

WHEN RECORDED, MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
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2024-19619 ORDINANCE
08/16/2024 10:33:08 AM Pages: 4 Fees: \$15.00
Requested By: CITY OF SAN LUIS CLERK

Richard Colwell, County Recorder, YUMA County AZ



The above area is to be reserved for recording information.

CAPTION HEADING:

ORDINANCE

Ordinance No. 452

Amending the official Zoning Map by changing the Zoning Classification of 8.61 acres from Light Industrial (L-I) to Community Commercial (C-2) on properties located at 375 and 421 South Oak Avenue



Ordinance

NO. 452

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 8.61 ACRES FROM LIGHT INDUSTRIAL (L-I) TO COMMUNITY COMMERCIAL (C-2) ON PROPERTIES LOCATED AT 375 AND 421 SOUTH OAK 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 8.61 acres of real property located on Assessor Parcel ID No. 227-15-009 and 227-15-010; 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 Light Industrial (L-I) to Community Commercial (C-2) of the property subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.

2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

Property more fully described as:

Lot 4 and Lot 5 of the Amended Plat of Southwest Arizona Industrial Subdivision as recorded in book 31, pages 49 & 50, of plats, Yuma County Records Office.

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 August, 2024.



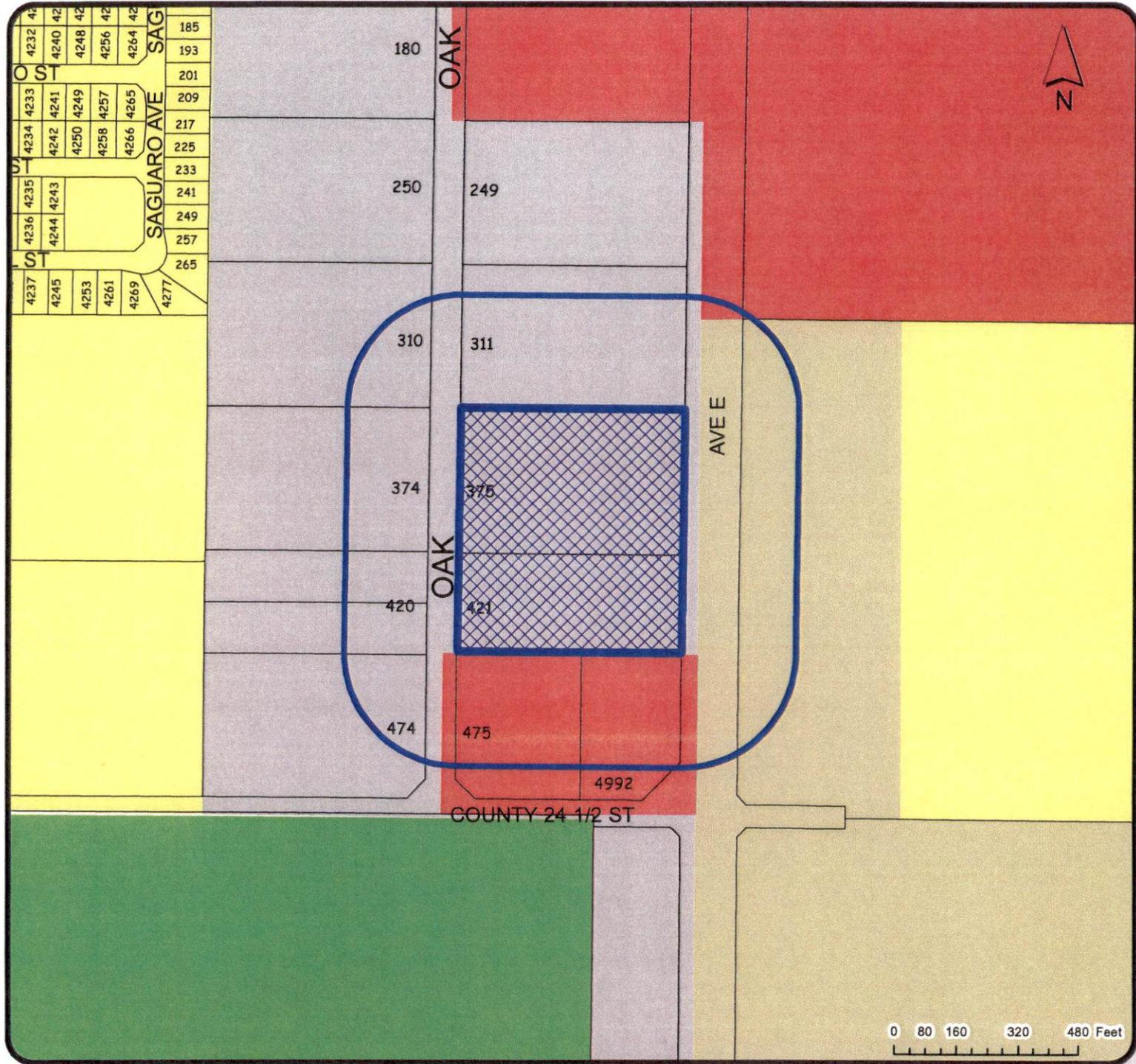
Nieves Riedel, Mayor

ATTEST:


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

 **PARCEL ID: 227-15-009 & 227-15-010**

 **300FT NOTIFICATION BUFFER**

LOCATION MAP

- Legend**
- SINGLE RESIDENCE ZONING DISTRICTS**
 -  R-16
 -  RA-16
 - MULTIPLE RESIDENCE ZONING DISTRICTS**
 -  R-2
 -  R-3
 - COMMERCIAL ZONING DISTRICTS**
 -  O-2
 - INDUSTRIAL ZONING DISTRICTS**
 -  U
 -  H

REZONING

CASE #
2024-0318