



# *Ordinance*

NO. 421

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 3.47 ACRES FROM HIGH DENSITY RESIDENTIAL (R-3) TO COMMUNITY COMMERCIAL (C-2) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF AVENUE F AND COUNTY 24<sup>TH</sup> STREET; 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 3.47 acres of real property located on Assessor Parcel ID No. 783-05-162; 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 High Density Residential (R-3) to Community Commercial (C-2) of the property subject to the following conditions:

1. Developer shall comply with the City of San Luis zoning regulations, building code requirements and public works standards.

Property more fully described as:

Bienestar Estates 10 Subdivision Tract B Section 15, Township 11S, Range 24W.

**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other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.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 \_\_\_\_\_, 2021.

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Gerardo Sanchez, Mayor

**ATTEST:**

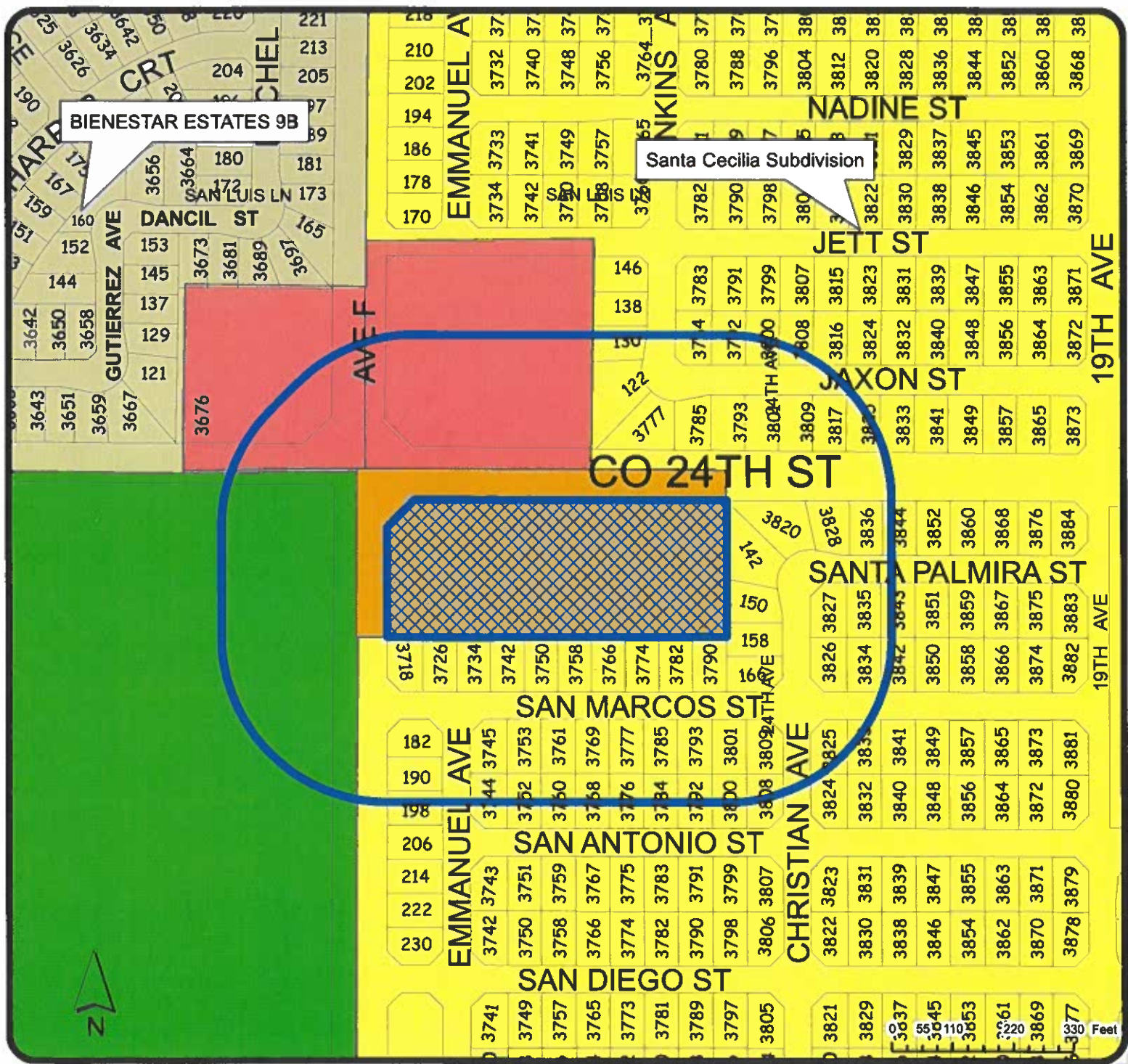
**APPROVED AS TO FORM:**

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Sonia Cornelio, City Clerk

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Kay Marion Macuil, City Attorney



**LOCATION MAP**

**LOCATION OF SUBJECT PROPERTY**

Southeast Corner of Avenue F & County 24th Street  
Assessor's Parcel No. 783-05-162

300ft Notification Area

This request is to rezone 3.47 acres from High-Density Residential (R-3) to Community Commercial (C-2).

**REZONING**

**CASE #**  
**2021-0608**

- Zoning**
- SINGLE RESIDENCE ZONING DISTRICTS
    - R1-6
    - R2-10
  - COMMERCIAL ZONING DISTRICTS
    - C-1
    - C-2
  - INDUSTRIAL ZONING DISTRICTS
    - I-1
  - MULTIPLE RESIDENCE ZONING DISTRICTS
    - R2
    - R3

**DATE:**  
9/27/2021

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**CHECKED BY:**  
ROMAN PACHECO

**APPROVED BY:**  
JOSE A. GUZMAN