

**CITY OF ELOY
REQUEST FOR PLANNING & ZONING COMMISSION ACTION**

Agenda item: VI. C & D
Date: 01/17/18

Date submitted: 01/08/18	Action: ___ Resolution ___ Ordinance <u>X</u> Formal ___ Other
Date requested: 01/08/18	

Subject: Approval for a Conditional Use Permit (CUP) request by Mr. Victor Granado to allow the operation of a Bed and Breakfast establishment as permitted ONLY under the R-4 (High Density Residential) Zoning District with a Community Core Overlay. Subject property is located at 108 E. 8th Street at the northwest corner of 8th Street and Myers Boulevard, Pinal County Assessor's Parcel Number: 405-03-095A in a portion of Section 6, Township 8 South, Range 8 East of G&SRB&M, Pinal County, Arizona (Project Name: Granado's B&B).

TO: Planning & Zoning Commission
FROM: Jon Vlaming, Community Development Director

RECOMMENDATION:

The Community Development Staff recommends that the Planning and Zoning Commission recommend the approval to the Mayor and Eloy City Council for a Conditional Use Permit (CUP) request by Mr. Victor Granado to allow a Bed & Breakfast operation located at 108 E. 8th Street, Pinal County



Assessor's Parcel Number: 405-03-095A, subject to the six (6) stipulations listed below:

1. That the Conditional Use Permit shall be subject only to the parcel (identified above) owned by Mr. Victor Granado;
2. That signage may be erected (under separate permit) that clearly identifies the type of business and/or businesses, hours of operation, physical address as per Chapter 21, Article XVI;

3. That at a minimum one bedroom and the entrances to the residence be in compliance with the Americans with Disability Act (ADA);
4. That a landscape plan shall be submitted and approved by the Community Development Director prior to the approval of a business license, and that all landscaping shall be installed within six (6) months of Council approval of this Conditional Use Permit;
5. That the Conditional Use Permit shall be reviewed by the City within five (5) years from the date of Council approval for re-approval, re-approval with conditions or denial; and
6. Amendments to the Conditional Use Permit shall be processed in the same manner as the original application, except that the Zoning Administrator may authorize minor amendments.

DISCUSSION: Conditional uses are those uses which are generally compatible with the land uses permitted by right in a particular zoning district. However such uses require specific scrutiny to ensure that the location, building design and configuration, vehicle ingress/egress and parking and proposed activities are compatible and do not create nuisances for adjacent property owners.



(Front View of Residence)



(Street side view of Residence)

STAFF FINDINGS: Staff has reviewed this use and finds it is compatible with the adjacent existing and future land uses of the surrounding area based on the facts that:

- The proposed use is located at the intersection of two roads (8th Street and Myers Boulevard) that function as local roadways in the Downtown.
- No expansion of the livable area is contemplated and it currently contains three bedrooms, so the provision of off-street parking for the additional 3-5 vehicles is considered adequate. Vehicular egress and access occurs directly on 8th Street and Myers Boulevard.
- This property is located ½ block east of Main Street and could provide potential patrons for existing and future retail and service businesses.

The request for a Conditional Use Permit is subject to prior Planning and Zoning Commission approval of the applicants' Minor General Plan Amendment (Case No.: GPA17-009) request and Rezoning (Case No.: RZ17-010) request. A Bed and Breakfast operation may be allowed, with a Conditional Use Permit, in the R-4 zoning district. If approved, this CUP request would be in conformance with the Eloy General Plan and the Eloy Zoning Ordinance.

Notification of the public hearing for the requested CUP was provided at least fifteen (15) days prior to the public hearing through its publication in the Eloy Enterprise, copy of the notice has been sent via regular mail to the property owners within three hundred (300) feet and posting of the Planning and Zoning Commission meeting agenda has occurred at the official City posting locations.

Narrative

Granado's Bed & Breakfast Conditional Use Permit, Case No.: CUP17-023

Owner/Applicant

Victor Granado

108 E 8th Place

Contact: Victor Granado

Tel: 602 434 0915

Introduction

Victor Granado, submits this Conditional Use Permit (CUP) application to allow for a bed and breakfast (B&B) establishment on approximately .1/3 acre lot located at the northwest corner of E 8th Street and N. Myers Boulevard, Pinal County Parcel Number: 405-03- 095A9 is an approximately 15,000 square foot parcel of land with an existing building "house" approximately 3,000 square foot zoned R1-6 (Medium Density Residential), located at 108 E. 8th Street, Eloy, Arizona.

This CUP application is being processed concurrently with a minor General Plan Amendment and a zoning amendment request. The site includes one residential lot with an existing single-family home and shed on the property.

Request

The applicant proposes to operate a bed and breakfast establishment on the subject site. The Eloy Zoning Code permits bed and breakfast establishments in R-4 zoning districts with a Conditional Use Permit. This request is for a Conditional Use Permit as required by the Eloy City Code, Chapter 21-Zoning, Article VII, 21-68: B.

The owner/resident of the property desires to manage a bed and breakfast in his home. 4 bedrooms within the home will be used as guest rooms. Bed and Breakfast establishments typically provide overnight accommodations with a morning meal. Guests often prefer the hospitality of a local resident and the experience of local culture, rather than a typical hotel or motel. B&B's also offer guests the opportunity to meet other visitors in an informal and social setting. Mr. Granado is the full time resident and caretaker of the B &B. The Granado B&B is ideally located downtown which is slated to be located within a few blocks from the Eloy City Hall.

The single family home is existing and perfectly suited for a bed and breakfast. The home is approximately 3,000 square feet in size and sits on a 15,000 square foot lot. The home was built in 1944. The master suite, including a kitchen and bath is located on the east side of the home. 4 additional bedrooms, 2 baths, kitchen, lobby and common areas are located within the home. A pond and outdoor courtyard area also exists for guest use.

A low profile sign, not to exceed 3' x 4', will be installed with visibility from N. Myers Boulevard and E 8th Street, and reviewed and approved separately as per City standards.

CUP Approval Criteria

This application is in conformance with the approval criteria as stated in the Eloy Zoning Code as outlined below.

1. The proposed use is in compliance with the regulations of the R-4 zoning district.
2. The use will not be detrimental to the health, safety and general welfare of occupants of the surrounding neighborhood. The proposed B&B will not cause vibration, noise, odor, dust, smoke or gas.

3. The proposed B&B will not be materially injurious to properties or improvements and will not diminish or impair property values in the immediate vicinity.
4. The proposed B&B has access to E 8th Street, a local road and the limited traffic generated by the use will not burden the existing roadway. Adequate public utilities exist at the site.
5. The proposed use will be in compliance with the General Plan land use category, as requested concurrently with this application.
6. The proposed use as a B&B is desirable and will provide a service that supports the Core Civic (private prisons), downtown area and visitors to the City of Eloy. The proposed use will contribute to the general well-being of the area and the economy of the general community.
7. The proposed use as a B&B will not create adverse impacts on existing or future uses in the surrounding area.

Zoning

The existing zoning is R1-6, a single family residential zoning district that requires a minimum lot size of **6,000 square feet per dwelling unit**. The subject lot exceeds the minimum lot size, however, a bed and breakfast is not a permitted use. To operate the bed and breakfast the applicable zoning category is R-4, a high density zoning district, which allows a B&B with a Conditional Use Permit. The CUP allows the City of Eloy to condition the approval to assure that the use is compatible with the surrounding uses. The subject site is located at the intersection of two local roadways, with direct access to E. 8th Street. The proposed use will maintain the character of a single family home and it will not have any negative impacts on the neighborhood.

Bed and Breakfast use is permitted in the R-4 zone with a CUP, provided that no more than four bedrooms per residence are used for the business, no more than two adults per room are accommodated and one off street parking space is provided per bedroom. The existing site can accommodate 4 parking spaces, located near the southwest corner of the site. The parking area will be treated with a dust free surface. The owner is anticipating that some guests visiting the downtown area, town hall and Core Civic (private prisons) area would use personal or rental cars.

Compliance with General Plan

With a successful General Plan Amendment to HDR, the R-4 zoning category is consistent with the Goals and Policies of the General Plan. The site is located downtown which includes a mix of commercial and residential property uses. The request is also in compliance with Land Use Goal 2.0, 'Provide a range of land uses to encourage and maintain a sustainable community'. Permitting the bed and breakfast encourages a home business that adds to the economy of the community supporting Eloy's sustainability.

Conclusion

We respectfully request your favorable consideration of the Conditional Use Permit to allow the operation of the Granado Bed and Breakfast. The owner looks forward to working with the City of Eloy to establish a successful local business.