

Moose Lodge #2078

Special Use Permit



Request



1572 W. COTTON LANE

- Special Use Permit for a Private Club.
- 5 year approval period for construction.
- 2 cargo containers for storage during construction only.



Location



1572 S. COTTON LANE

1/4 mile south of Yuma Road on the west side of Cotton Lane.

Adjacent to the Cottonflower Marketplace and Subdivision.

Fronts the future Loop 303 expansion



Location



1572 W. COTTON LANE

- Zoned C-1
- 3 acre site
- Structure built in 1958
Per County Assessor
Records
- Originally an aircraft
hangar for crop
dusting operation



Existing Site



1572 S. COTTON LANE



Existing Site

1572 S. COTTON LANE



Existing Site



1572 S. COTTON LANE

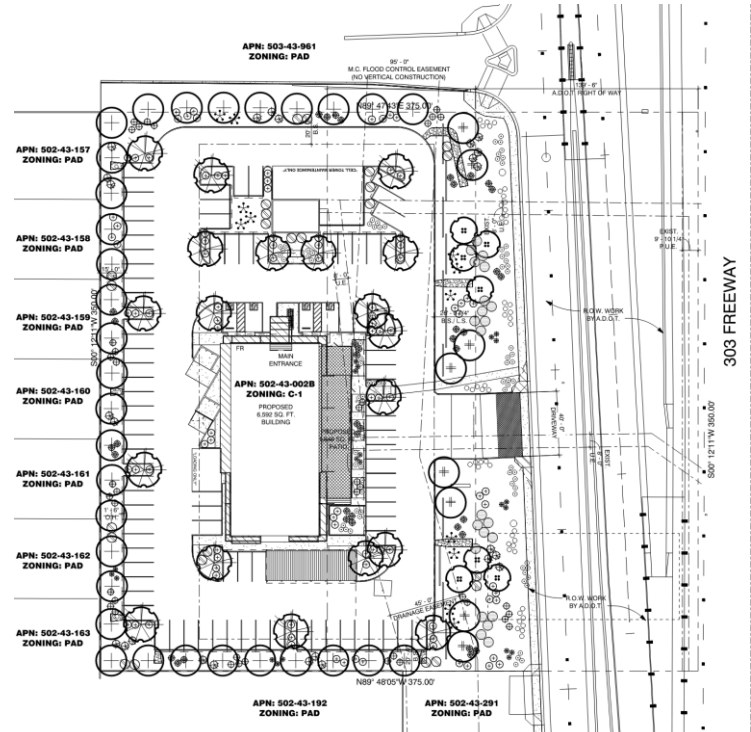


Site



1572 W. COTTON LANE

- Existing Building to be removed.
- Proposed building is a 2-story, 6,600 S.F. building with a 1,940 square foot patio, meeting space, offices, bar and restaurant and associated storage rooms.
- Site improvements include a new driveway entrance, paved parking, parking lot screening, landscaping, sidewalks, covered parking spaces, monument sign and trash enclosures.



Right in and Right
out only on
southbound Cotton
Lane.



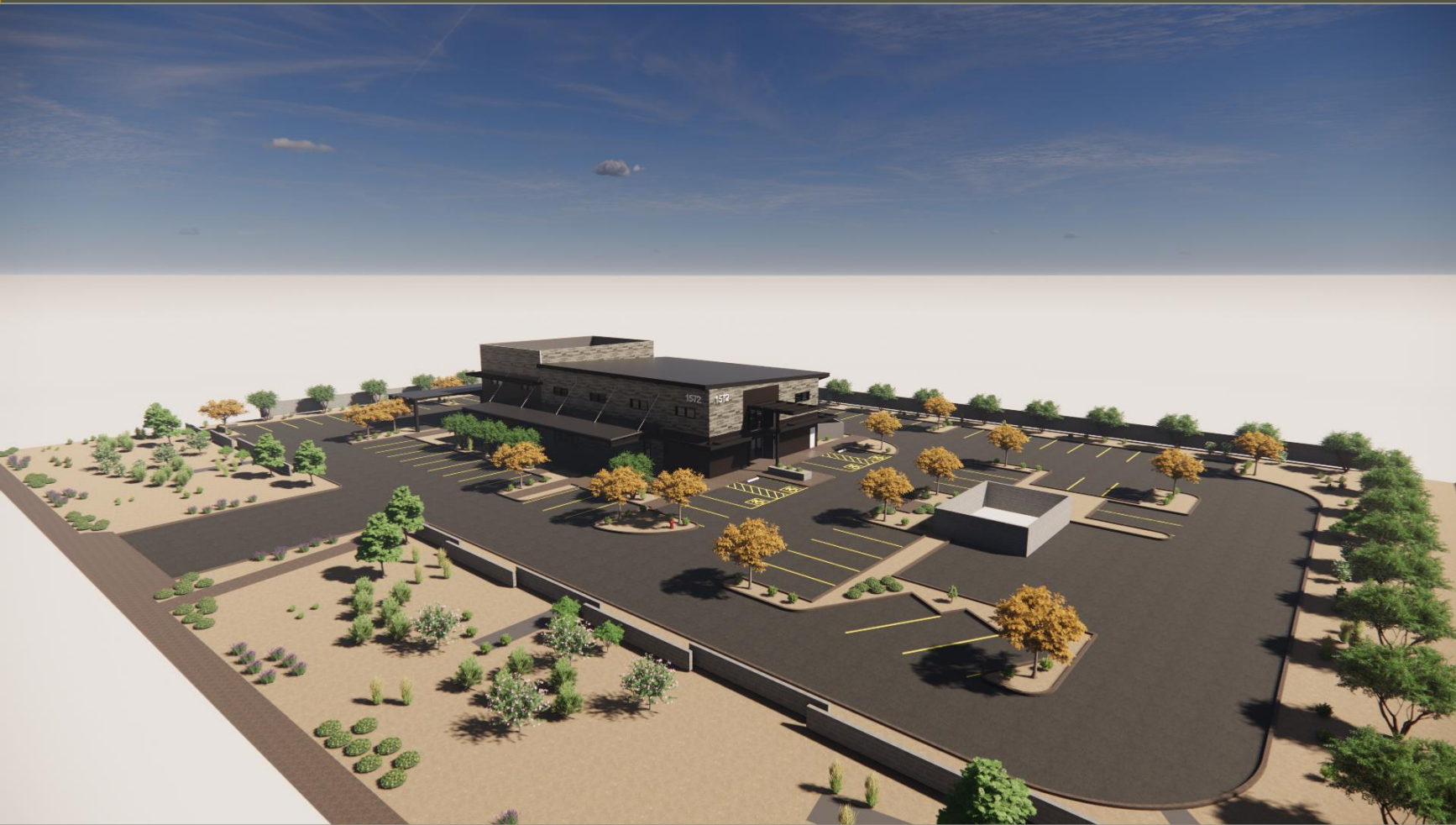


③ EAST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"











Special Use Permit evaluation criteria



ZONING ORDINANCE SECTION 1-3-1

1. Will the Special Use Permit be desirable or necessary to the public convenience or welfare?
2. Will it be harmonious and compatible with other uses adjacent and in the vicinity of the selected site?
3. Is it in conformance with the adopted General Plan and any adopted area plans?
4. Will not be detrimental to the surrounding properties in the area due to impact on the circulation system, excessive noise or light, excessive scale or height, hours of operation, inadequate size to provide adequate buffers or mitigation, or inconsistent with the development character or architecture of the surrounding properties.

Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
- A Community Meeting was held on August 22, 2023. Approximately 35 people were in attendance. All were members of the Moose Lodge.
- Notice of Public Hearing was mailed out to all property owners within 500 feet, as well as being published in the newspaper and sign being posted on the site.

Planning Commission



OCTOBER 18, 2023

- Planning Commission meeting held on October 18, 2023.
- Staff gave presentation, and applicant was available for questions. No questions were asked.
- There were no public comments during the meeting.
- Commission voted unanimously 6-0 to send a recommendation for approval to the Council.

Recommendation

APPROVAL SUBJECT TO PLANNING COMMISSION STIPULATIONS

- Application complies with city requirements.



