

RESOLUTION NO. 2013-07

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TUSAYAN, ARIZONA, GRANTING A CONDITIONAL USE PERMIT FOR A DORMITORY IN RM-10/A ZONING

WHEREAS, application CUP2013-03 was filed on May 24, 2013 for a conditional use permit to allow a 21-unit dormitory on Coconino County Assessor's Parcel Number 502-17-020M; and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has held a duly noticed public hearing on CUP2013-03 on July 23, 2013; and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has determined that the findings for granting a conditional use permit have been met;

NOW, THEREFORE, BE IT RESOLVED that the Tusayan Planning and Zoning Commission approves application, Case No. CUP2013-03, for a conditional use permit for a dormitory subject to the following findings and conditions:

- a. The proposed location of the conditional use is in accord with the objectives of the Zoning Ordinance and the purpose of the zone in which the site is located.
- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- c. With the exception of the waivers granted by the Commission, the proposed conditional use will comply with each of the applicable provisions of this Ordinance
- d. That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the Tusayan Area Plan.
- e. Approval of a waiver of Section 10.3.F of the Zoning Ordinance which is a requirement for a six foot high wall fence or screen landscaping abutting property zoned General. The waiver will allow a wall as shown on the Site Plan and as explained on pages 1 and 2 of the application.
- f. Approval of a waiver of Section 10.3.D of the Zoning Ordinance which is a requirement that the required front setback not be used for motor vehicle parking. The waiver will allow parking spaces in the back 10 feet of the front setback as shown on the Site Plan.
- g. Approval of RM-10/A zoning on the property as proposed in rezoning application Z2013-01.
- h. Approval of one or more design review applications prior to the issuance of building permits for any proposed development.
- i. Prior to the issuance of building permits, approval of a drainage report for the site by town staff.
- j. Development of the site in accordance with this application, CUP2013-03, and the attached narrative report, site plan, landscape plan and building elevations.

PASSED AND ADOPTED BY the Chairman and Members of Planning and Zoning Commission of the Town of Tusayan, July 23, 2013.

FOR THE PLANNING & ZONING COMMISSION



Robert Gossard, Chairman

ATTESTED TO:



Melissa A. Malone, Town Clerk

REVIEWED BY:



Will Wright, Town Manager

APPROVED AS TO FORM:



Bill Sims, Town Attorney