



# *Ordinance*

**NO. 454**

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 36.15 ACRES FROM LIGHT INDUSTRIAL (L-I) TO COMMUNITY COMMERCIAL (C-2) ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF COUNTY 22ND STREET AND MAIN 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 36.15 acres of real property located on Assessor Parcel ID No. 226-02-011; 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:

APN: 226-02-011

The Northeast quarter of the Northeast quarter of Section 2, Township 11 South, Range 25 West, Gila and Salta River Base and Meridian, Yuma County, Arizona.

EXCEPT portion of Northeast quarter of the Northeast quarter of said Section 2 more particularly described in Fee No. 2024-12333.

**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 \_\_\_\_\_, 2024.

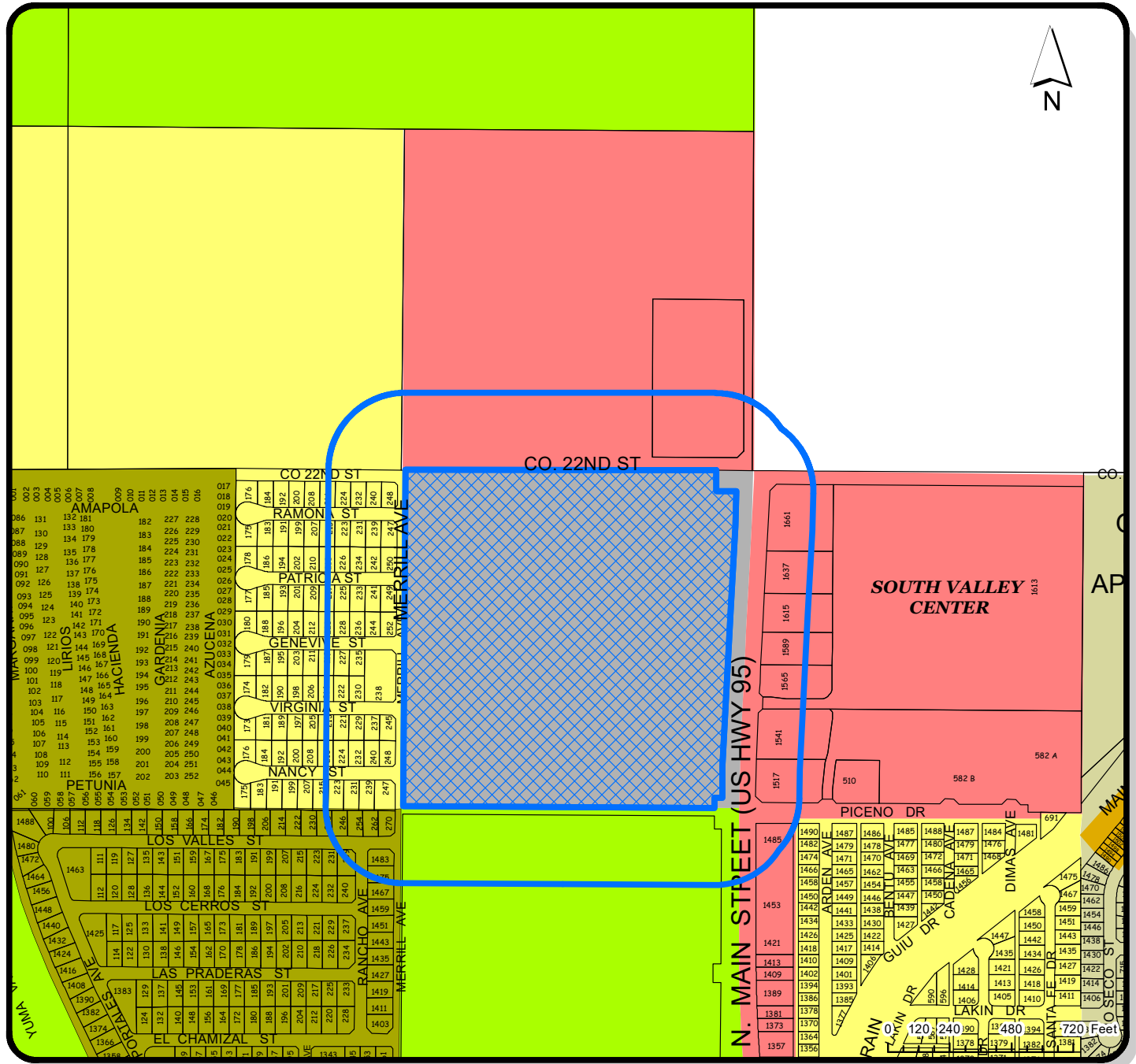
\_\_\_\_\_  
Nieves Riedel, Mayor

**ATTEST:**


**APPROVED AS TO FORM:**


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

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









**LOCATION OF SUBJECT PROPERTY**

 **PARCEL ID:226-02-011**

 **300FT NOTIFICATION BUFFER**

# LOCATION MAP

- Legend**
- SINGLE RESIDENCE ZONING DISTRICTS**
    -  R1-6
    -  RA-10
  - MULTIPLE RESIDENCE ZONING DISTRICTS**
    -  R-2
  - COMMERCIAL ZONING DISTRICTS**
    -  C-2
  - INDUSTRIAL ZONING DISTRICTS**
    -  I-1
  - MANUFACTURED HOME ZONING DISTRICTS**
    -  MH

**REZONING**

**CASE #**  
**2024-0571**