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**CITY OF SAN LUIS  
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2023-05785 ORDINANCE  
03/10/2023 10:12:28 AM Pages: 4 Fees: \$15.00  
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**CAPTION HEADING:**

**ORDINANCE**

Ordinance No. 438  
Rezoning Case # 2023-0007  
Los Mezquites Phase 3



# *Ordinance*

NO. 438

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 8.9 ACRES FROM COMMUNITY COMMERCIAL (C-2) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED NORTH OF COUNTY 24TH STREET BETWEEN AVENUE E AND 24<sup>TH</sup> AVENUE; 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 8.9 acres of real property located on Assessor Parcel ID No. 227-11-393; 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) to Medium Density Residential (R1-6) of the property subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

Property more fully described as:

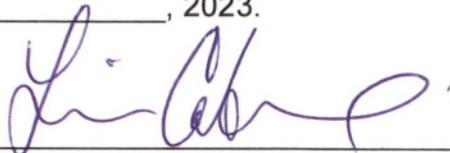
The southwest 8.9 acres more or less of parcel 227-11-393.

**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.

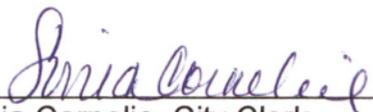
**PASSED AND ADOPTED** by the Mayor and Council of the City of San Luis,

Arizona, this 8<sup>th</sup> day of March, 2023.



Luis E. Cabrera, Vice Mayor

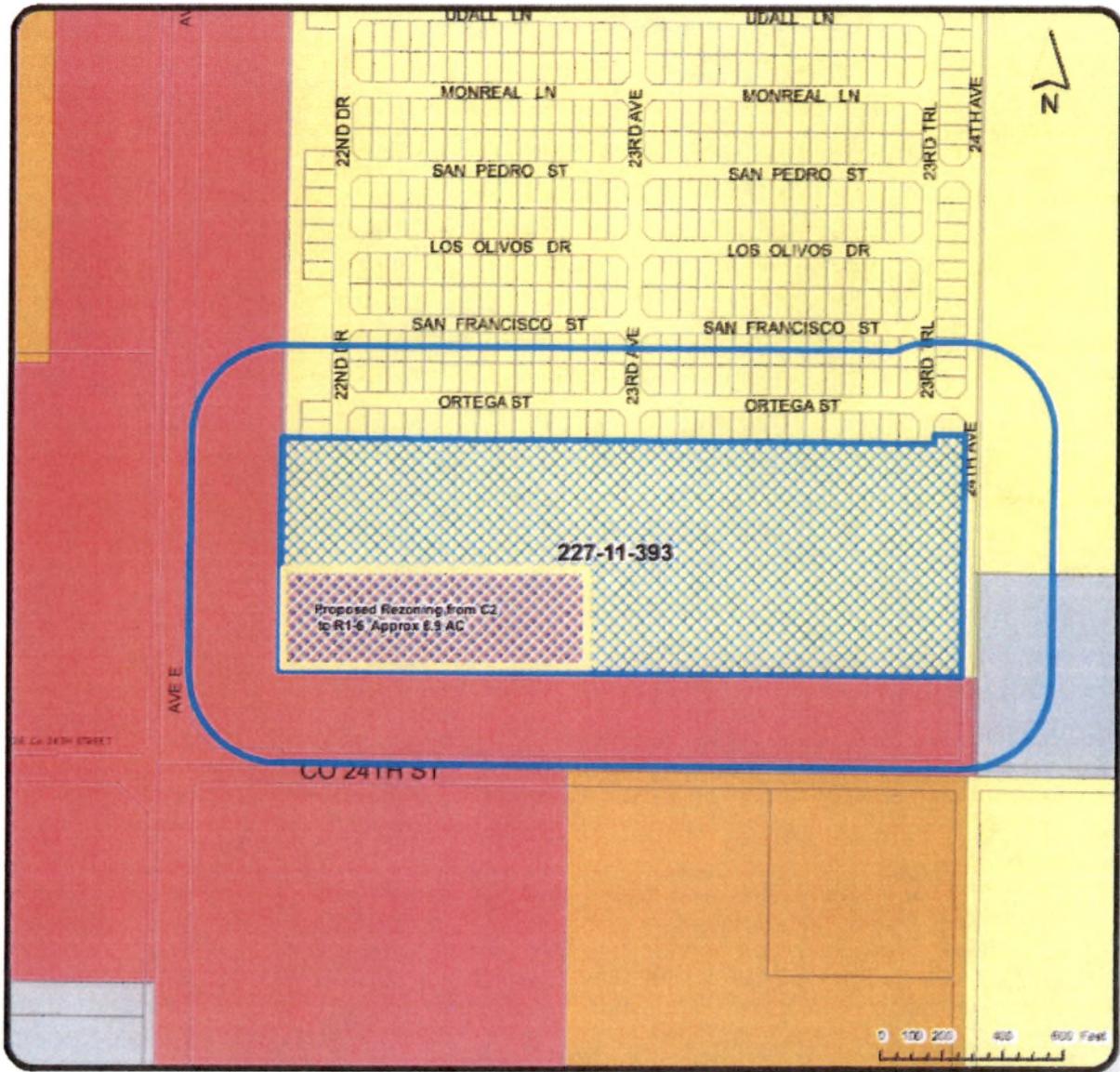
**ATTEST:**

  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney

EXHIBIT "A"



LOCATION OF SUBJECT PROPERTY

 Assessor's Parcel Number:  
227-11-393

LOCATION MAP

**Zoning**  
SINGLE RESIDENTIAL ZONING DISTRICTS  
MULTIPLE RESIDENCE ZONING DISTRICTS  
GENERAL ZONING DISTRICTS

REZONING

**CASE #**  
**2023-0007**