



# *Ordinance*

NO. 423

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 186.84 ACRES FROM MEDIUM HIGH DENSITY RESIDENTIAL (R-2), HIGH DENSITY RESIDENTIAL (R-3), COMMUNITY COMMERCIAL (C-2) AND LIGHT INDUSTRIAL (L-1) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF AVENUE E AND COUNTY 23-1/2 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 186.84 acres of real property located on Assessor Parcels ID No. 227-11-004 and a portion of 227-11-005; 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 Medium High Density Residential (R-2) High

Density Residential (R-3), Community Commercial (C-2) and Light Industrial (L-1) to Medium Density Residential (R1-6) of the property subject to the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204.
2. That any development of the property, or a portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
3. Development must comply with Public Works Standards as approved by City Council during the Final Plat. Updated Public Works Standards to include right-of-way requirements, pavement width and other applicable standards.
4. Developer, on behalf of itself, its heirs, successors, and assigns, agrees to transfer a strip of land 30 feet wide all along the Detention Center property. Title to said property shall vest to the San Luis Facility Development Corporation in fee simple free and clear of all liens and encumbrances.

Property more fully described as:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE: S89°28'51"E, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 11, A DISTANCE OF 375.00 FEET TO  
THE TRUE POINT OF BEGINNING;

THENCE: S89°28'51"E, A DISTANCE OF 4153.57 FEET TO A POINT;  
THENCE: S00°27'24"W, A DISTANCE OF 1449.58 FEET TO A POINT;  
THENCE: N89°28'51"W, A DISTANCE OF 901.55 FEET TO A POINT;  
THENCE: S00°27'17"W, A DISTANCE OF 528.22 FEET TO A POINT;  
THENCE: N89°31'14"W, A DISTANCE OF 986.38 FEET TO A POINT;  
THENCE: S00°26'29"W, A DISTANCE OF 339.51 FEET TO A POINT;  
THENCE: N89°31'55"W, A DISTANCE OF 1319.66 FEET TO A POINT;  
THENCE: N00°25'06"E, A DISTANCE OF 414.82 FEET TO A POINT;  
THENCE: N89°31'55"W, A DISTANCE OF 955.38 FEET TO A POINT;  
THENCE: N00°25'06"E, A DISTANCE OF 1875.19 FEET TO A POINT;  
THENCE: S89°28'51"E, A DISTANCE OF 10.85 FEET TO A POINT;  
THENCE: N00°25'06"E, A DISTANCE OF 30.00 FEET TO A POINT; THE TRUE POINT  
OF BEGINNING;

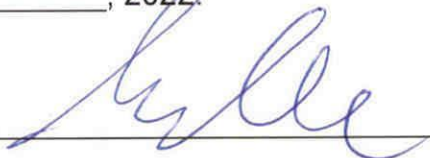
CONTAINING 186.84 ACRES MORE OR LESS

**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 12<sup>th</sup> day of January, 2022.



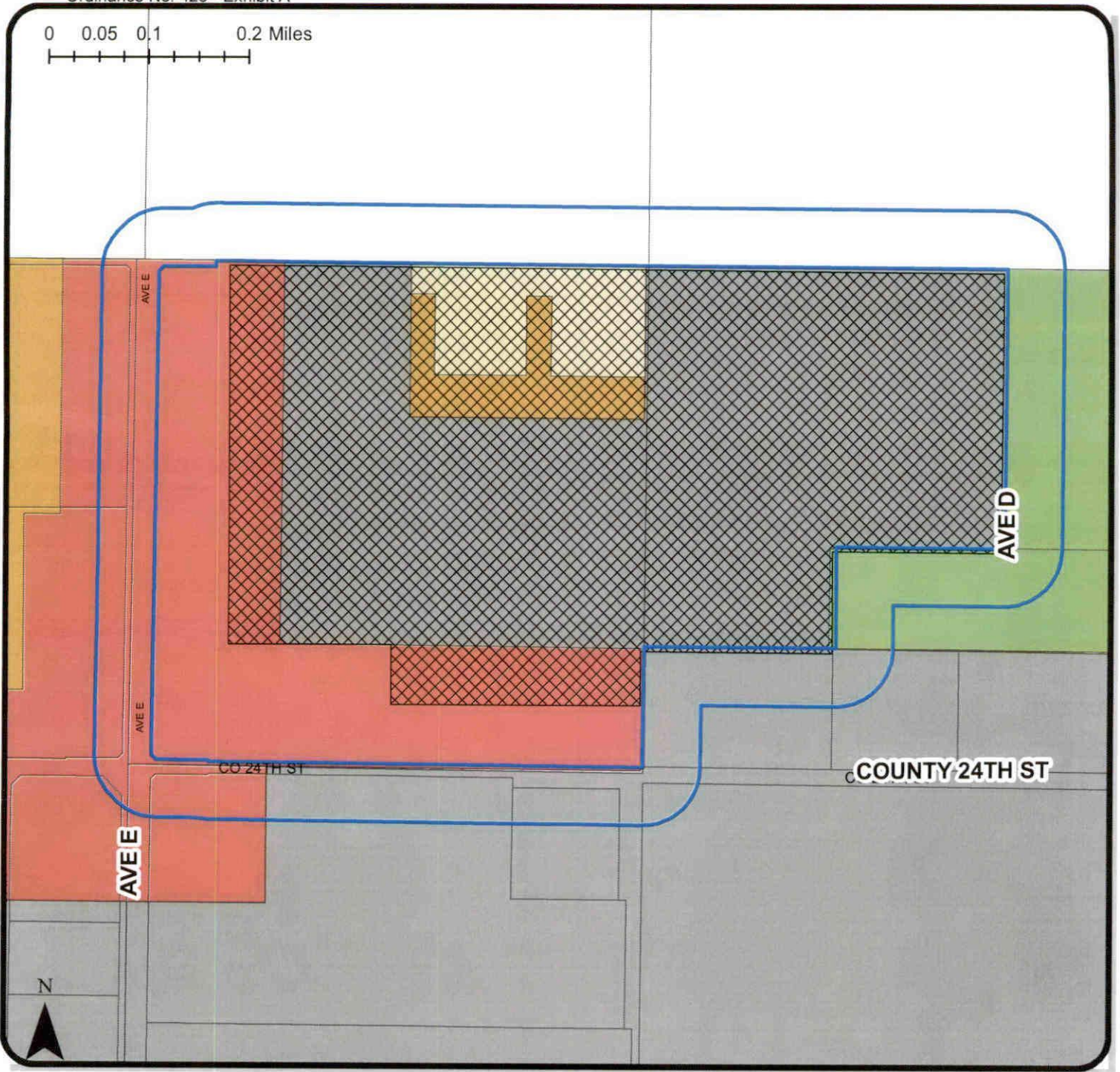
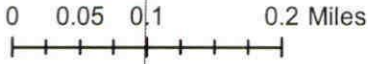
Gerardo Sanchez, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



**LOCATION OF SUBJECT PROPERTY**

- Parcel 227-11-004 & 227-11-005
- Rezone from LI, C2, R2, R3 to R1-6.
- 300ft Notification Area

**LOCATION MAP**

- ZONING**
- COMMERCIAL ZONING DISTRICTS**
  - C-2
  - C-3
  - INDUSTRIAL ZONING DISTRICTS**
  - LI
  - I-1
  - MULTIPLE RESIDENCE ZONING DISTRICTS**
  - M-2
  - M-3
  - SINGLE RESIDENCE ZONING DISTRICTS**
  - R-1, R-2, R-3, R-6

**Rezoning**

**CASE #**  
**2021-0693**

**DATE:**  
11/15/2021

**PLANNING & ZONING**

**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**CHECKED BY:**  
ROMAN PACHECO

**APPROVED BY:**  
JOSE A. GUZMAN