



City Council Meeting

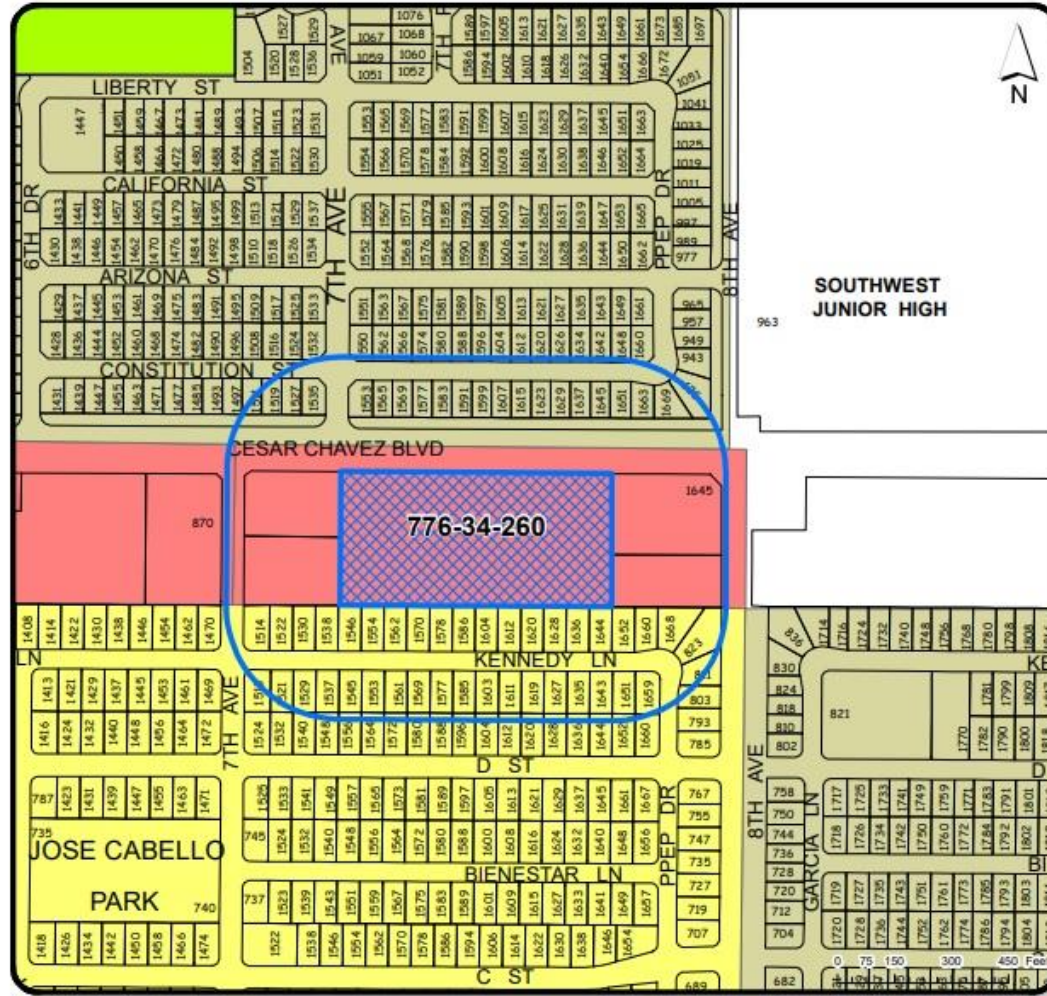
January 11, 2023

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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SOUTHWEST JUNIOR HIGH

LOCATION MAP

CONDITIONAL USE

LOCATION OF SUBJECT PROPERTY

-  PID: 77634260
-  300ft Notification Area

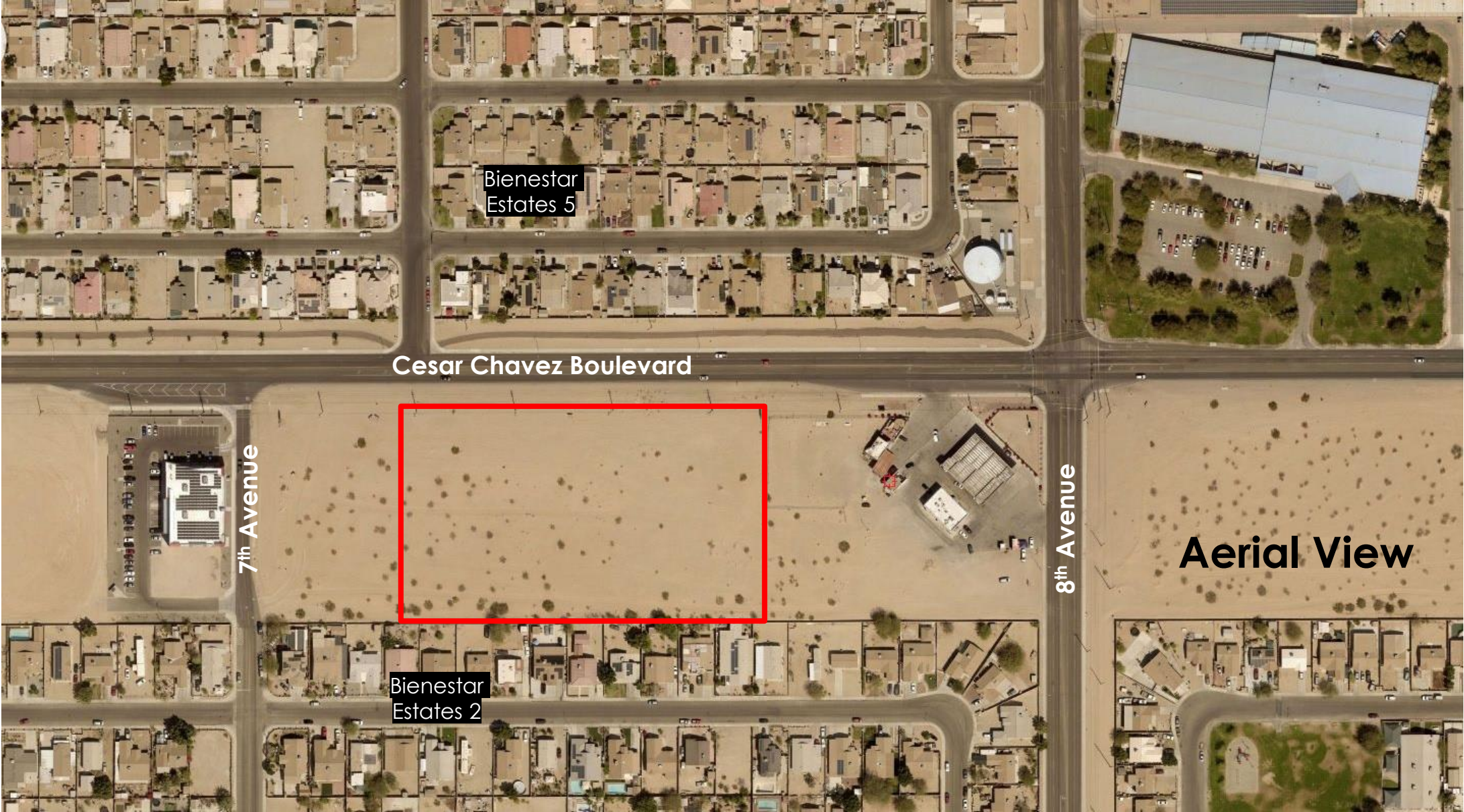
Zoning

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

CASE #
2022-0592

Zoning Map

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Bienestar
Estates 5

Cesar Chavez Boulevard

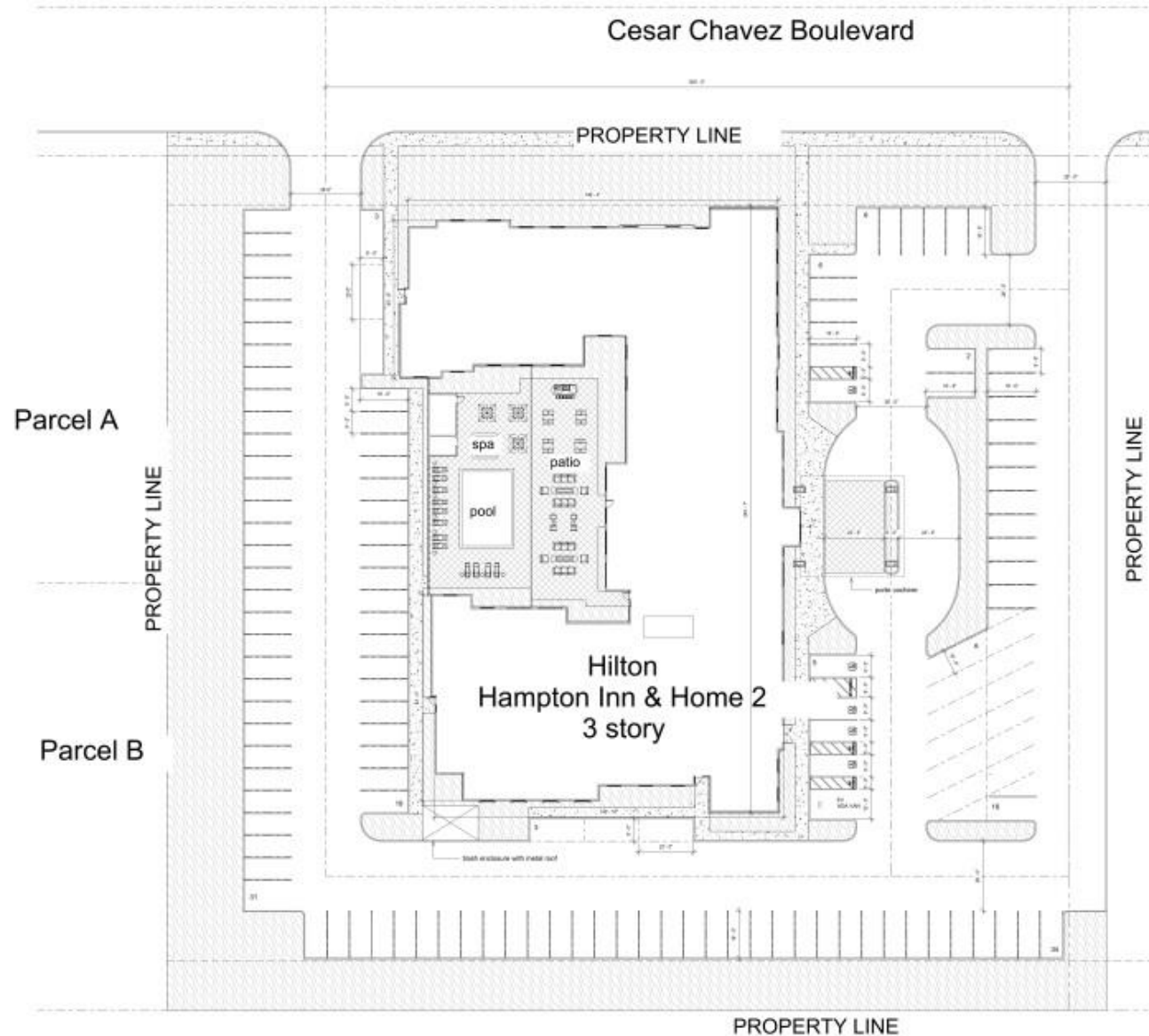
7th Avenue

8th Avenue

Aerial View

Bienestar
Estates 2

Conditional Use Permit Case No. 2022-0592



Site Plan



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Planning Commission Recommendation:

The Planning Commission 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.
3. To resend out letters to property owners within 300 feet radius using their physical location.s

Recommended Motion:

- ⦿ **I MOVE TO APPROVE CONDITIONAL USE PERMIT CASE NO. 2022-0592 SUBJECT TO THE CONDITIONS OF APPROVAL PRESENTED BY STAFF.**