



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 483

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 LOTS 32 THROUGH 36 OF THE PLAZA COLIBRI COMMERCIAL SUBDIVISION TOTALING 6.71 ACRES FROM COMMUNITY COMMERCIAL (C-2) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2); 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 of lots 32 through 36 of the Plaza Colibri Commercial Subdivision totaling 6.71 acres located on Assessor Parcel ID No's. 778-57-015, 778-58-193, 778-58-194, 778-58-195 & 778-58-196; 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 April 14, 2026, and made a recommendation to City Council;

WHEREAS, in accordance with A.R.S. § 9-462.01, the City has considered a housing impact statement that includes the information required by A.R.S. § 9-462.01(J)(1)-(3);

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 lots 32 through 36 of the Plaza Colibri Commercial

Subdivision totaling 6.71 acres from Community Commercial (C-2) 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, and any applicable subdivision regulations.
2. The applicant/owner shall submit a traffic study during the subdivision review, and all improvements required by the traffic study shall be done by the developer.
3. Owner agrees to sign all necessary improvement districts associated with the subdivision of the rezoned parcel, including any amendments to existing improvement districts.
4. The subject property is subject to the approved Development Agreement, as amended by Resolution Nos. 2204 and 2269, and all terms and conditions shall apply.
5. The development shall be established as a private gated townhome subdivision. The owner/developer shall establish and maintain a legally recognized entity, such as a homeowners association (HOA), responsible for the ownership, operation, and perpetual maintenance of all common areas, private streets, drainage facilities, landscaping, and all other private infrastructure within the development. The City shall not accept maintenance responsibility for any private improvements. Documentation evidencing the creation of such entity and its maintenance obligations shall be provided to the City prior to final plat approval.

SECTION 3. All Property Owners/Developers of the subject Property shall execute a waiver of any claim for diminution of value under Proposition 207, in a form approved by the City Attorney. All present and future owners of the subject Property shall develop the Property in accordance with the requirements of the Medium-High Density Residential (R-2) zoning established herein and the stated uses provided for herein together with all other applicable City of San Luis Code and Zoning Code requirements.

SECTION 4. The City has considered the impact this ordinance may have on housing as provided for in the attached Zoning Housing Impact Form, attached hereto as Exhibit "B," and incorporated herein.

SECTION 5. 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 6. 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 **12th** day of **August, 2026**.

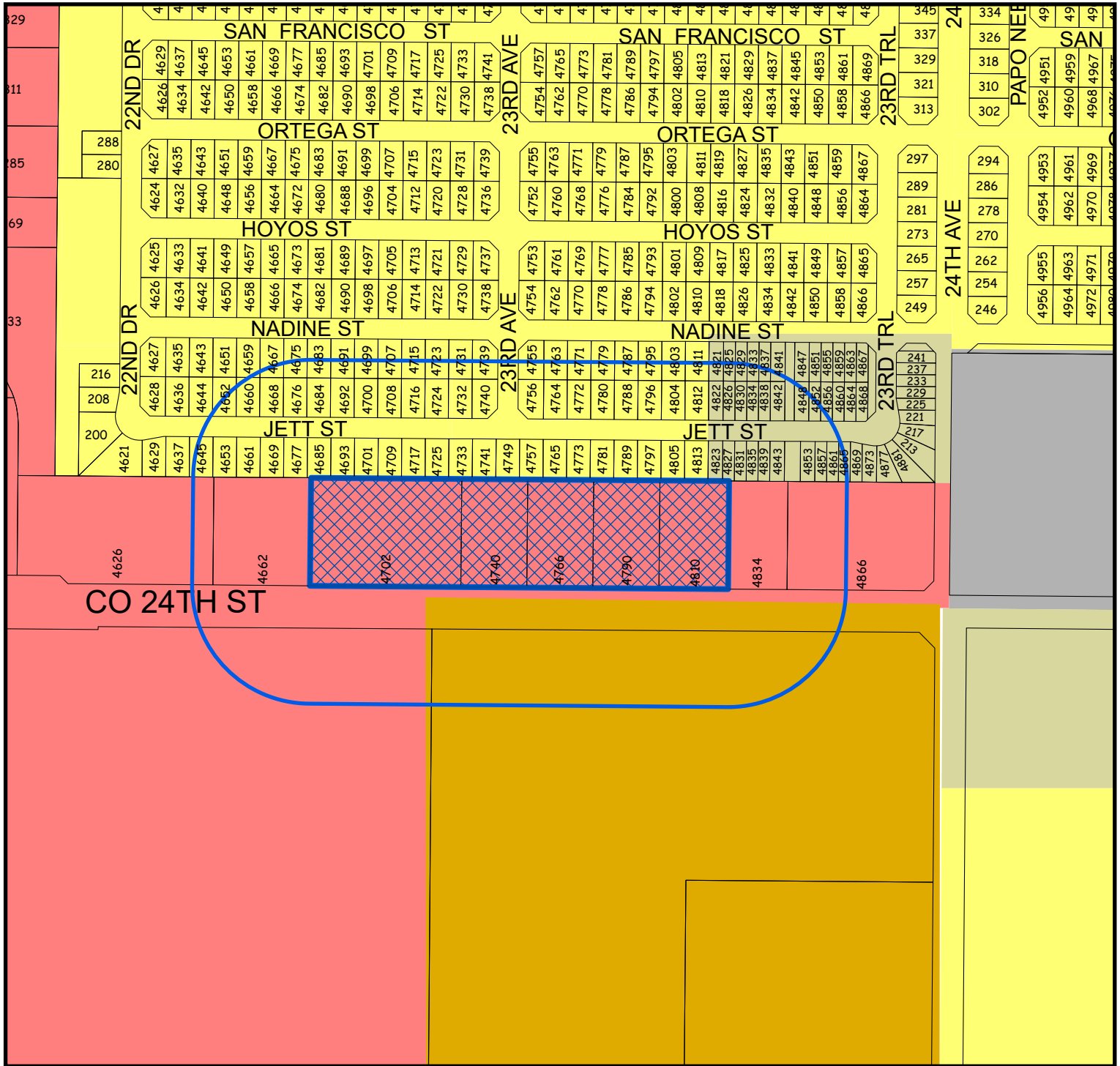
Javier Vargas, Vice Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Joseph Estes, City Attorney



Location of Subject Property



4702,4740, 4766, 4790, 4810 CO E 24TH ST



300' NOTIFICATION BUFFER

LOCATION MAP

R-3

LI

HI

R-1-6

C-2

R-2

REZONING

CASE #

2026-0063

DATE:

03/11/2026

CHECKED BY:

JUAN TEJEDA

Development Services



GIS

CREATED BY:

CARLOS FLORES

APPROVED BY:

JOSE A GUZMAN

HOUSING IMPACT STATEMENT

A.R.S. § 9-462.01 (J)

Pursuant to ARS 9-462.01 (J), before adopting any zoning ordinance or zoning ordinance text amendment of general applicability, the legislative body of a municipality shall consider a housing impact statement regarding the impact of the zoning ordinance or zoning ordinance text amendment that shall include:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.

The proposed rezoning from Community Commercial (C-2) to Medium-High Density Residential (R-2) is not anticipated to increase the average cost to construct housing. The rezoning would allow development of a private gated townhome subdivision on currently vacant property.

2. A description of any data or reference material on which the proposed zoning ordinance or text amendment is based.

The ordinance is based on the City of San Luis General Plan, City Zoning Code, the submitted application materials, site plan, surrounding zoning, and staff review.

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.

Maintaining the existing C-2 zoning would be an alternative, but it would not allow the proposed residential townhome development. The R-2 zoning is the appropriate classification for the proposed use.