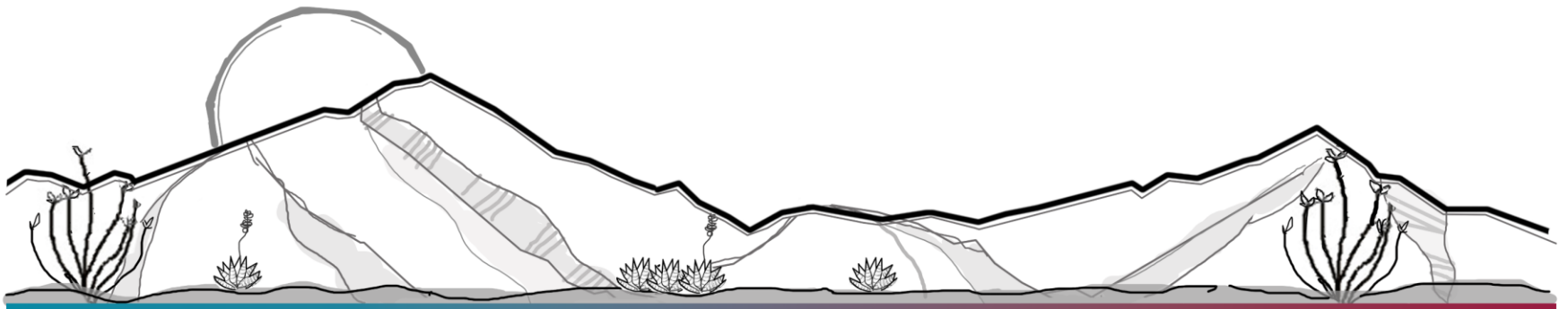


SU23-25 (Music Pavilion)

Special Use Authorization for a Music Pavilion

Planning and Zoning Commission

November 8, 2023



Request

Applicant:	Joseph Lewis
Current Zoning:	R-36
Growth Area:	C – Rural Community
Area Plan:	Naco
Land Use:	Business, Recreational Open Space
Previous Uses:	Golf Course, Restaurant, RV Park
Proposed Uses:	Music Pavilion with Ballroom, Kitchen, Bar



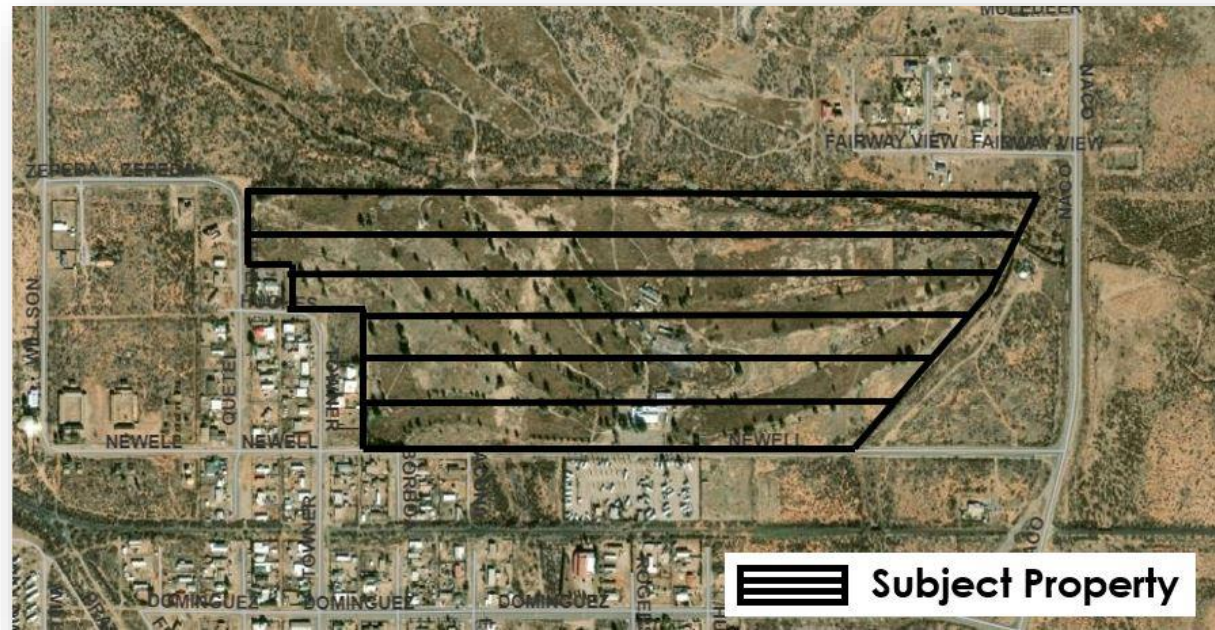
Property Location



DEVELOPMENT SERVICES

Property Details

- 1794 W. Newell Street, Naco AZ
- APN 102-55-002
- 95 acres



DEVELOPMENT SERVICES



Viewing east towards new parking area

Viewing west towards amphitheater area



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

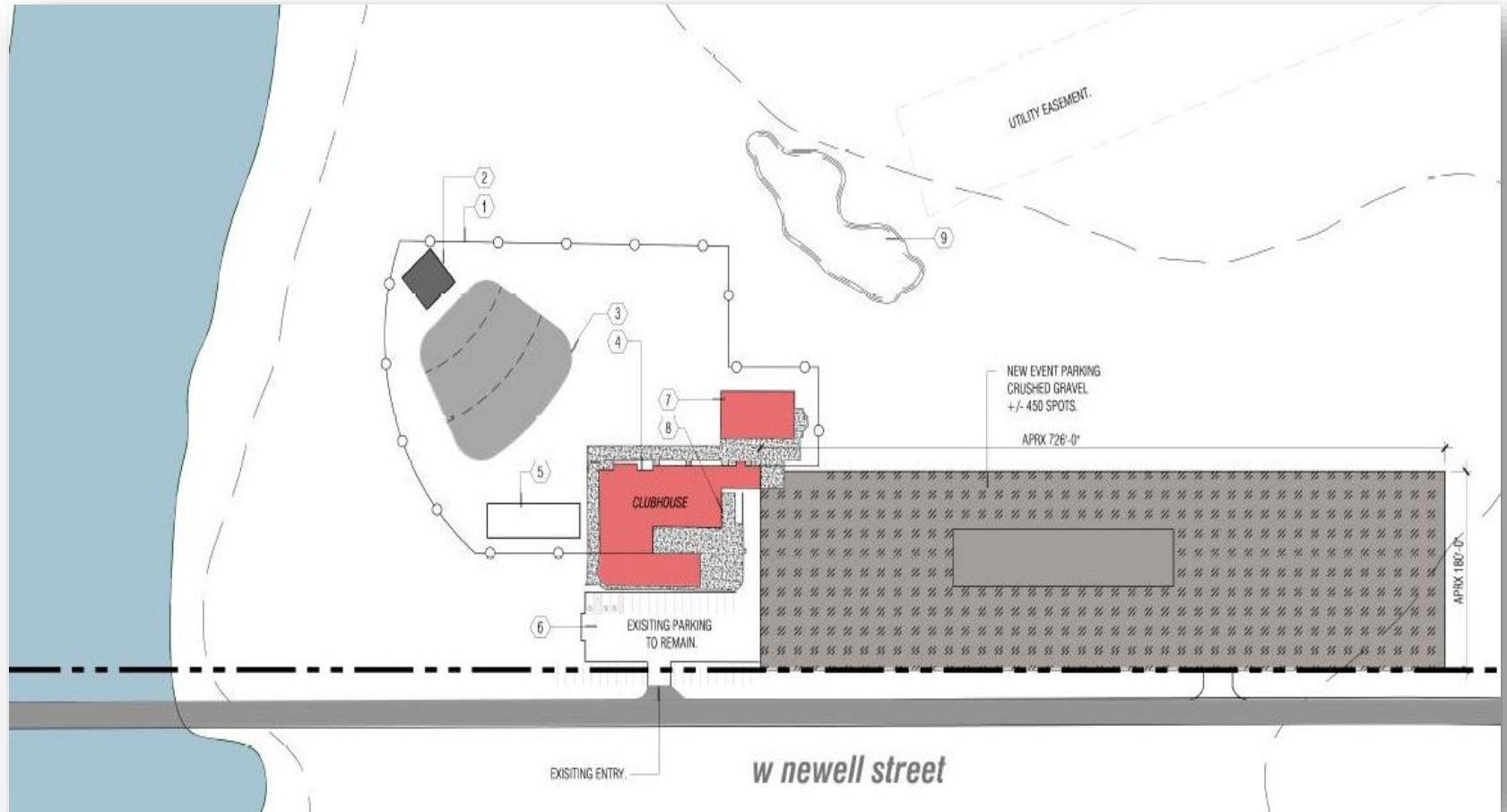


Viewing southwest

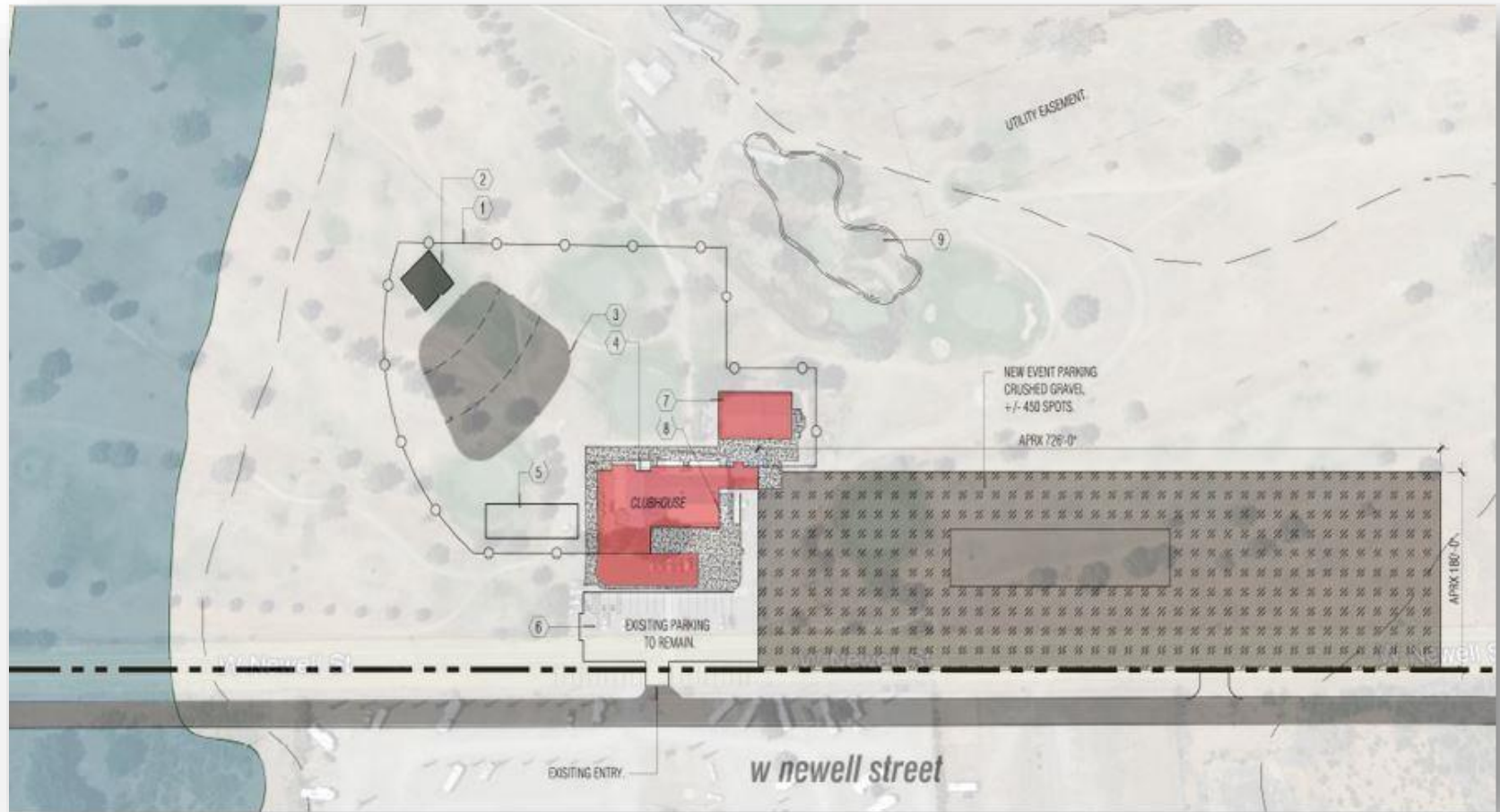
Viewing south



Concept Plan – Project Area



Concept Plan – Project Area Overlay



Amphitheater Rendering



DEVELOPMENT SERVICES

Special Use Authorization Factors

1. Compliance with duly adopted plans: **Partially Complies**
2. Compliance with zoning district purpose section: **Partially Complies**
3. Development along major streets: **Complies**
4. Traffic circulation factors: **Complies**
5. Adequate services and infrastructure: **Complies**
6. Significant Site Development Standards: **Complies**
7. Public Input: **Complies**
8. Hazardous Materials: **Not Applicable**
9. Off-site Impacts: **Partially Complies**
10. Water Conservation: **Complies**

Factors in Favor

- Limited street access is proposed
- Street classifications are preserved, traffic not routed onto local streets
- Adequate services and infrastructure are in place
- Site development standards
- Applicant citizen review requirements
- Water conservation requirements apply to this project

Factors Not in Favor

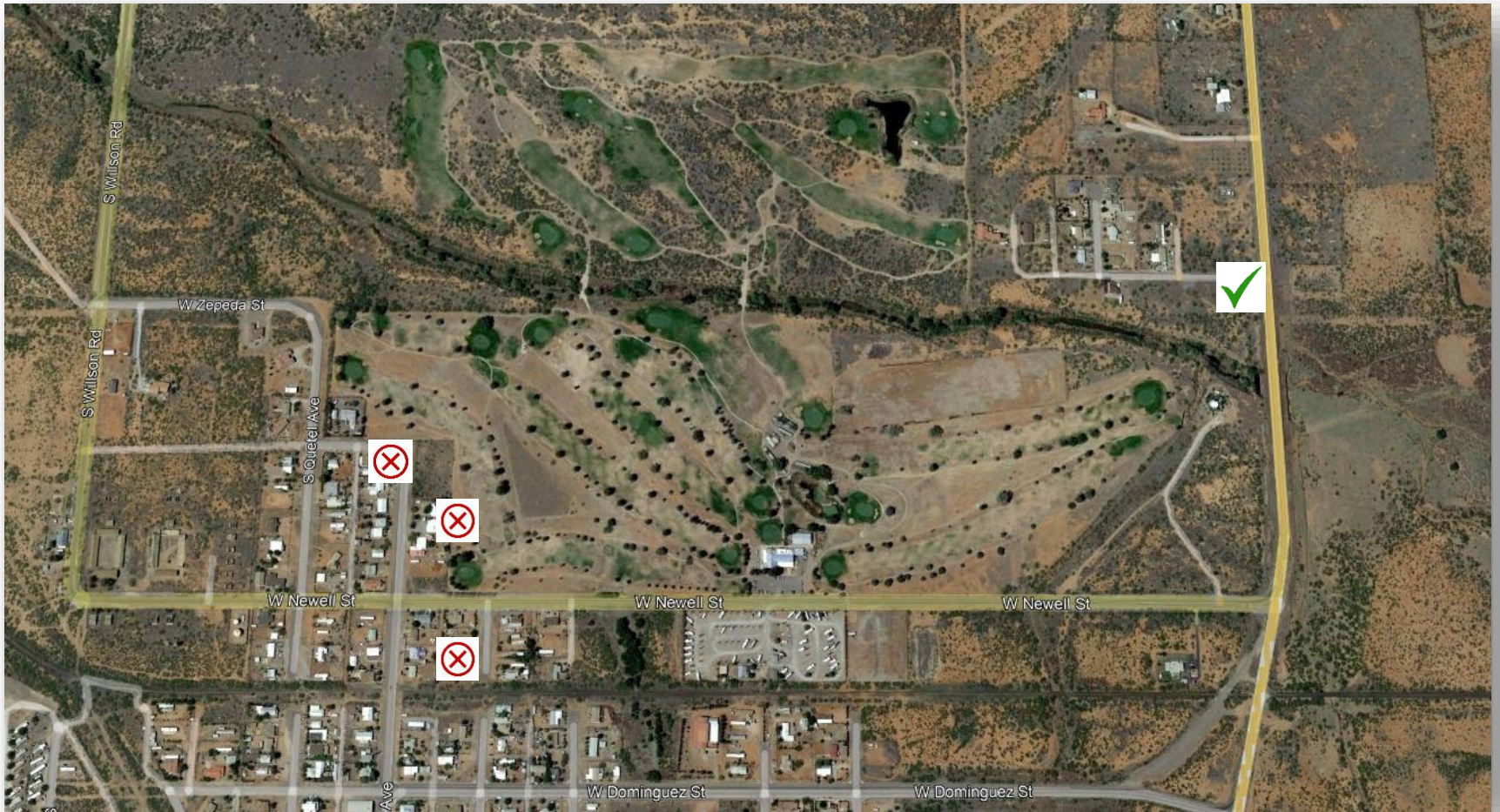
- Compliance with adopted plan, zoning district purpose
- Potential off-site impacts on surrounding residential development (noise, lighting, traffic)

Public Notice

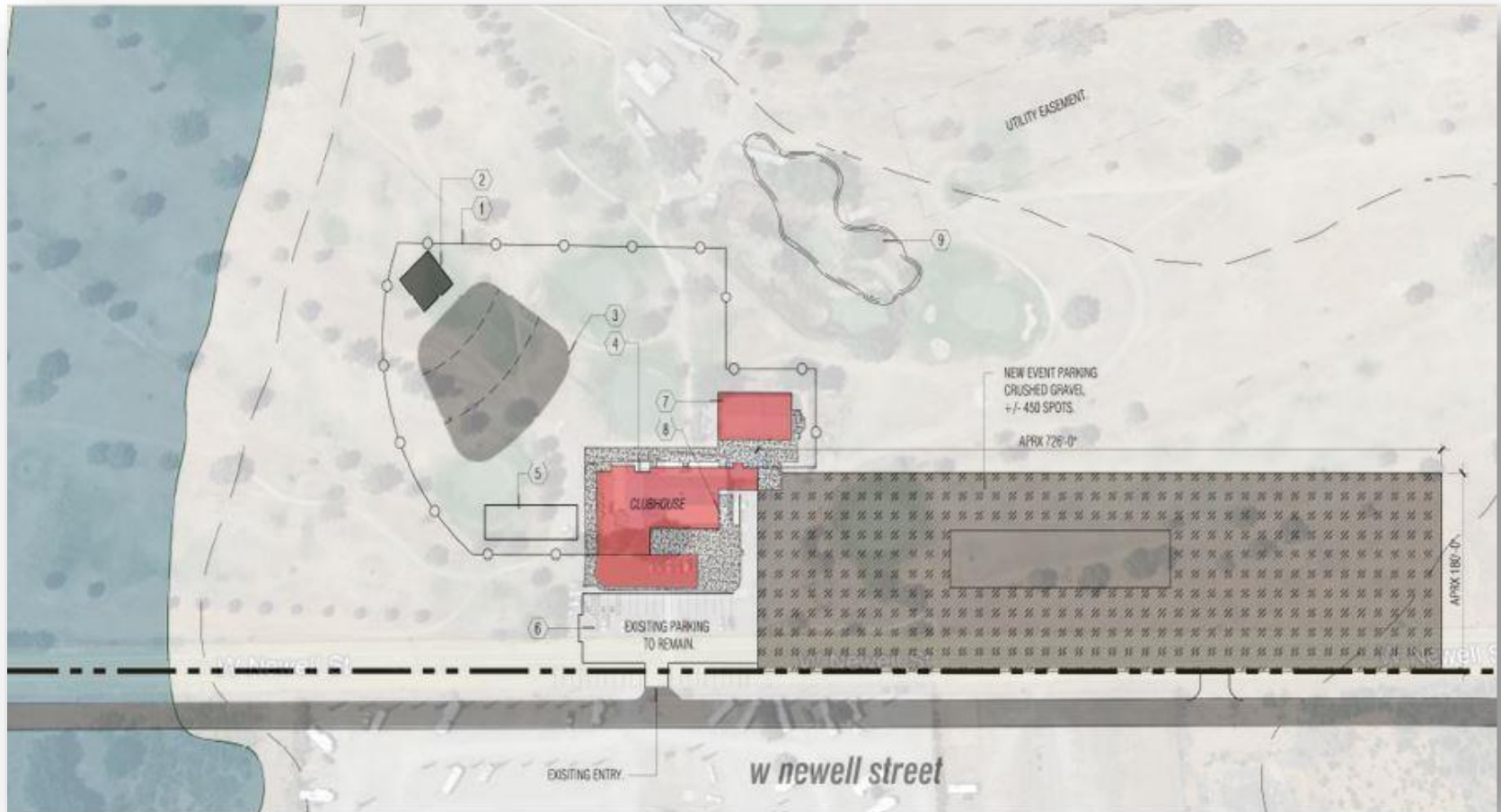
- Citizen Review Process
 - 14 September – applicant mailed letters
- County notification
 - 10 October – property posted
 - 18 October – notices mailed / legal ad published



DEVELOPMENT SERVICES



Applicant Presentation / Discussion



Staff Recommendation

Staff recommends conditional approval of Docket SU23-25. If the Commission wishes to grant approval, Staff recommends the following conditions:

1. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

Staff Recommendation (cont.)

2. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.
4. A 15' landscape buffer shall be installed along Newell Street in front of the project area.
5. Outdoor music shall end no later than 10:00pm Monday through Thursday, midnight Friday and Saturday, and 8:00pm Sunday.

Sample Motion

I move to approve Docket SU23-25 with conditions of approval as recommended by Staff, the Factors of Approval constituting Findings of Fact.

SU23-25 (Music Pavilion)

Special Use Authorization for a Music Pavilion

Planning and Zoning Commission

November 8, 2023

