



City Council Meeting

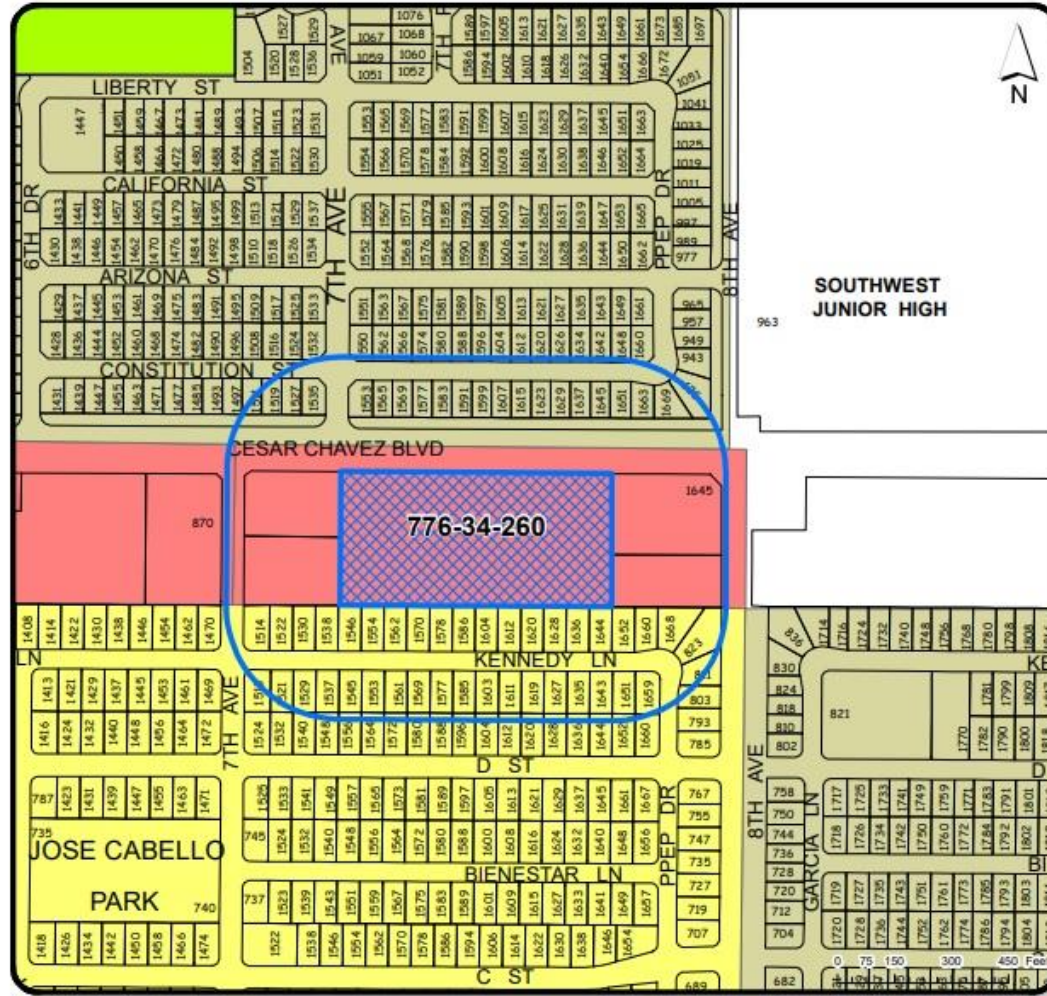
January 25, 2023

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.

Conditional Use Permit Case No. 2022-0592



Zoning Map

LOCATION MAP **CONDITIONAL USE**

LOCATION OF SUBJECT PROPERTY

- PID: 77634260
- 300ft Notification Area

Zoning

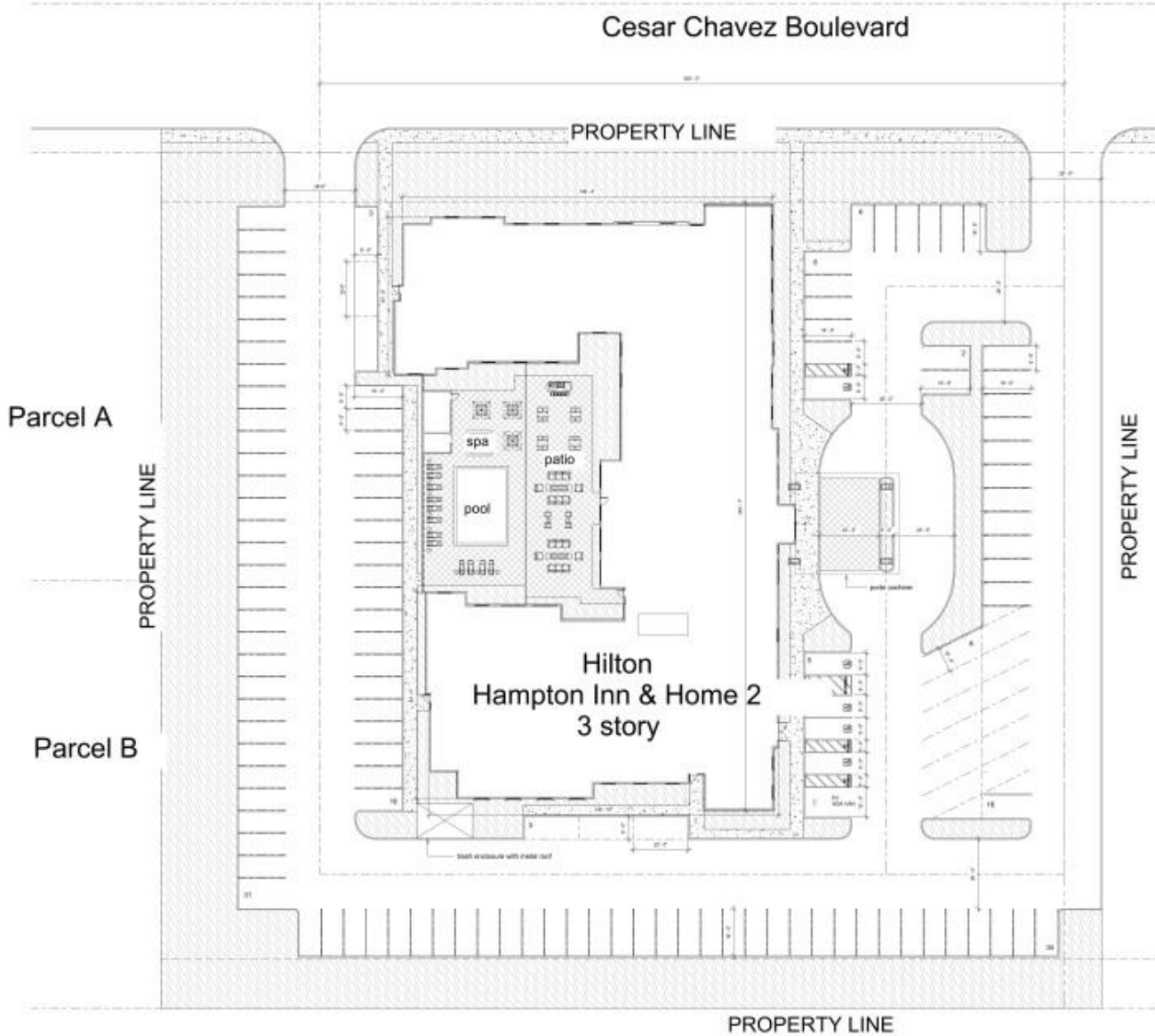
- SINGLE RESIDENCE ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- SINGLE RESIDENCE ZONING DISTRICTS

CASE #
2022-0592

Conditional Use Permit Case No. 2022-0592



Conditional Use Permit Case No. 2022-0592



Site Plan



HOME 2
EXPERIENCE BY HILTON

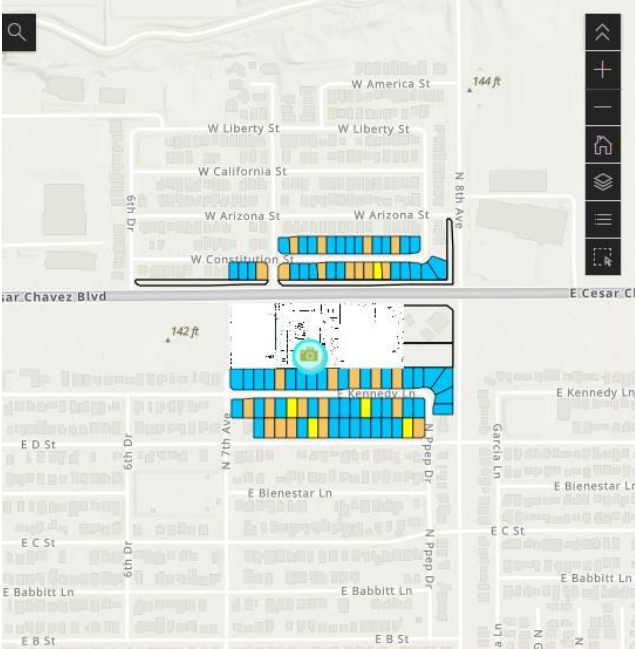
Hampton
Inn



Conditional Use Permit Case No. 2022-0592

Hotel_Letters

Locations: 1 / 6



3rd Floor

Path


G:\GIS_LAYERS\Geodatabases\Hotel Imagery\Drone View\1.JPG

Name

3rd Floor

DateTime

12/29/2022, 8:47 AM



Conditional Use Permit Case No. 2022-0592

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 locations

Conditional Use Permit Case No. 2022-0592

Staff 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.