



# Ordinance

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

NO. 392

**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 36.76 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SAN LUIS LANE AND 20<sup>TH</sup> AVENUE FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) 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 36.76 acres of real property located on Assessor Parcel ID # 227-10-013; 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;

**WHEREAS**, the Planning and Zoning Commission recommended approval of the zoning change with the condition of the contribution for a traffic signal on 24<sup>th</sup> Street and Avenue E and a traffic study and improvements required by said study.

**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 from medium-high residential (R-2) to medium density residential (R1-6) of the property subject to the following conditions:

1. That any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the City of the sum of \$510 per acre, or any portion thereof, as a proportionate contribution for a traffic signal at the intersection of 24th Street and Avenue E. The City will initiate a regional circulation study in East San Luis within the next 12 months to establish the need for the traffic signals on Avenue F and E along County 24th Street. The study will provide an estimated time as to when the traffic signals will need to be installed.
2. A traffic study is required and the construction of any and all improvements as recommended by said study, including but not limited to, possible construction of street and/or signalization improvements along the 23 ½ street alignment. Such improvements to include the acquisition of any rights of way, if needed, so as to be able to develop and construct improvements as may be recommended.

Property more fully described as:

LOT 3A OF THE SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS, PAGES 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

CONTAINING 36.75 ACRES MORE OR LESS.

**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 \_\_\_\_\_, 2019.

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Gerardo Sanchez, Mayor

**ATTEST:**

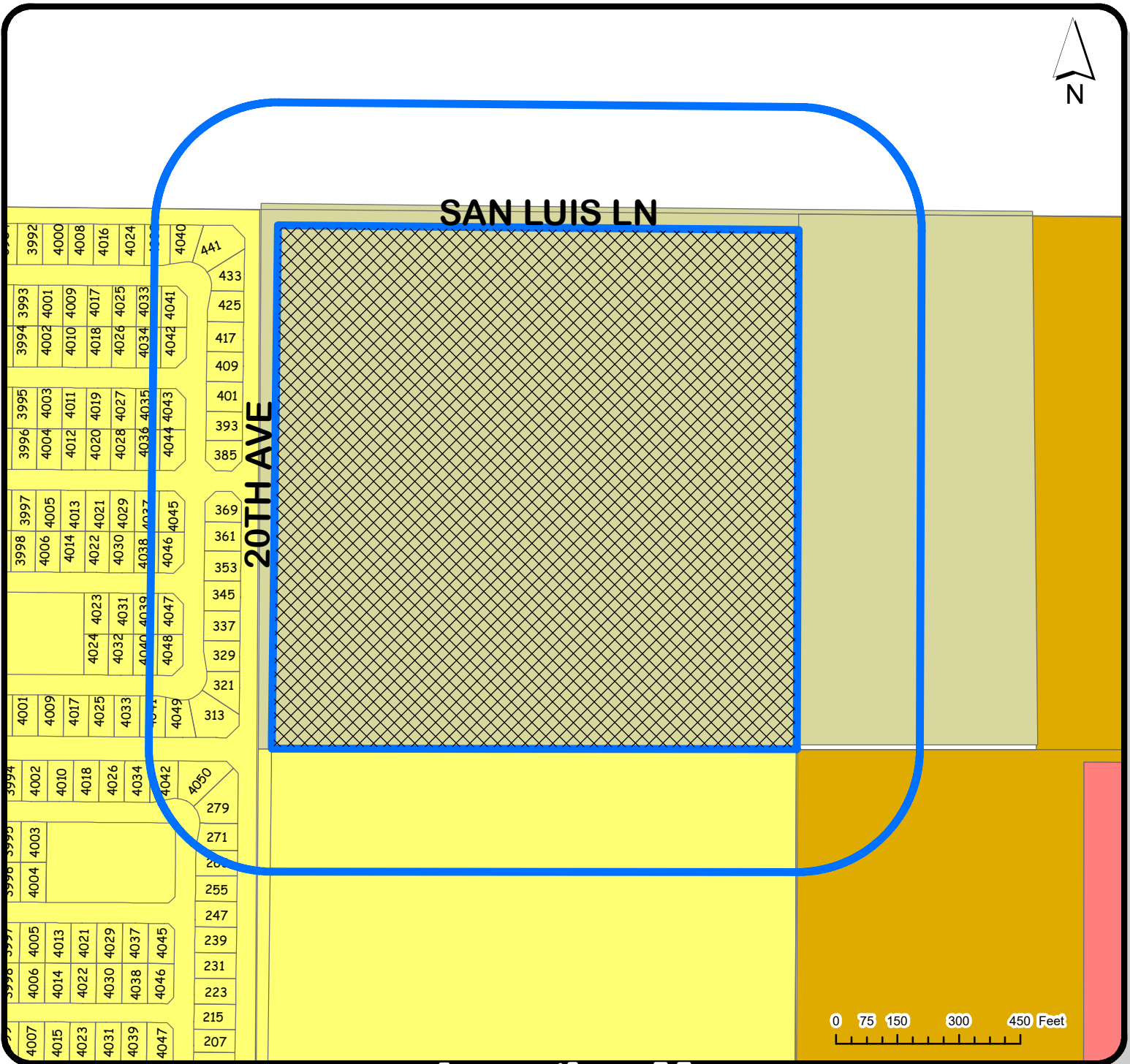
**APPROVED AS TO FORM:**

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Sonia Cornelio, City Clerk

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Kay Marion Macuil, City Attorney







**LOCATION OF SUBJECT PROPERTY**

**Location Map**

**REZONING**

 Assessor's Parcel No. 22710013  
REZONING APPROX. 36.76 acres  
from R-2 to R1-6

**Zoning**

-  R-2
-  R-3
- COMMERCIAL ZONING DISTRICTS**
-  C-2
- SINGLE RESIDENCE ZONING DISTRICTS**
-  R1-6

 300ft Notification Area

**Date:**  
7/16/2019

**PLANNING & ZONING**



**GIS**

**Prepared By:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2019-0405