (C-2), containing 451.34 acres more or less subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat in compliance with the City of San Luis subdivision regulations.
2. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon the construction of all the improvements indicated on the traffic study.
3. The owner/applicant shall comply with the pre-annexation agreement approved with Resolution 936 and any future amendments.

Property more fully described as:

A PORTION OF THE WEST ½ OF PARCEL 227-14-009 APPROXIMATELY 30.82 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO COMMUNITY COMMERCIAL (C-2), THE EAST ½ OF PARCEL 227-14-009 APPROXIMATELY 24.09 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO HIGH DENSITY RESIDENTIAL (R-3) AND PARCEL 227-14-010 APPROXIMATELY 8.68 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO HIGH DENSITY RESIDENTIAL (R-3).

THE WEST 127.33 +/- ACRES OF PARCEL 227-14-002 FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6) AND THE EAST 26.07 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2).

THE WEST 12.94 +/- ACRES OF PARCEL 227-14-008 FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2) AND THE EAST 63.73 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6).

THE NORTH 81 +/- ACRE PORTION OF PARCEL 227-14-004, THE NORTHWEST 48 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENISTY RESIDENTIAL (R1-6) AND THE REST OF THAT SAID PORTION, 33 +/- ACRES, FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2).

THE NORTH 32 +/- ACRE PORTION OF PARCEL 227-14-006 FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6) AND THE SOUTH 7.1 +/- ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2) AND PARCEL 227-14-007 APPROXIMTELY 37.6 +/- ACRES FROM COMMUNITY COMMERCIAL (C-2) AND LIGHT INDUSTRIAL (L-I) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2).

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 14th day of September, 2022.



Gerardo Sanchez, Mayor

ATTEST:



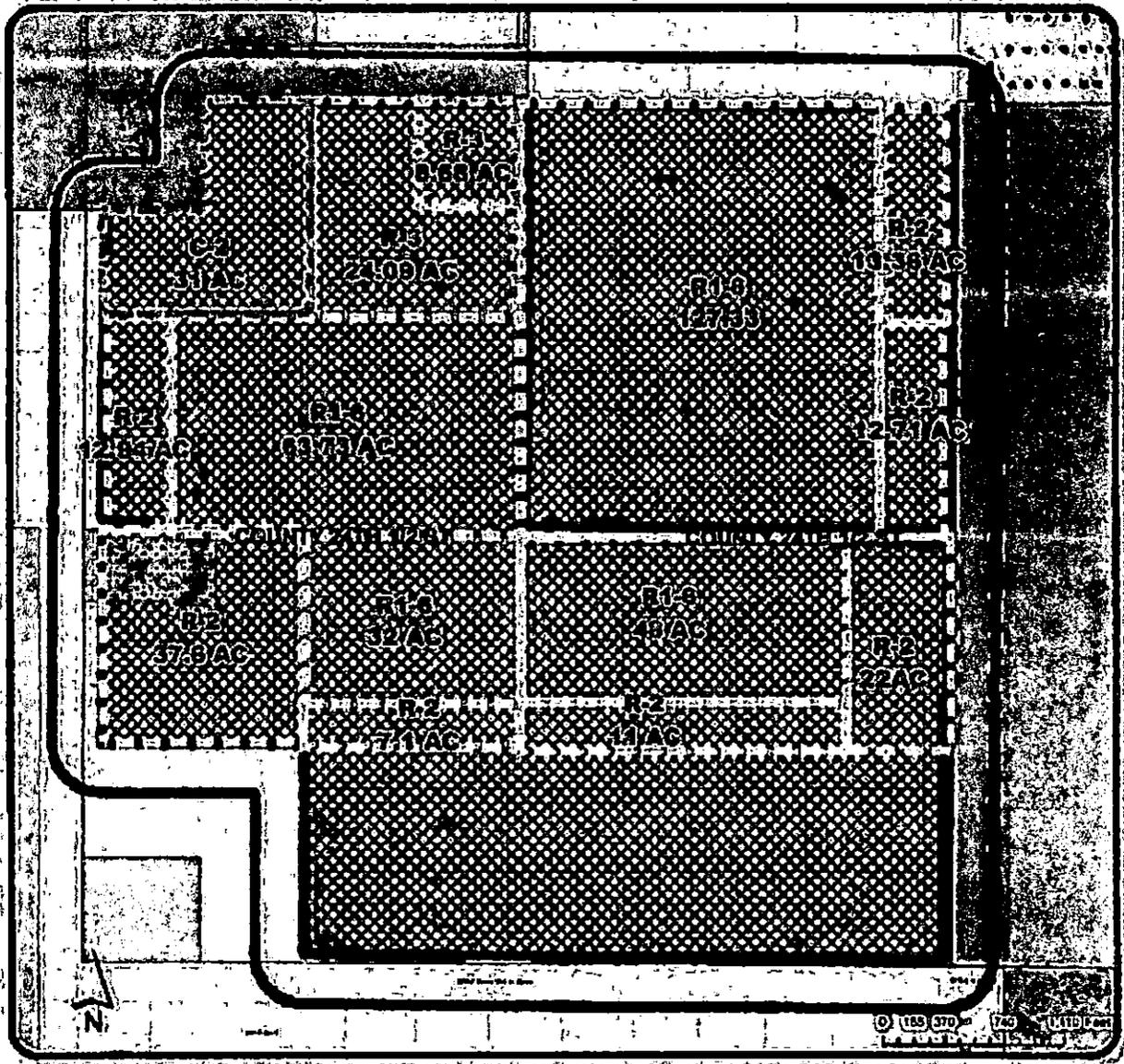
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

EXHIBIT "A"



LOCATION OF SUBJECT PROPERTIES

Assessor's Parcel Number:
227-14-010, 227-14-002, 227-14-008,
227-14-007, 227-14-006, 227-14-004,

300ft Notification Area

LOCATION MAP

Zoning

- SINGLE RESIDENCE ZONING DISTRICTS
- MULTIPLE RESIDENCE ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- INDUSTRIAL ZONING DISTRICTS

REZONING

CASE #
2022-0336