



# Planning and Zoning Meeting

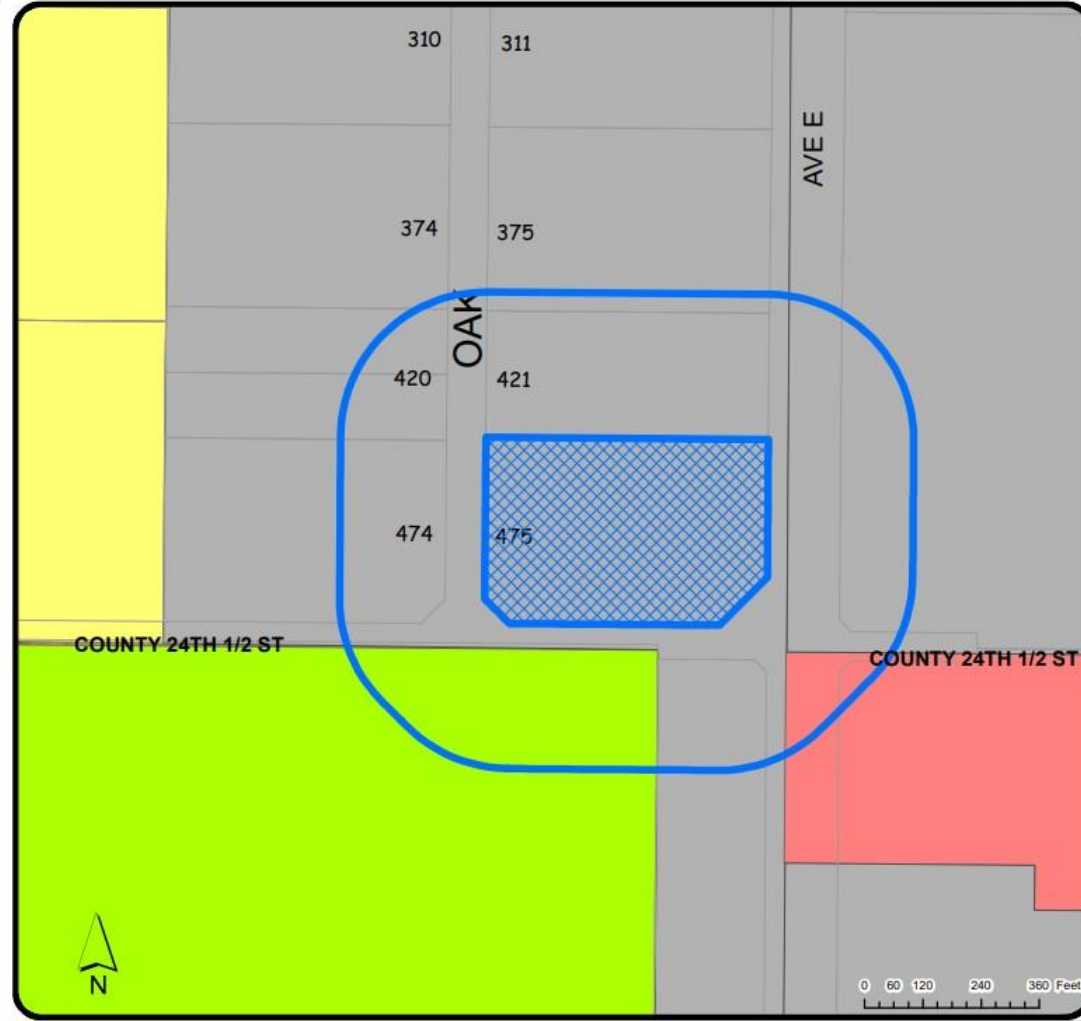
August 09, 2022

# Conditional Use Permit Case No. 2022-0425

**Request:** A Conditional Use Permit from Section 18.35.30 (C)(1) of the City of San Luis Zoning Ordinance to allow a commercial building with a gross floor area greater than 50,000 Square Feet. Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24-1/2 Street.

- ◉ The applicant is requesting to the CUP the subject to allow the construction of a 124 room hotel.

# Conditional Use Permit Case No. 2022-0425



Zoning Map

**LOCATION OF SUBJECT PROPERTY**

 Assessor's Parcel Number 227-15-011

 300ft Notification Area

**LOCATION MAP**

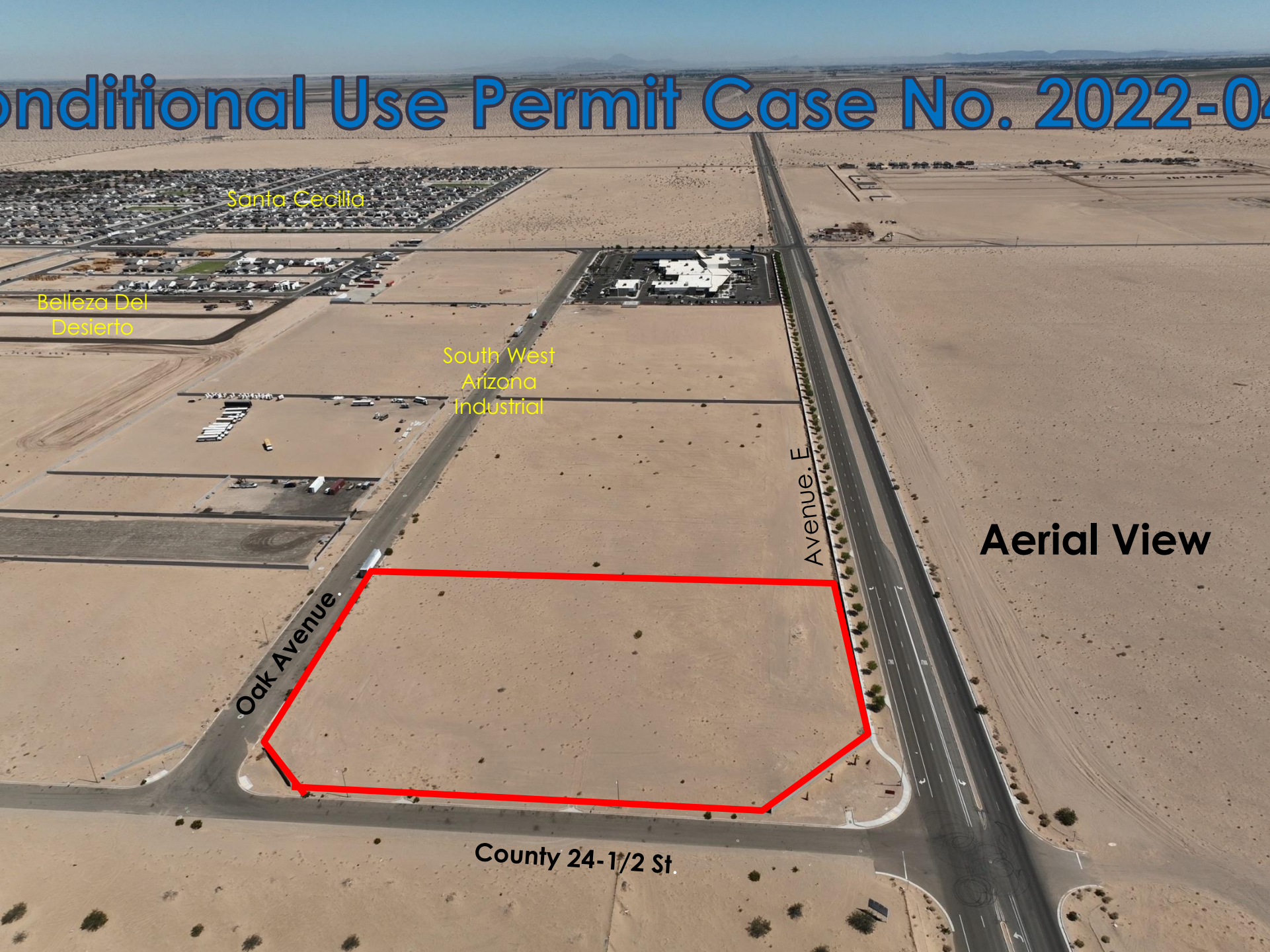
**Zoning**

-  SINGLE RESIDENCE ZONING DISTRICTS
-  M1.4
-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R1.4
-  R1.5
-  COMMERCIAL ZONING DISTRICTS
-  C2

**CONDITIONAL USE**

**CASE #**  
**2022-0425**

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Santa Cecilia

Belleza Del Desierto

South West Arizona Industrial

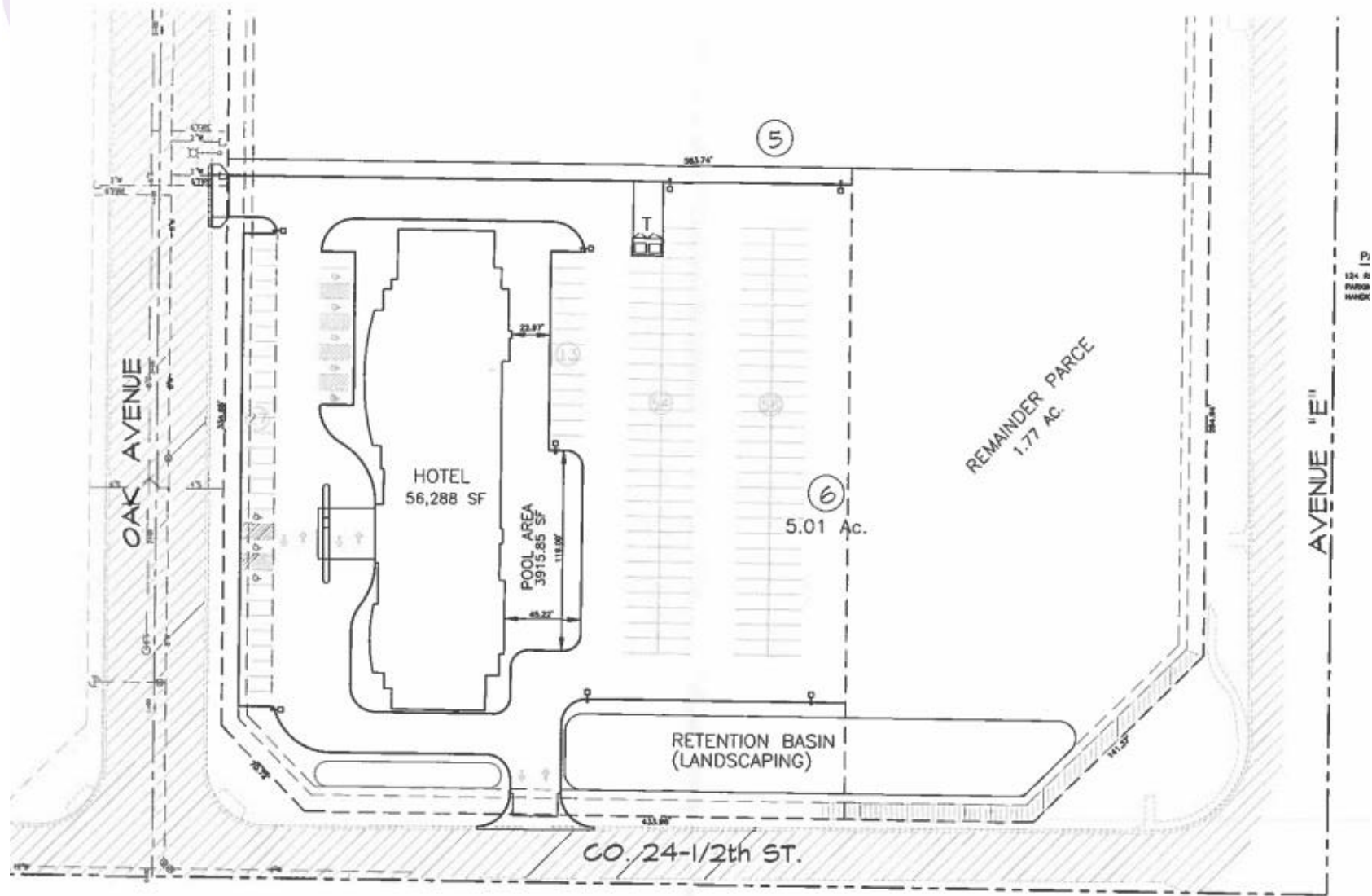
Oak Avenue

Avenue E

Aerial View

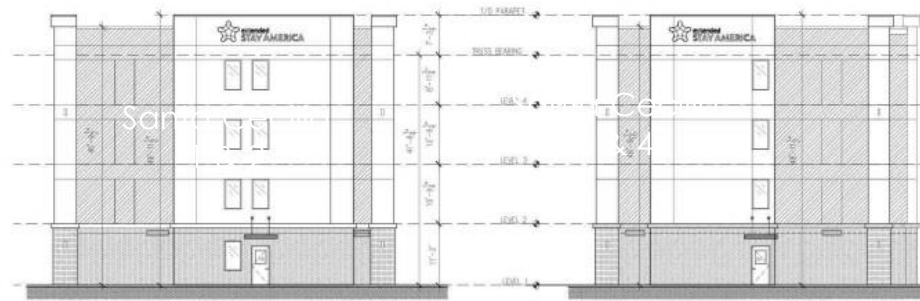
County 24-1/2 St.

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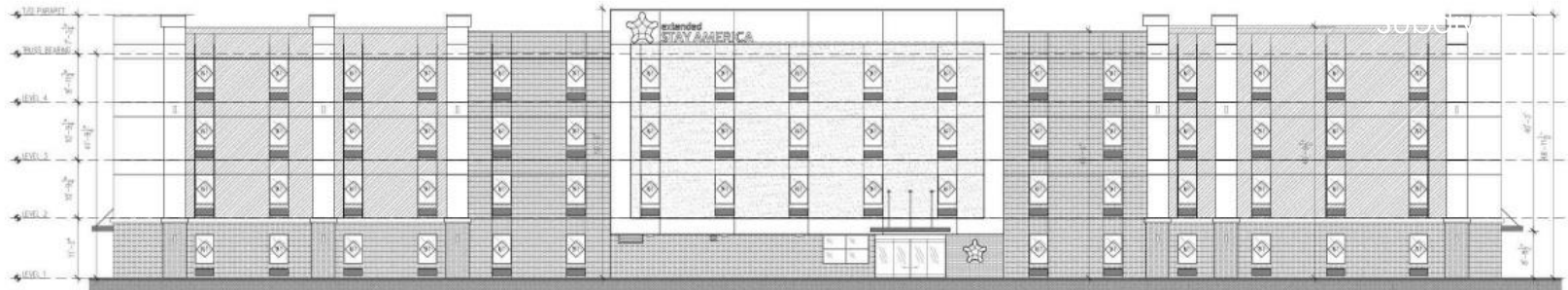
Site Plan

# Conditional Use Permit Case No. 2022-0425



**RIGHT ELEVATION**  
Scale: 1/8"=1'-0"

**LEFT ELEVATION**  
Scale: 1/8"=1'-0"



**FRONT ELEVATION**  
Scale: 1/8"=1'-0"



**BACK ELEVATION**  
Scale: 1/8"=1'-0"

**Elevations**

# Conditional Use Permit Case No. 2022-0425

## Staff Recommendation:

Staff recommends approval of Conditional Use Permit Case No. 2022-0425 subject to the following conditions:

1. The applicant/owner shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by traffic study shall be done by the developer.

## Recommended Motion:

- ⦿ **I MOVE TO FOWARD CONDITIONAL USE PERMIT CASE NO. 2022-0425 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**