

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

Agenda item **VII. C&D**
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 to rezone approximately 0.83 acres from R-12 (Low Density Residential to R-4 (High Density Residential). 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.: RZ16-023 by rezoning Pinal County Assessor's Parcel Number: 404-08-364A approximately 0.83± acres from R-12 (Low Density Residential) to R-4 (High Density Residential).

DISCUSSION: This rezoning application has been requested by EPS Group, Inc. c/o Jackie Guthrie on behalf of the property owner (Danny L. Curtis) to allow for the operation of a Bed and Breakfast establishment within an existing single-family home and detached garage. This request, if approved would change the zoning district designation from R1-12 (Low Density Residential to R-4 (High Density Residential). The subject property is located at the southwest corner of W. Shedd and N. Tumbleweed Roads and the Assessor's Parcel Number is 404-08-036A in a portion of Section 26, Township 7 South, Range 7 East of the G&SRB&M, Pinal County, Arizona (Project Name: Roadrunner B&B).. If approved, the proposed rezoning will be in conformance with the Eloy General Plan. (If Case No.: GPA16-



022 is recommended for approval for a Minor General Plan Amendment. If approved, this request will not adversely affect the public's health, safety, or welfare.

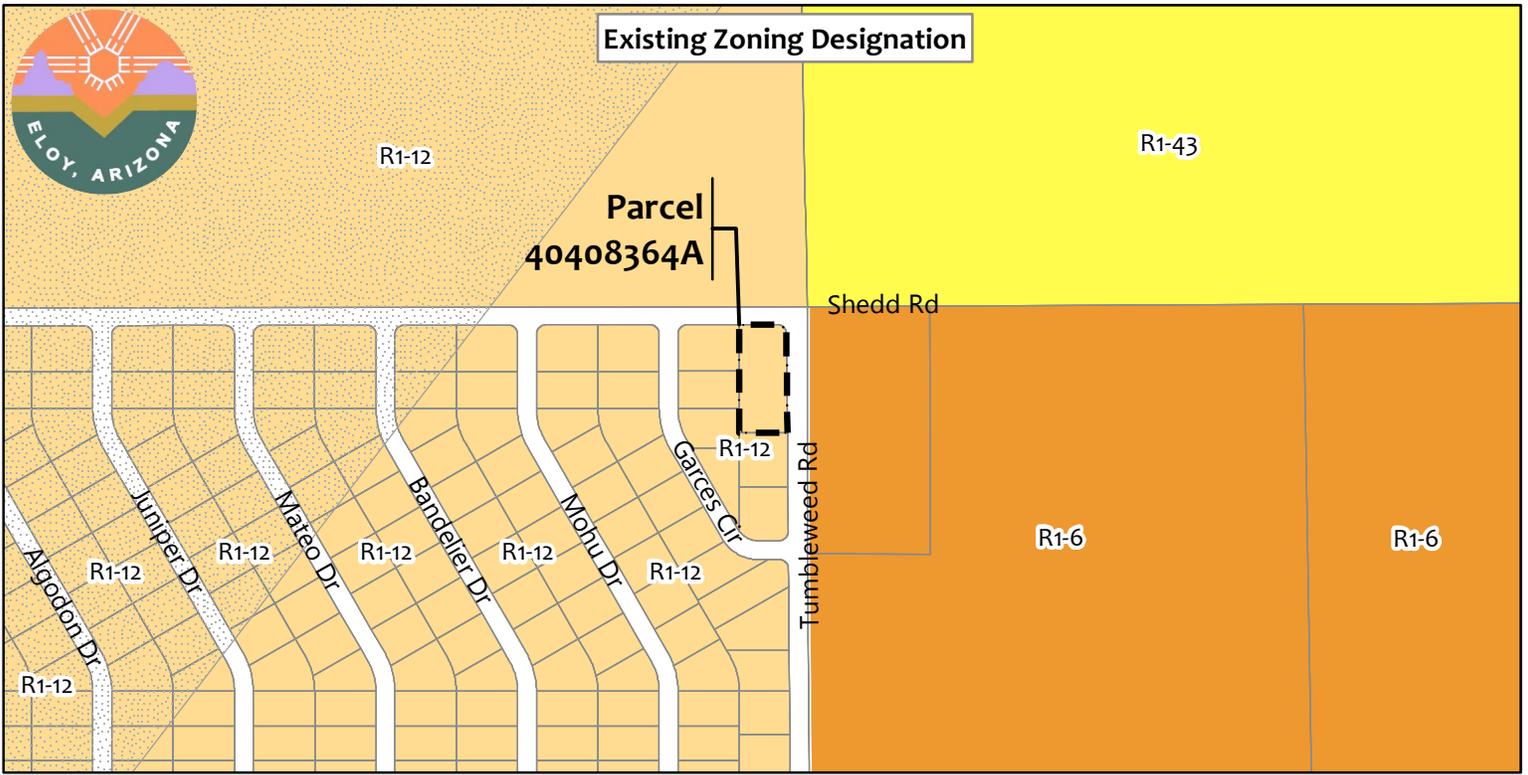
STAFF FINDINGS: Staff has reviewed this rezoning request and finds it is compatible with the adjacent zoning district layout as shown on the City's adopted Zoning Map based on the fact that:

- The proposed rezoning to a high density residential district (R-4) is located at the intersection of two roadways that are identified as minor arterials on the General Plan Circulation Map.
- The proposed zoning district can act as a noise buffer from the roadway intersection for the adjacent existing and future single family 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.

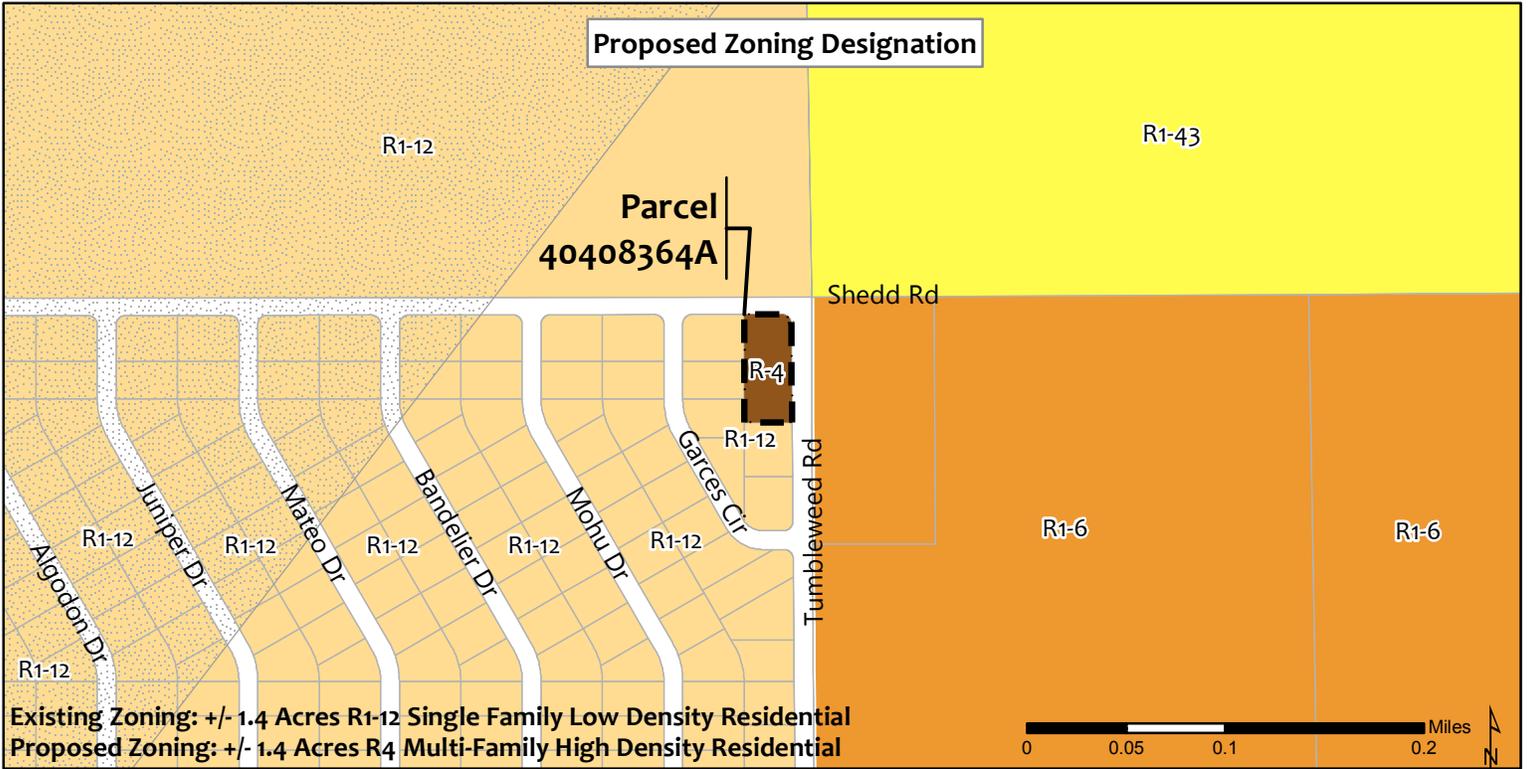
Notification of the October 19, 2016 public hearing required for this proposed rezoning request has been completed in accordance with the notice requirements set forth in the Eloy Zoning Ordinance.



Existing Zoning Designation



Proposed Zoning Designation



Existing Zoning: +/- 1.4 Acres R1-12 Single Family Low Density Residential
Proposed Zoning: +/- 1.4 Acres R4 Multi-Family High Density Residential



Area Location Map



Rezoning Exhibit - Case No: RZ16-023

Zoning Designations

Single Family

- RR-20 Rural Residential (20 acres/du)
- RR-5 Rural Residential (5 acres/du)
- R1-43 Estate Density Residential (43,560 sq. ft.)
- R1-12 Low Density Residential (12,000 sq. ft.)
- R1-8 Medium Density Residential (8,000 sq. ft.)

R1-6 Med-High Density Residential (6,000 sq. ft.)

Multi-Family

- R-2 Med-High Density Residential (8 du/acre)
- R-3 High Density Residential (10 du/acre)
- R-4 High Density Residential (24 du/acre)

Commercial

- C-1 Neighborhood Commercial

C-2 Community Commercial

Industrial

- I-1 Light Industrial
- I-2 General Industrial

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational

Airport Overlay

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 Zoning Application

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 Zoning 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 zoning application is being processed concurrently with a minor General Plan 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 zoning from R1-12 to R-4. The Eloy Zoning Code permits bed and breakfast establishments in R-4 zoning districts with a Conditional Use Permit.

The Eloy General Plan for the site is MDR. A request to amend the General Plan to HDR, which supports the R-4 Zoning district, has been submitted.

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. An additional four bedrooms, one and ½ baths, kitchen, laundry and common areas are located within the home. A fenced swimming pool and outdoor courtyard area also exists for guest use.

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.

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.

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 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 sustainabel 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 rezoning from R1-12 to R-4 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.

