



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 475

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 APPROXIMATELY 3.13 ACRES FROM RURAL AREA RESIDENTIAL (RA-10) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF 6TH AVENUE AND URTUZUASTEGUI 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 3.13 acres being a portion of 5.93 acres of real property located on Assessor Parcel ID No. 775-56-001; 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 held a public hearing on the proposed rezoning on November 9, 2025, and made a recommendation to City Council;

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 of approximately 3.13 acres from Rural Area Residential (RA-10) to Medium-High Density Residential (R-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, subdivision regulations, and any applicable regulation/standard.
2. The applicant/owner shall submit a traffic study as part of the building permit or subdivision review process, and the developer shall make all improvements or contributions required by the traffic study.
3. All townhome buildings adjacent to the northern boundary shall be limited to one story to protect the privacy of existing homeowners.
4. Developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

Property more fully described in "Exhibit B" as attached on hereto.

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 **14th** day of **January, 2026**.

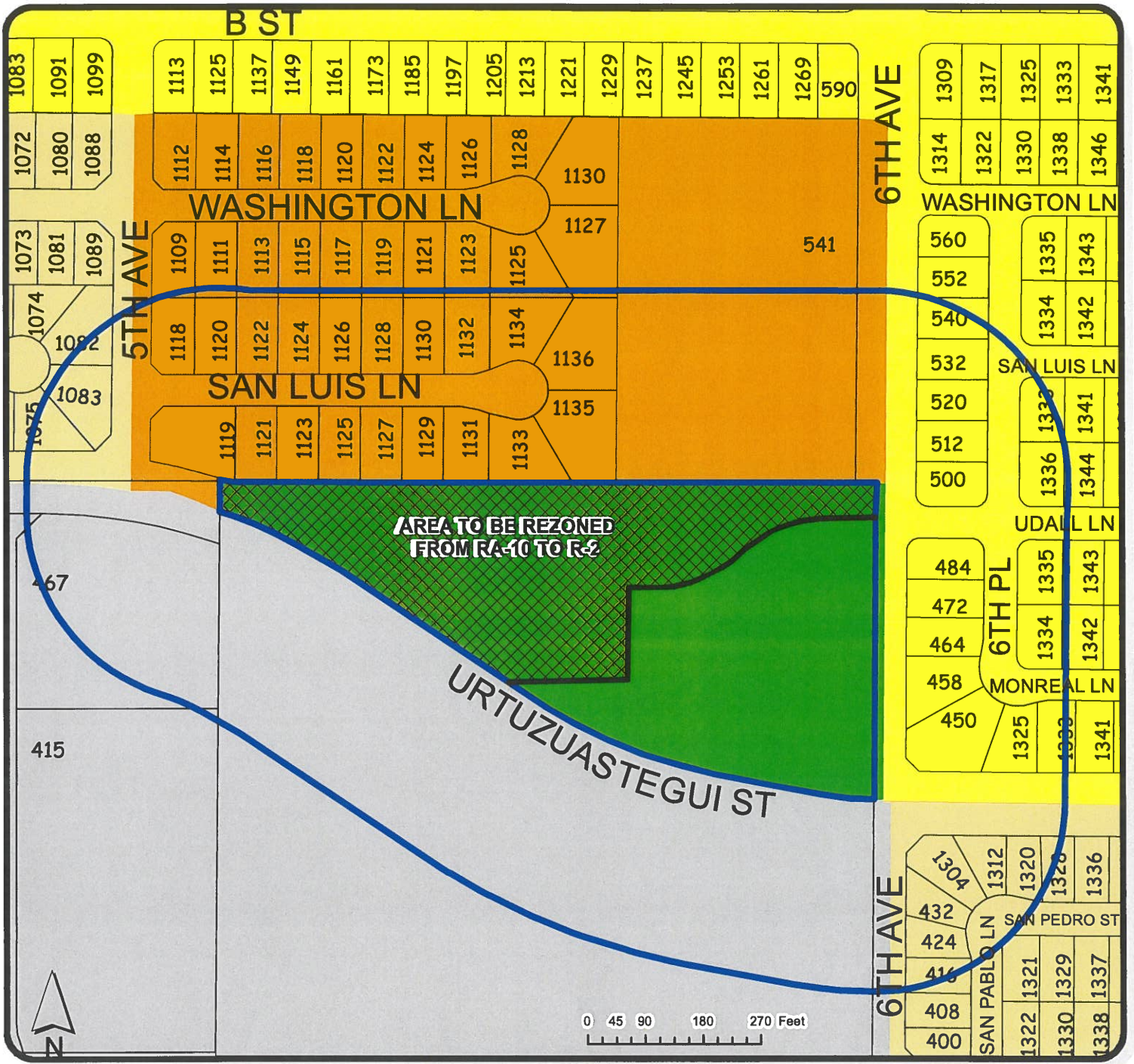
Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk







Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  150 FT NOTIFICATION BUFFER

LOCATION MAP

- ZONING**
- INDUSTRIAL ZONING DISTRICTS
 -  U
 -  HI
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 - SINGLE RESIDENCE ZONING DISTRICTS
 -  R1-6
 -  RA-10

REZONING

CASE #
2025-0274

DATE:
10/14/2025

DEVELOPMENT SERVICES



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

**LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05 "W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE
TRUE POINT OF BEGINNING;

THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT
HAVING A RADIAL BEARING OF W 00°35'57" E;

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING
A RADIAL BEARING OF S 38°32'19" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;

THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT
HAVING A RADIAL BEARING OF S 37°50'54" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF
05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF
25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;

THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING;**

CONTAINING 3.13 AC. (NET) MORE OR LESS.