



Planning and Zoning Meeting

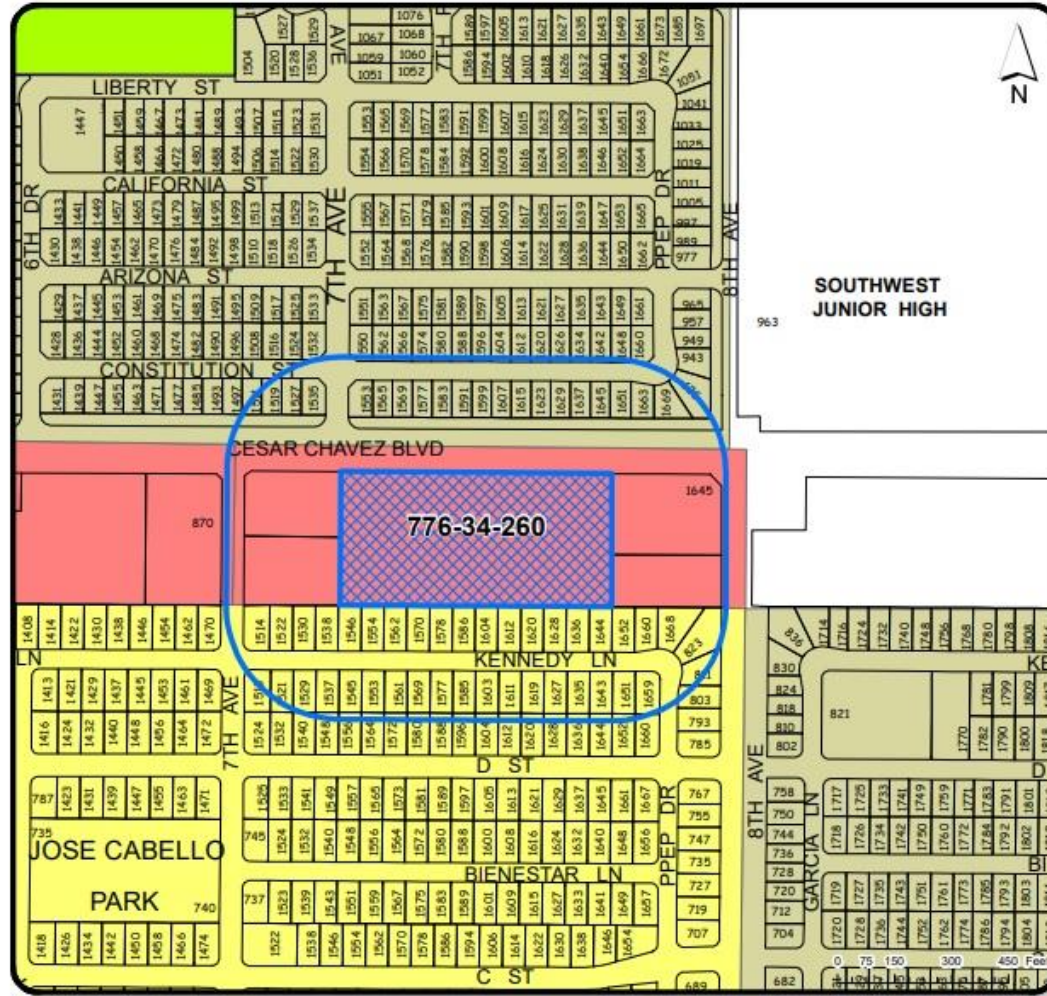
December 13, 2022

Conditional Use Permit Case No. 2022-0592

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 776-34-260, located south of Cesar Chavez Boulevard between 7th Avenue and 8th Avenue in San Luis, Arizona.

- ◉ The applicant is requesting the approval of the CUP to allow the construction of a 133-room hotel. The proposed building square footage is approximately 76,421 SF.

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LOCATION MAP

CONDITIONAL USE

LOCATION OF SUBJECT PROPERTY

-  PID: 77634260
-  300ft Notification Area

Zoning

-  SINGLE RESIDENCE ZONING DISTRICTS
-  COMMERCIAL ZONING DISTRICTS
-  SINGLE RESIDENCE ZONING DISTRICTS

CASE #

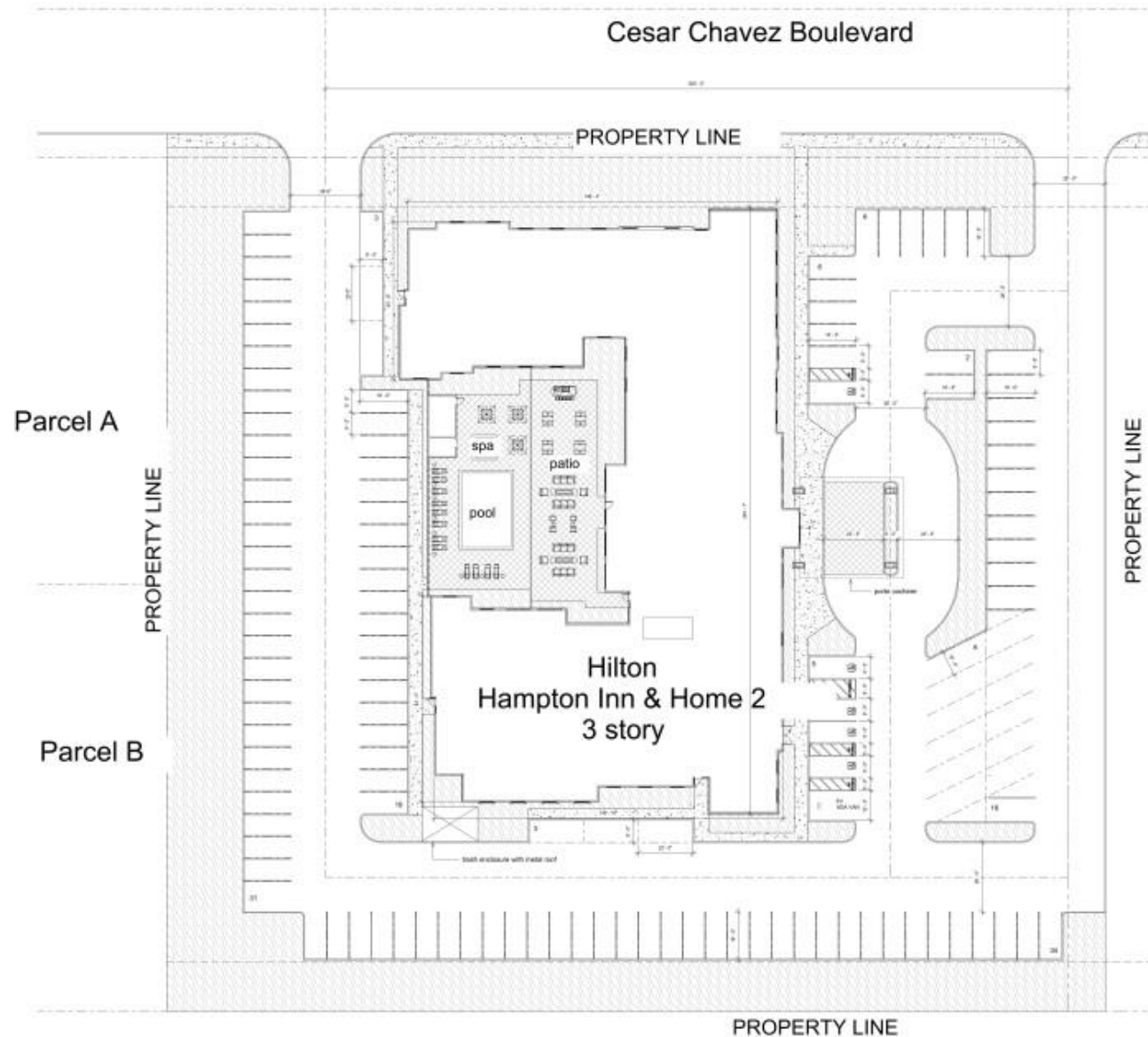
2022-0592

Zoning Map

Conditional Use Permit Case No. 2022-0592



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Site Plan

Conditional Use Permit Case No. 2022-0592

Staff Recommendation:

Staff recommends approval of Conditional Use Permit Case No. 2022-0592 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 Trip Generation Memo for the hotel to determine if the proposed use generates 100 or more trips during the peak hour. If 100 or more trips are generated during the peak hour the applicant/owner shall submit a traffic study, during the building permit review, and all improvements recommended by the traffic study, that are caused by the hotel development, shall be constructed by the developer, to the satisfaction of the Public Works Director.

Recommended Motion:

- ⦿ **I MOVE TO FORWARD CONDITIONAL USE PERMIT CASE NO. 2022-0592 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**