



# Planning and Zoning Meeting

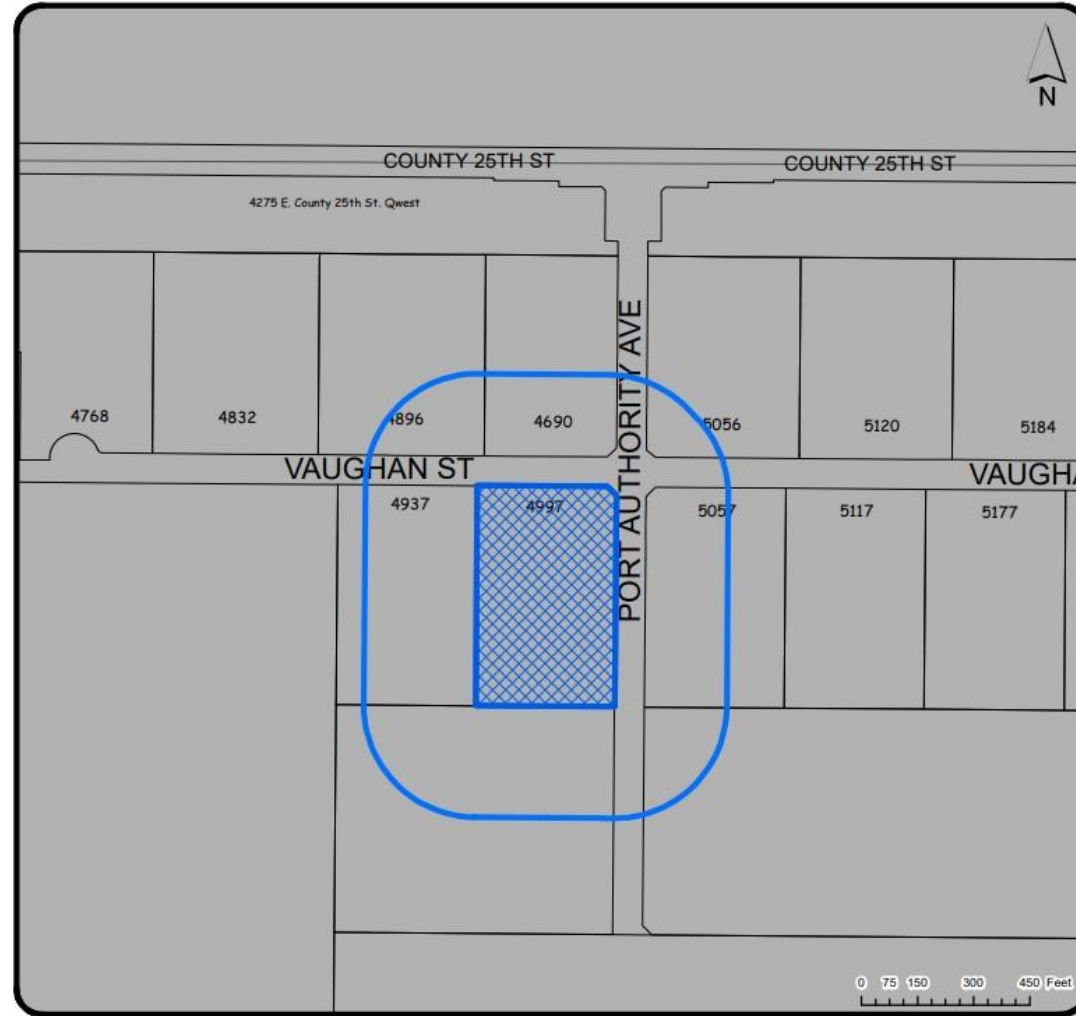
December 13, 2022

# Conditional Use Permit Case No. 2022-0596

**Request:** A Conditional Use Permit from Section 18.40.20(C)(1) & (10) of the City of San Luis Zoning Ordinance to allow a truck stop with gas station and convenience store. Assessor's parcel number 227-23-023, located on the southwest corner of Vaughan Street and Port Authority Avenue in San Luis, Arizona.

- ◉ The applicant is requesting the approval of the CUP to allow the construction of the truck stop and gas station with convenience store.

# Conditional Use Permit Case No. 2022-0596



Zoning Map

## LOCATION MAP

## CONDITIONAL USE

LOCATION OF SUBJECT PROPERTY

Zoning

CASE #

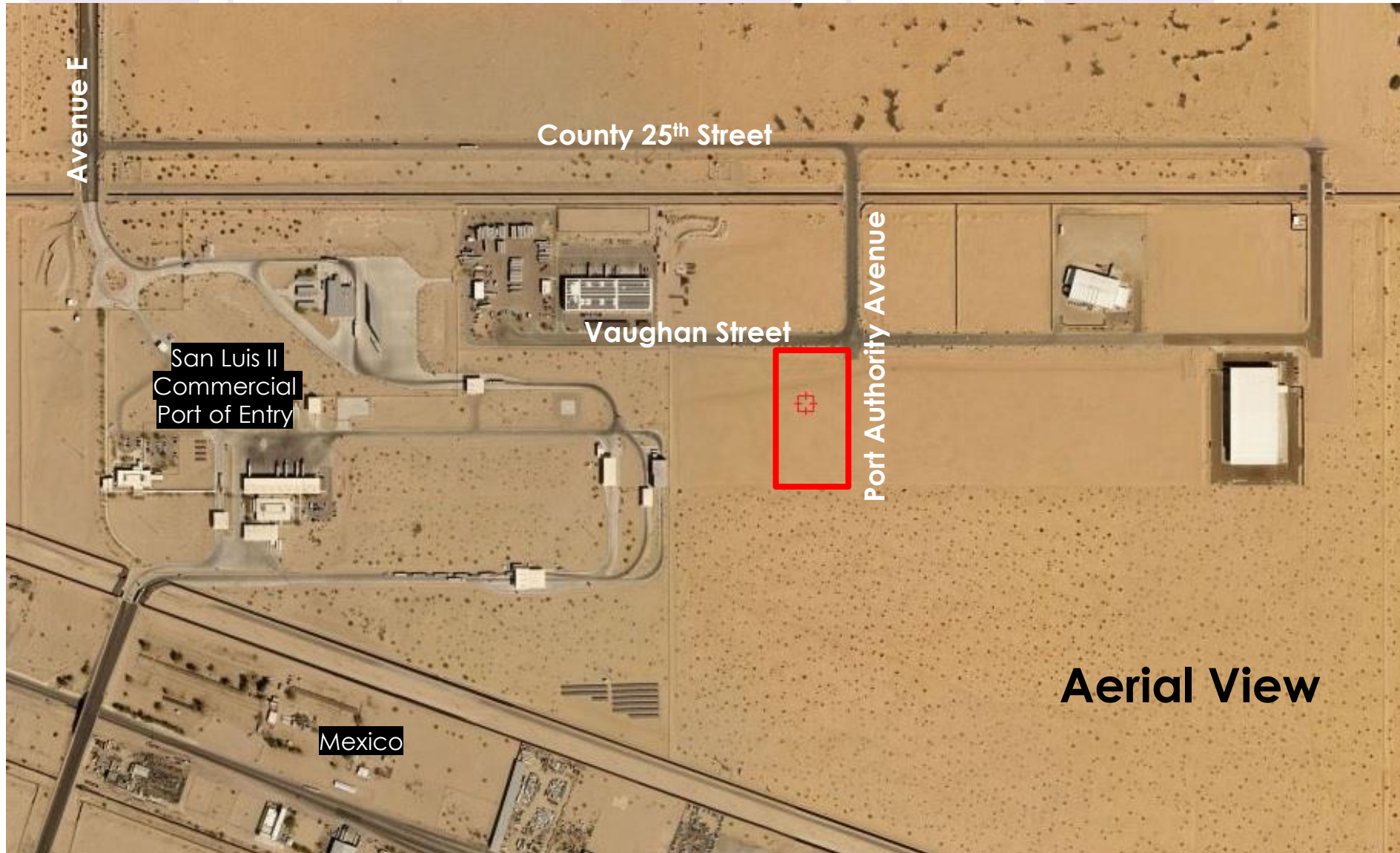
2022-0596

 227-23-023 - 4997 E VAUGHAN ST

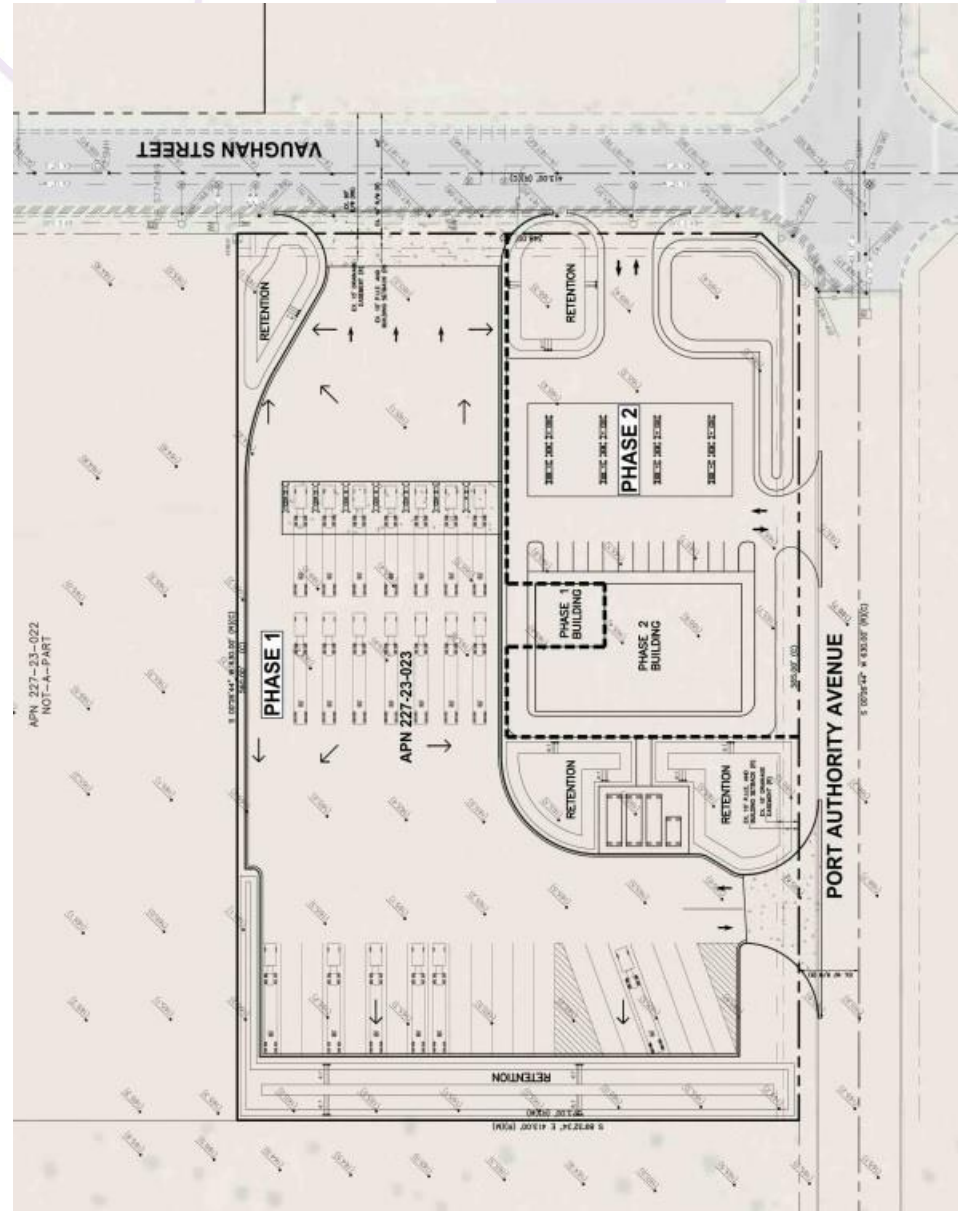
 ZONING DISTRICTS

 300ft Notification Area

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Site Plan

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## Staff Recommendation:

Staff recommends approval of Conditional Use Permit Case No. 2022-0596 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 proposed development 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 proposed 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. 2022-0596 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**