



MEMORANDUM

PUBLIC HEARING – August 12, 2020

DATE: July 24, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00007 SECURED INVESTMENTS LLC – N. SABINO CANYON PARK**
(Secured Investments LLC – Owner)
(Rick Engineering Co. Attn. Rick Martin – Applicant)
Type II Conditional Use – Café / Restaurant

LOCATION:

The subject property, addressed as 12903 and 12925 N. Sabino Canyon Park is located in Summerhaven, down the street from the Mount Lemmon General Store. The closest major intersection is 1,200 feet northeast of the subject property at N General Hitchcock Hwy and E Ski Run Rd. The parcel is approximately 0.78 acres, and zoned RVC (Rural Village Center).

SURROUNDING LAND USE OR CONTEXT:

Zoning in the vicinity is a mix of ML and RVC that includes very low to medium density residential rural land. There is also a considerable amount of rural vacant property in the area. Properties range in size from 0.5 to 2 acres. As this site is located within Summerhaven, the Cookie Cabin is located to the south and the Mt. Lemmon General Store to the southeast.

PUBLIC COMMENT:

No public comment has been received.

PREVIOUS CASES ON PROPERTY:

There have been several previous cases on the property. The first case of which was a Type II Conditional Use Permit hearing, P21-06-027 that was approved by the Board of Supervisors on February 6, 2007 that originally permitted the project. The other case was a Design Review Committee hearing, P19VA00033 that was approved, concerning the development plan design for sixteen (16) casita apartments within the approved development plan for Summerhaven P1205-027.

BACKGROUND INFORMATION

The proposed Type II Conditional Use Permit for a café/restaurant will be on property located at 12903/12925 N Sabino Canyon Park as shown in the site plan submitted. The café will consist of a proposed 200 square foot take-out food service building, a 10 foot by 10 foot shade structure, and an outdoor seating area. In addition, the café/restaurant will be located near the northern corner of the parcel, adjacent to the existing parking spaces located along N Sabino Canyon Park. This use will be incorporated as part of the submitted development plan for the sixteen (16) casita apartments.

DEVELOPMENT SERVICES COMMENTS:

This is a Type II Conditional Use Permit for a café/restaurant in RVC zoning. Café's and restaurants are permitted as a Type II conditional use under conditional uses in RVC zoning.

DEPARTMENT OF TRANSPORTATION

This type II conditional use permit request is for the 200 square foot commercial food take-out building within the Mt. Lemmon Bungalows apartment site. The site is served directly by Sabino Canyon Park, a two-lane roadway with curb and sidewalk on the east side of the road.

The site provides parking spaces on-site and off-site and complies with the parking space requirement. Furthermore, the site is adjacent to existing public parking along Sabino Canyon Park.

Based on email communication attached to the application package, the Department of Transportation has already reviewed the parking proposal and has no objection to this Conditional Use Permit.

REGIONAL FLOOD CONTROL DISTRICT

No objections.

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 the Conditional Use Permit request subject to the following conditions:

- This Type II Conditional Use Permit applies to the café/restaurant as depicted in the site plan.
- Any expansion beyond any size, scale, or intensity shall require an amendment to this Type II Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood Control District.

c: Tom Drzazgowski – Chief Zoning Inspector
Rick Engineering Co. Attn. Rick Martin – Applicant
Secured Investments LLC – Owner