



Ordinance

NO. 486

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 APPROXIMATELY 29.8 ACRES FROM NEIGHBORHOOD COMMERCIAL (C-1) TO COMMUNITY COMMERCIAL (C-2) ON PROPERTIES LOCATED ON CESAR CHAVEZ BOULEVARD BETWEEN 4TH AND 6TH AVENUE; 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 four parcels totaling approximately 29.8 acres on Assessor Parcel ID No's. 775-31-175, 775-39-257, 775-40-009 & 776-33-239; 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 July 14, 2026, 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 29.8 acres from Neighborhood Commercial (C-1) to Community Commercial (C-2) of the properties subject to the following condition:

1. Development on any of the parcels shall comply with the City of San Luis zoning regulations,
2. If a traffic study is required by City Code, the owner/developer shall submit it as part of the building permit or subdivision review process, and shall make all improvements required by the traffic study.
3. The developer shall comply with all local, state, and federal construction standards regarding grading, vibration, and dust control.

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 Community Commercial (C-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**.

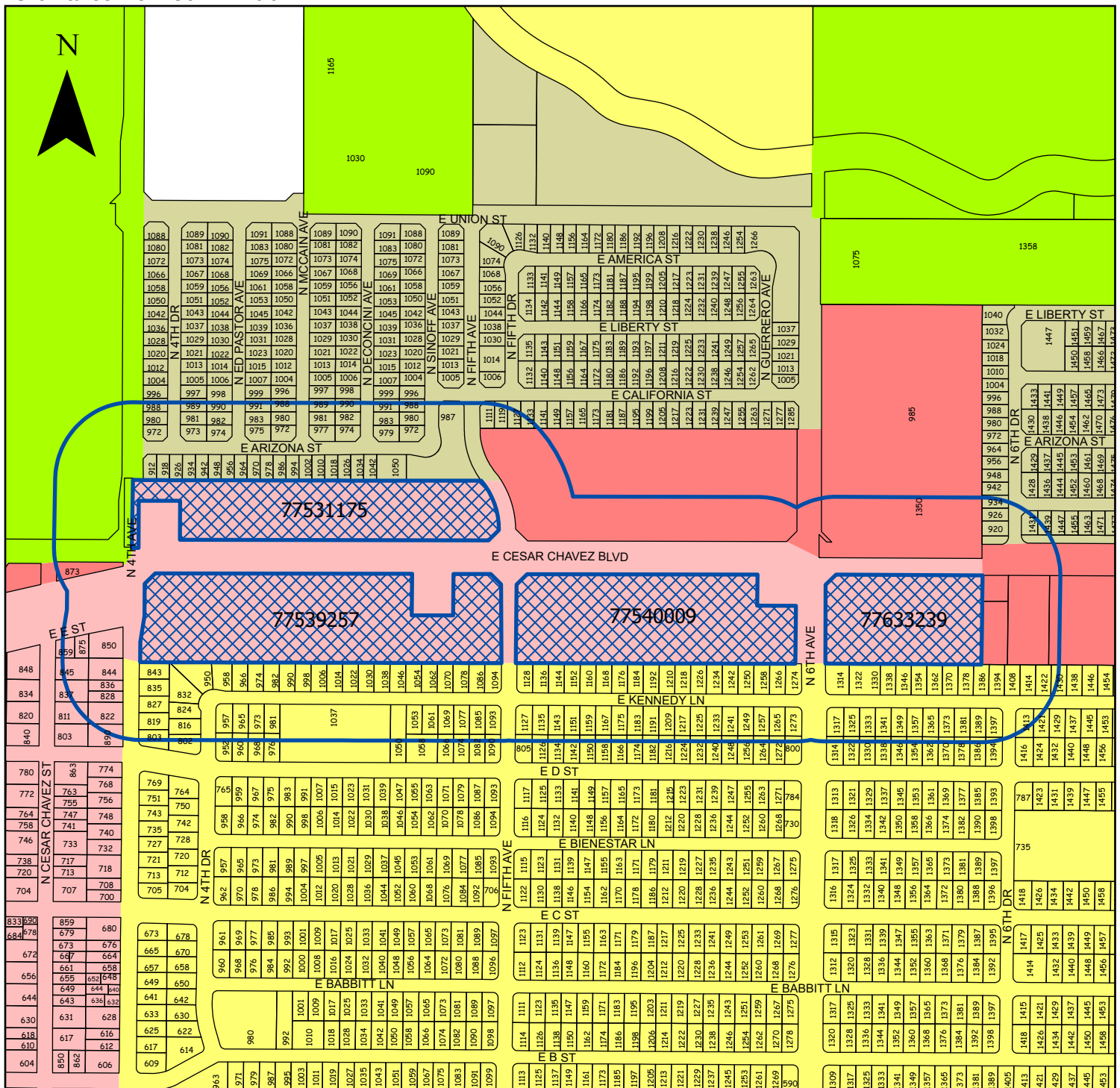
Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Joseph Estes, City Attorney



Location of Subject Property

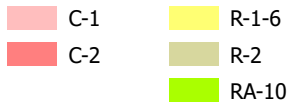


77531175, 77539257, 77540009 & 77633239



300' NOTIFICATION BUFFER

LOCATION MAP



REZONING

CASE #

2026-0307

DATE:

06/11/2026

CHECKED BY:

JUAN TEJEDA

Development Services



GIS

CREATED BY:

MICHAEL MARTIN

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 Neighborhood Commercial (C-1) to Community Commercial (C-2) is not anticipated to increase the average cost to construct housing. The rezoning would allow a more intense commercial development, but no residential development.

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, 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-1 zoning would be an alternative, however the rezoning to C-2 will better align with the development pattern along the Cesar Chavez Boulevard corridor.