



Ordinance

NO. 382

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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 160 ACRES LOCATED ON THE SOUTHEAST CORNER OF COUNTY 24TH STREET AND AVENUE F; 4.54 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO COMMUNITY COMMERCIAL (C-2), 75.46 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO MEDIUM DENSITY RESIDENTIAL (R1-6) AND 80 ACRES FROM RURAL AREA RESIDENTIAL (RA-10) TO MEDIUM DENSITY RESIDENTIAL (R1-6); 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 160 acres of real property located on Assessor Parcel ID # 227-15-001; 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 as presented by staff; 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 property subject to the following conditions:

1. Prior to the issuance of any building permit for commercial use, if deemed necessary by the City Engineer, 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.

Property more fully described as:

NW ¼ Section: 15 Township: 11S Range: 24W, G&S.R.B.&M. 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 _____ day of _____, 2018.

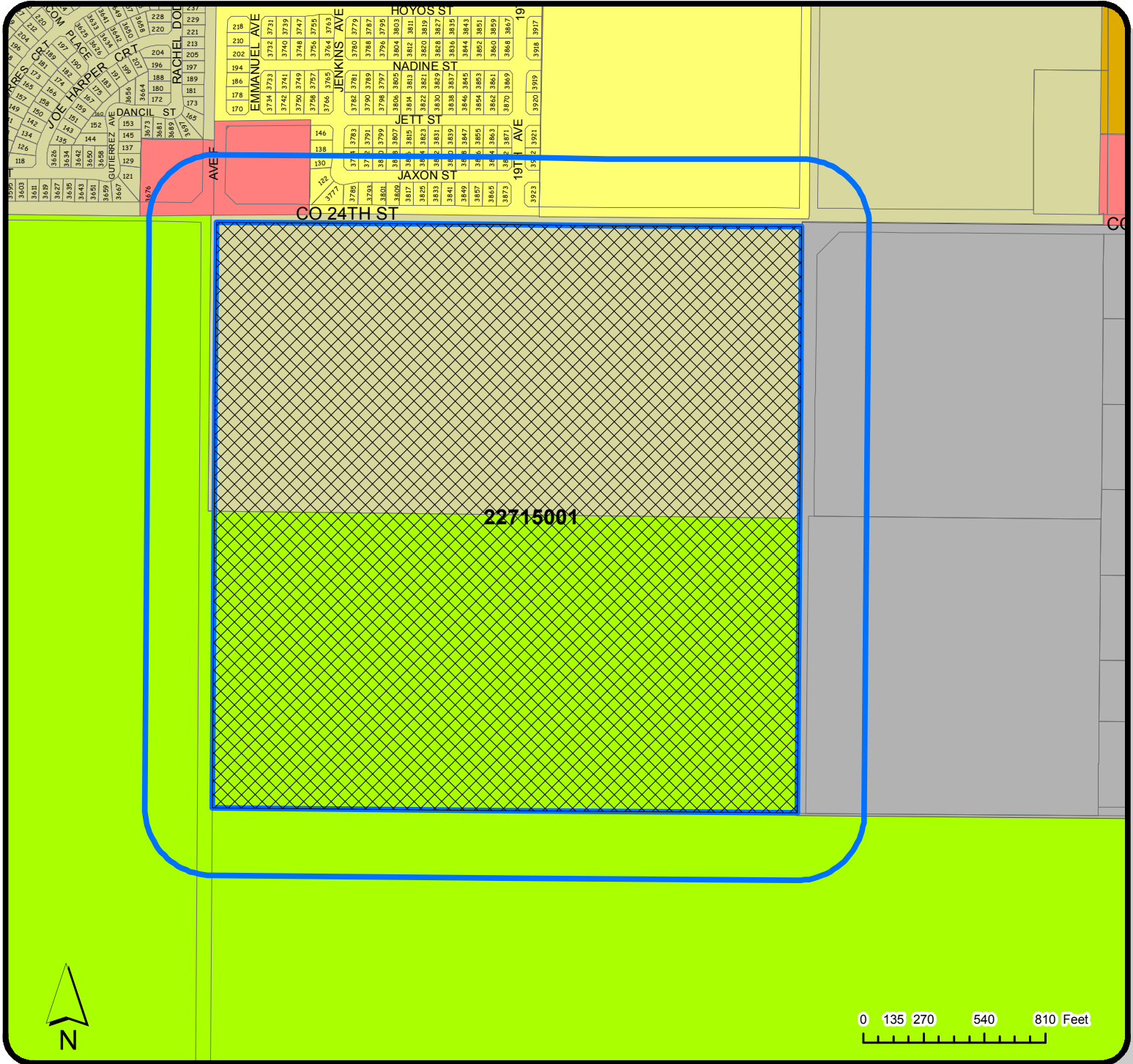
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney











LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

Rezoning from
R2-and RA-10 to C2 and R1-6

-  Parcel:22715001
-  300ft Notification Area

- MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
- SINGLE RESIDENCE ZONING DISTRICTS
 -  RA-10
 -  R1-6
- INDUSTRIAL ZONING DISTRICTS
 -  I
- COMMERCIAL ZONING DISTRICTS
 -  C-2

Date:
04/10/2018

Checked By:
ROMAN PACHECO



Prepared By:
IG

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0127