

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

Agenda item VII. A&B
Date: 10/19/16

Date submitted:
09/12/16

Date requested:
10/12/16

Action:
 Resolution
 Ordinance
 Formal
 Other

Subject: Application by Jackie Guthrie with EPS Group Inc. on behalf of Danny L. Curtis for a Minor General Plan Amendment on approximately 0.83 acres from Medium Density Residential (MDR) to High Density Residential (HDR). Subject property is located at 3930 N. Tumbleweed Road at the southwest corner of Shedd Road and Tumbleweed Road, Assessor's Parcel Number: 404-08-364A in a portion of Section 26, T7S, R7E of the G&SRB&M, Pinal County, Arizona).

TO: Planning & Zoning Commission

FROM: Jon Vlaming, Community Development Director

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: GPA16-022 for a Minor General Plan Amendment on approximately 0.83± acres from Medium Density Residential (MDR) to High Density Residential (HDR).

DISCUSSION: This request, if approved, would amend the Eloy General Plan Land Use Plan from approximately 0.83± acres of Medium Density Residential (MDR) to High Density Residential (HDR). The intent of this request is to allow for the change in use of the existing two structures from single family residential to a Bed and Breakfast. The Bed and Breakfast use is intended to provide proximate lodging/meal services to primarily support the skydiving users at the Eloy Municipal Airport as well as other visitors to the City and Region.



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

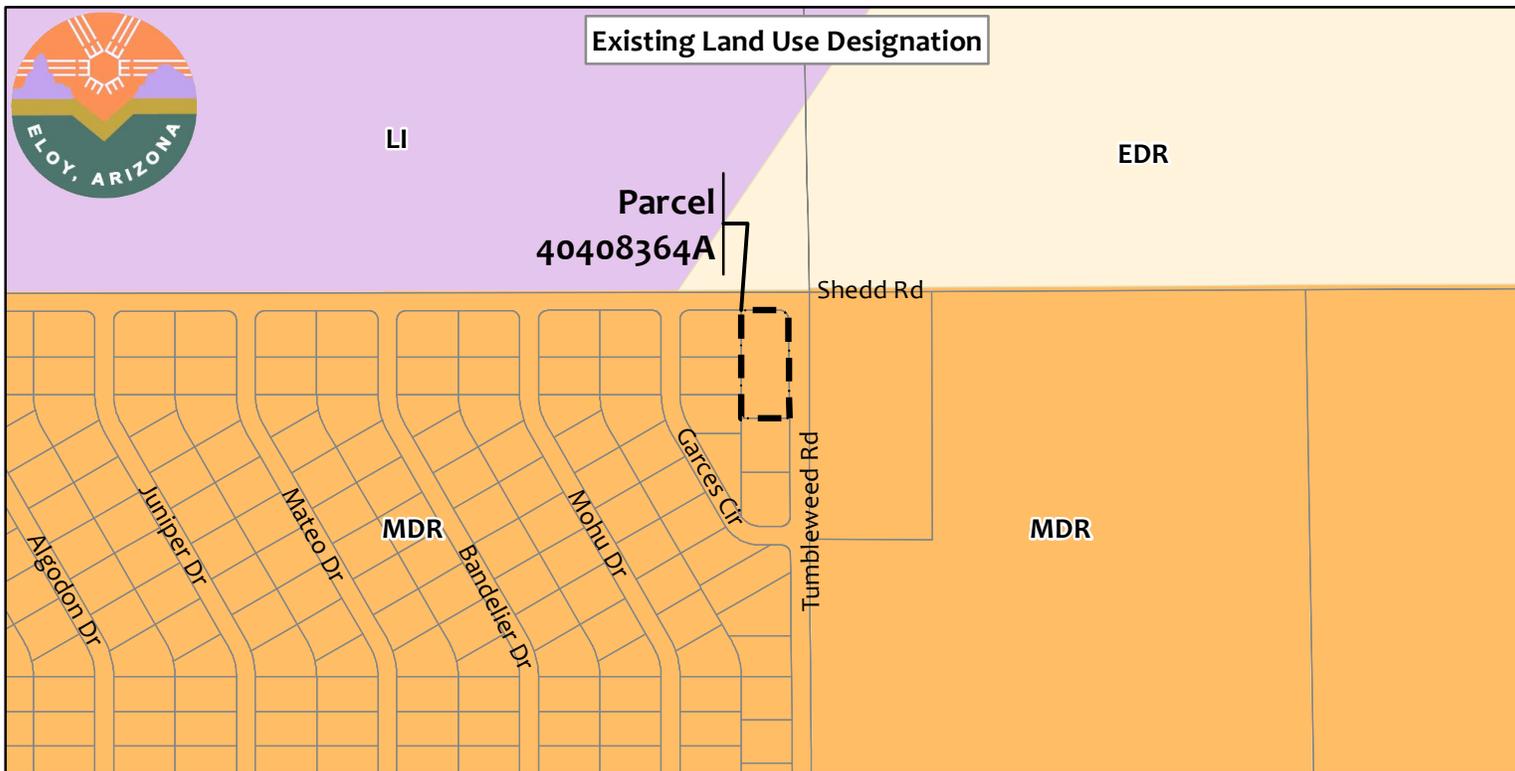
- The proposed use is located at the intersection of two roadways that are identified as minor arterials on the General Plan Circulation Map.
- The proposed use can act as a noise buffer from the roadway intersection for the adjacent existing and future residential uses located to the west of the property.
- No expansion of the livable area is contemplated, so the provision of off-street parking is adequate and vehicular egress and access occurs directly on Tumbleweed Road.
- This property is located less than two miles south of the Eloy Municipal Airport and offers good visibility for potential patrons.

Notification of the October 19, 2016 public hearing required for this proposed Minor General Plan Amendment has been completed in accordance with the notice requirements set forth in the Eloy General Plan.

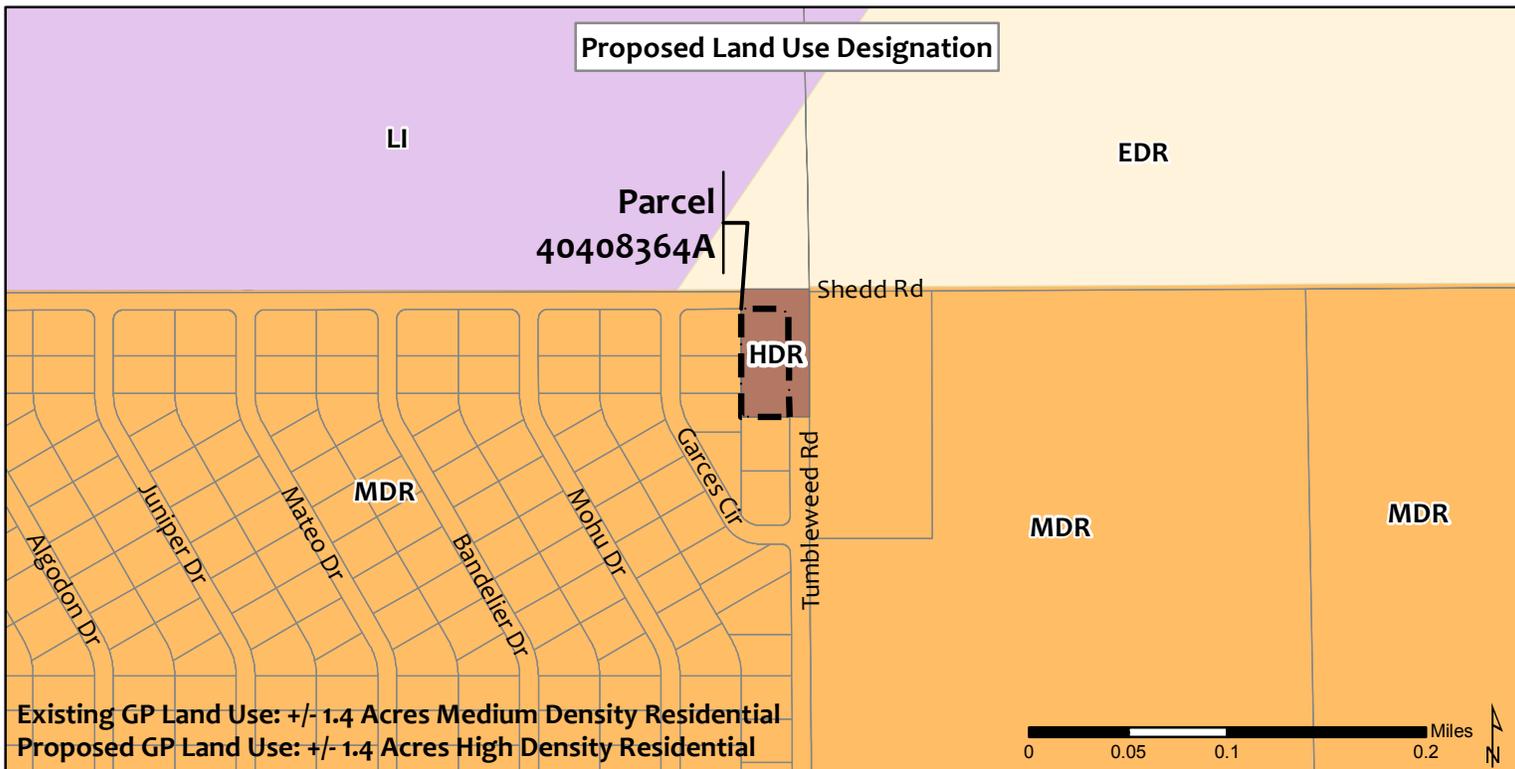
The proposed Minor General Plan Amendment will constitute an improvement to the Eloy General Plan. The minor amendment will enhance and not adversely affect the public's health, safety, or welfare. The designation of the parcel for High Density Residential land use establishes consistency with the proposed use on this property.



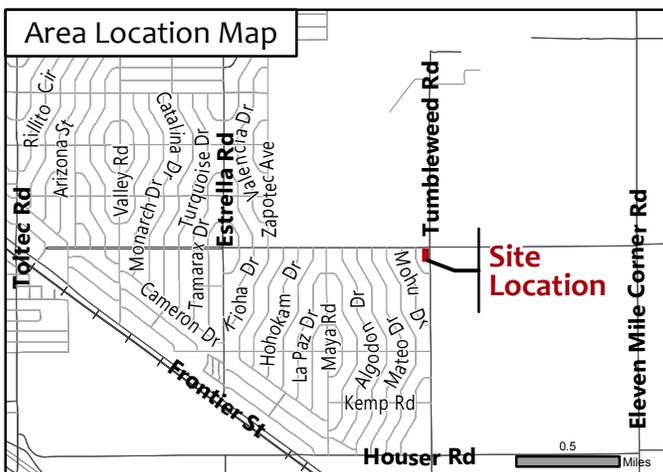
Existing Land Use Designation



Proposed Land Use Designation



Existing GP Land Use: +/- 1.4 Acres Medium Density Residential
 Proposed GP Land Use: +/- 1.4 Acres High Density Residential



Minor GPA Exhibit - Case No: GPA16-022

Land Use Designations

Residential

- EDR - Estate Density Residential (0.2 - 1.0 du/ac)
- LDR - Low Density Residential (1.0 - 3.0 du/ac)
- MDR - Medium Density Residential (3.0 - 6.0 du/ac)
- MHDR - Med-High Density Residential (6.0 - 10.0 du/ac)
- HDR - High Density Residential (10 - 24 du/ac)

Commercial

- NC - Neighborhood Commercial
- CC - Community Commercial

Industrial

- LI - Light Industrial
- GI - General Industrial

Other

- POS - Parks/Open Space
- MU - Mixed Use
- P/I - Public/Institutional

Disclaimer: While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is" for reference purposes only, and assumes no liability or responsibility for errors, omissions, or inaccuracies presented, and any conclusions derived from this map are the responsibility of the user.

**Roadrunner Bed & Breakfast
General Plan Amendment**

August 15, 2016
Revised September 15, 2016



Owner/Applicant

Danny L. Curtis
3930 N Tumbleweed Road
Eloy AZ 85131
Contact: Dan Curtis
Tel: 251-718-9382

Planner

EPS Group Inc.
2045 S Vineyard Ave Suite 100
Mesa AZ 85210
Contact: Jackie Guthrie
Tel: 480-503-2250

Introduction

EPS Group, on behalf of Danny Curtis , submits this General Plan Amendment (GPA) Application to allow for a bed and breakfast establishment on approximately .83 acres located at the southwest corner of W. Shedd and N. Tumbleweed Roads. The Pinal County Tax Assessor Parcel Number (APN) is 404-08-364A. This GPA application is being processed concurrently with a zoning amendment and a Conditional Use Permit request. The site includes one residential lot with an existing single-family home, detached garage and swimming pool on the property.

Request

The applicant proposes to operate a bed and breakfast establishment on the subject site. This request is to amend the General Plan from Medium Density Residential (MDR) to High Density Residential (HDR). The HDR land use will allow a zone change to R-4, which allows a bed and breakfast with a Conditional Use Permit.

The parcel is currently zoned R1-12. An application to change the zoning to R-4 has been submitted concurrently with this application.

A Conditional Use Permit (CUP) application has also been submitted.

Summary of Request	Existing	Requested
General Plan	MDR	HDR
Zoning	R1-12	R-4
CUP		To allow B&B

The owner/resident of the property desires to manage a bed and breakfast in his home. Four 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. Skydive Arizona, located at the Eloy Airport, less than a mile north of the site, hosts



thousands of skydivers a year. The Roadrunner B&B is ideally located to offer accommodations to skydivers visiting the area.

The single family home is existing and perfectly suited for a bed and breakfast. The home is approximately 4,000 square feet in size and sits on a 36,253 square foot lot. The home was built in 2007. The master suite, including a kitchen and bath is located on the east side of the home. Four additional bedrooms, one and 1/2 baths, kitchen, laundry and common areas are located within the home. A fenced swimming pool and outdoor courtyard area also exists for guest use.

Current General Plan Designation

The current General Plan designation is Low Density Residential (LDR). LDR land use allows detached, moderate sized lot, single family development, which is in compliance with the existing use. However, the only permitted zoning category in LDR is R1-12, which does not allow a Bed and Breakfast as a permitted use. High Density Residential land use allows multi-family residential development. Although this applicant is not requesting a multi family use, R-4 zoning, required for a Bed and Breakfast, is permitted in the HDR land use category. With a successful General Plan Amendment to HDR, R-4 zoning will be requested.

The requested change is consistent with the goals and policies of the General Plan. The site is within Growth Area 1, the Golden Corridor, which includes a mix of medium and high density residential 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.

Proposed Zoning

The existing zoning is R1-12, a single family residential zoning district that requires a minimum lot size of 12,000 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 minor arterial roadways, with direct access to Tumbleweed Road. Any vehicular access will be directly to Tumbleweed Road and will not impact the residents to the west. The proposed use will maintain the character of a single family home and it will not have any negative impacts on the neighborhood. The subject site will act as a buffer between the homes to the west and the potential for vehicular noise at the intersection of two minor arterial roadways.

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 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 four parking spaces which will be treated with a dust free surface. The owner is anticipating that some guests visiting the skydive facility will not have vehicular transportation and the owner will shuttle the guests to the Eloy Airport.

Dawn to dusk lights may be installed by APS on the two power poles that exist along the alleyway on the west side of the property. Lights will be directional and will not spill over onto any adjoining property.

A low profile sign, not to exceed 3' x 4', will be installed with visibility from Tumbleweed and Shedd Roads, per City standards.

Conclusion

We respectfully request your favorable consideration of the General Plan Amendment from MDR to HDR to allow the operation of the Roadrunner Bed and Breakfast. The owner and consultant team look forward to working with the City of Eloy to establish a successful local business.

