

Docket SU24-09

Special Use Authorization for a Grocery Store

Planning and Zoning Commission
June 12, 2024



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Applicant: Travis and Heather Gere

Location: 1835 N. Old Ranch Road
(APN 208-78-028)

Current Zoning: R-9

Plan Designation: Neighborhood Conservation

Growth Area: C – Rural Community Areas

Current Use: Airbnb

Proposed Uses: Grocery Store, Airbnb

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Property Location and Zoning



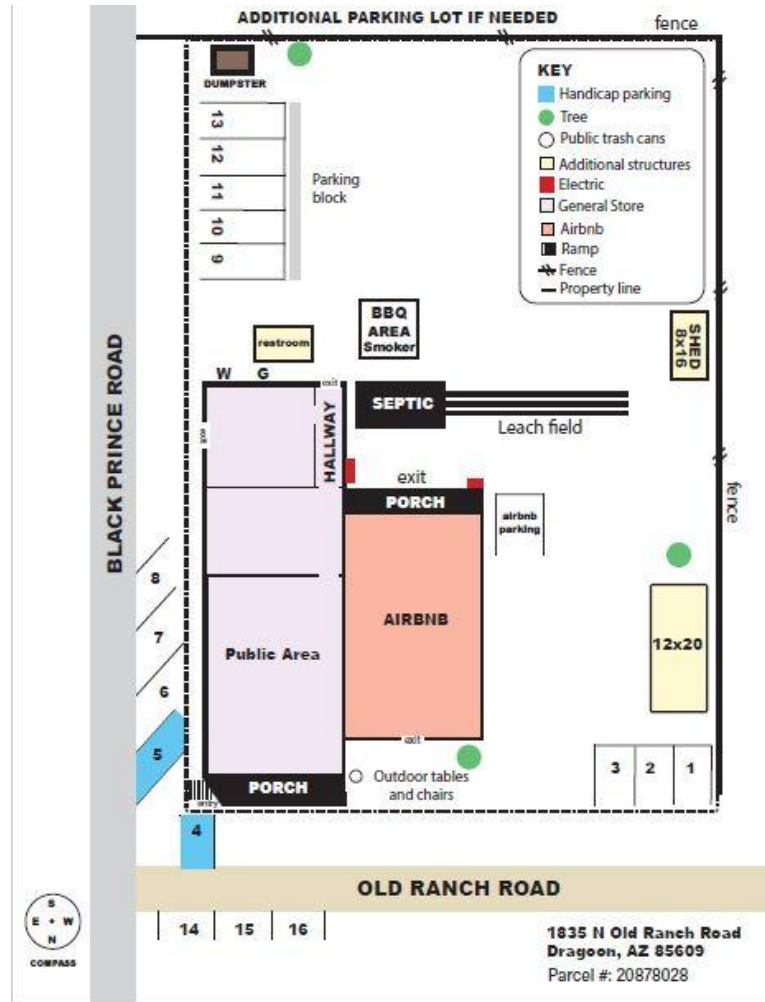
SU24-09 (Dragoon Store)

1835 Old Ranch Road (APN 208-78-028)

N.T.S



Site Plan



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Project Details

12,197 SF

Active Airbnb

Grocery Store

Fresh produce, grab-and-go, coffee, ice cream
baked goods, souvenirs

Operations

7am to 5pm, 5 days per week

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Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	Complies
<input type="checkbox"/> Compliance with zoning district purpose	Complies
<input type="checkbox"/> Development along major streets	Complies
<input type="checkbox"/> Traffic circulation	Complies
<input type="checkbox"/> Adequate services and infrastructure	Complies
<input type="checkbox"/> Significant site development standards	Complies
<input type="checkbox"/> Public input	Complies
<input type="checkbox"/> Hazardous materials	Not Applicable
<input type="checkbox"/> Off-site impacts	Complies
<input type="checkbox"/> Water conservation	Complies

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Factors in Favor of Approval

Complies with 9 of 9 applicable factors

Business uses are appropriate at intersections and along major roads

Adaptive reuse promotes rehabilitation and preservation of historically significant building

Support from nearby property owners and broader community

Factors Not in Favor

None identified

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Citizen Review / Public Notice

20 April

Applicant letters

22-24 May

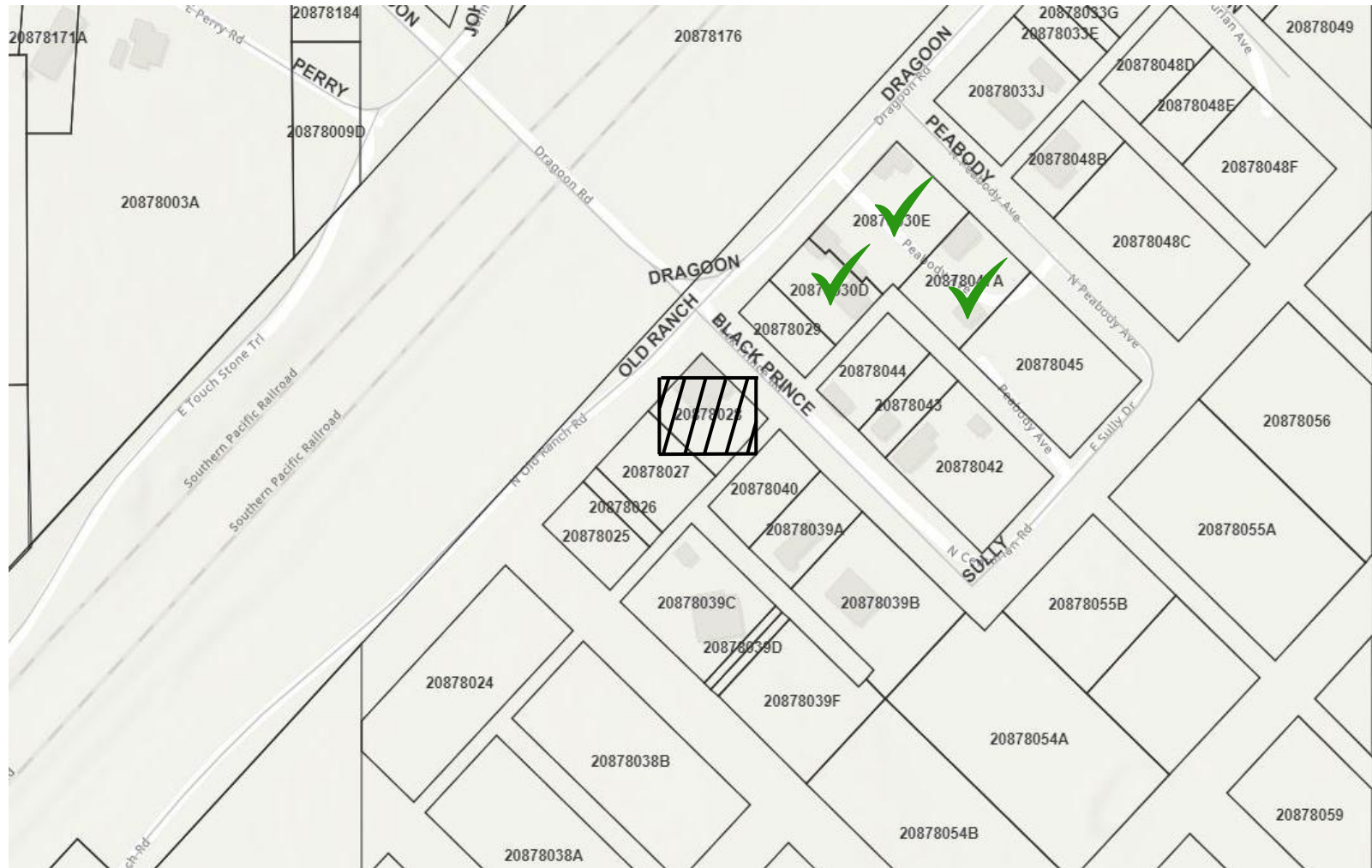
Notices

Posting

Legal ad



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Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-09 to allow a grocery store with the following conditions:

1. The applicant shall provide on-site parking for site users that meets or exceeds the requirements of Section 2.51.040 of the Zoning Regulations.

**Standard conditions related to acceptance of conditions, permitting requirements and timeframes, and modifications to an approved special use apply to and have not been modified by this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-09 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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