



# *Resolution*

NO. 2198

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE 2040 GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF ASSESSOR'S PARCELS 227-14-006, 007, 008 AND A PORTION OF PARCEL 227-14-009 TOTALING 197.97 ACRES FROM COMMERCIAL (C) TO MEDIUM DENSITY RESIDENTIAL (MDR), PARCELS 227-14-002 AND A PORTION OF PARCEL 227-14-004 TOTALING 231.56 ACRES FROM EMPLOYMENT (EMP) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND PARCELS 227-11-006, 007 AND 008 TOTALING 37.48 ACRES FROM EMPLOYMENT (EMP) TO COMMERCIAL (C); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY**

**WHEREAS**, City of San Luis pursuant to Resolution No. 2134 adopted the City of San Luis 2040 General Plan on the 10<sup>th</sup> day of June, 2020;

**WHEREAS**, DuBose Design Group Inc applied for a Major Plan Amendment to change the Land Use Designation of Assessor's parcels 227-14-006, 007, 008 and a portion of parcel 227-14-009 totaling 197.97 acres from Commercial (C) to Medium Density Residential (MDR), parcels 227-14-002 and a portion of parcel 227-14-004 totaling 231.56 acres from Employment (EMP) to Medium Density Residential (MDR), and parcels 227-11-006, 007 and 008 totaling 37.48 acres from Employment (EMP) to Commercial (C); as attached hereto as "Exhibit A"

**WHEREAS**, the Planning and Zoning Commission held public hearings on this proposed amendment on September 14<sup>th</sup>, 2021, September 21<sup>st</sup>, 2021 and October 12<sup>th</sup> 2021 and made a recommendation of Approval to the City Council; and

**WHEREAS**, the City Council of the City of San Luis, Arizona held a public hearing on this proposed amendment on October 27, 2021 and adopted a motion to approve the amendment;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of San Luis, Arizona, that the City of San Luis 2040 General Plan is hereby amended to change the Land Use Designation from Commercial and Employment to Medium Density Residential and From Employment to Commercial for the following parcels located at:

From Commercial and Employment to Medium Density Residential the following parcels:

**Parcel 1:** A portion of the N½, of the NW ¼ of Section 14 Township 11 South and Range 24 west. Except road right of way **(26.91 acres only)**

**Parcel 2:** S½ of the NW ¼ of Section 14 Township 11 South Range 24 West Except road right of way. **(76.67 acres)**

**Parcel 3:** NW¼ of the SW¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(37.6 acres)**

**Parcel 4:** NE¼ of the SW¼, of Section 14, Township 11 South Range 24 West. Except road right of way. **(39.8 acres)**

**Parcel 5:** NE¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(153.4 acres)**

**Parcel 6:** N½ of the SE¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(70 acres +/-)**

From Employment to Commercial the following parcels:

**Parcel 1:** Section: 11 Township: 11S Range: 24W BEG C4 COR SEC 11 TH N 659.65FT E 2639.18FT S 658.94FT W 2638.96FT EXC PT W OF E LINE W2 SW4 SE4 & EXC S33FT **(13.75 acres)**

**Parcel 2:** Section: 11 Township: 11S Range: 24W E2 SE4 SW4 SE4 & W2 SW4 SE4 SE4 LESS S 33FT **(9.5 acres)**

**Parcel 3:** Section: 11 Township: 11S Range: 24W BEG C4 COR SEC 11 TH N 659.65FT E 2639.18FT S 658.94FT W 2638.96FT EXC PT E OF W LINE OF E2 SE4 SW4 SE4 & EXC S 33FT **(14.23 acres)**

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

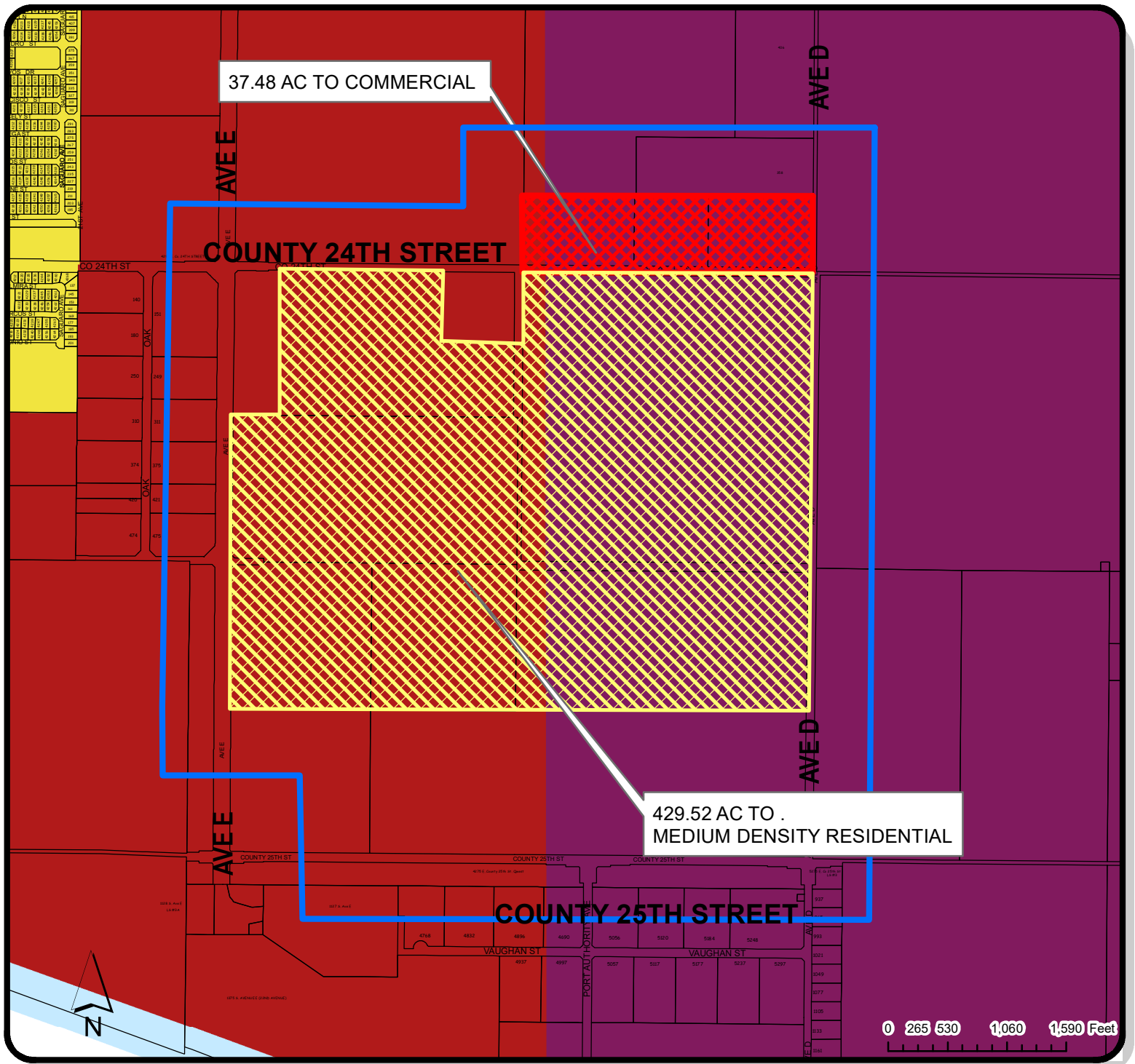
\_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

\_\_\_\_\_  
Kay Marion Macuil, City Attorney



**LOCATION OF SUBJECT PROPERTY**

PARCELS: 227-11-006, 227-11-007, 227-11-008, 227-14-001  
227-14-002, 227-14-004, 227-14-006, 227-14-007, 227-14-008

**LOCATION MAP**

- Legend**  
**LAND USE**
- Medium Density Residential
  - High Density Residential
  - Commercial
  - Employment
  - Mixed Use Activity Center
  - Conservation

600ft Notification Area

**MAJOR AMENDMENT**

**CASE #**  
**2021-0335**

**DATE:**  
5/6/2021

**CHECKED BY:**  
ROMAN PACHECO

**PLANNING & ZONING**

**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**APPROVED BY:**  
JOSE A. GUZMAN