



MEMORANDUM

PUBLIC HEARING – April 4, 2019

DATE: March 7, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P19CU00006 MIRAVAL RESORT LLC – N. LAGO DEL ORO
PKWY**
(Miraval Resort LLC –Owner)
(Vidal Valenzuela – Applicant)
Type I Conditional Use – Adaptive reuse for office

LOCATION:

The subject site is located on the East side of N. Lago Del Oro Pkwy adjacent to the roadway at the intersection of E Rail N Road. The closest major intersection is E Golder Ranch Dr and N Lago Del Oro Pkwy to the South. The property, approximately 2.11 acres, is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

There are several types of zoning in the general vicinity of the property. The zones include: SR (Suburban Ranch), CR-1 (Single Residence), GR-1 (Rural Residential), and SP (Specific Plan). The parcel is near the Pima and Pinal County line. The vast majority of the zoning is SH with spots of CR-1 throughout. The Miraval Arizona Resort & Spa is directly east of the subject property. To the north is the Pima – Pinal County line. To the south is the Canada Del Oro Wash cutting across vacant and undeveloped SH zoning, comprised of relatively large parcels. To the west are numerous SH single family lots. The subject property is located along N Lago Del Oro Pkwy, a medium volume arterial at a width of 150ft.

PUBLIC COMMENT:

When the staff report was written no public comment had been received on this case.

PREVIOUS CASES ON PROPERTY:

This property is along N. Lago Del Oro, just west of the Miraval Arizona Resort & Spa. There have been no previous adaptive reuse or other conditional use permits on this

parcel.

BACKGROUND INFORMATION

The proposed adaptive reuse will be contained within the existing residential building on the property. The applicant is applying for an adaptive reuse to include additional internal office space for the resort. The exterior of the existing structure is to remain residential and blend with the surrounding area. It is shown at approximately 1,688 sq. ft. Parking requirements for adaptive reuse limit parking to no more than 6 spaces. The off street parking regulations classify this use under offices for insurance, real estate, general offices, etc and require 1 space for each 2 persons employed and 1 for each 300 sq. ft. of gross floor area.

DEVELOPMENT SERVICES COMMENTS:

The 2.11 acres consists of one parcel, 222-02-0630, at 16450 N. Lago Del Oro Pkwy.

This is a type I conditional use permit for an adaptive reuse of the existing residential structure as shown in the attached site plan. Adaptive reuse applications must abide by parking requirements listed in the Pima County Zoning Code. Under section 18.09.020.R.3.c.i, parking for an adaptive reuse is limited to no more than 6 spaces. Off street parking requirements under Section 18.75.030 list a requirement table 18.75-1. Staff recognizes this use under general and home offices and charitable organizations not providing face-to-face customer service. The 6 spaces shown will accommodate the size of the existing residential structure but this is not to be exceeded by the parking requirements for number of employees. The applicant is to provide a number of employees that are to occupy the building. Under section 18.09.020R.3.c.iii, the parking spaces must retain a residential character and shall not include wheel stops, paving, parking lanes, or striping. The striping and wheel stops shown in the site plan shall be omitted.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT

The Department of Transportation and the Flood Control District will review this project as needed.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends APPROVAL of this adaptive reuse conditional use permit subject to standard conditions regarding parking requirements under adaptive reuse Section 18.09.02R.

c: Tom Drzazgowski – Chief Zoning Inspector
Vidal Valenzuela, Applicant