

SRPMIC Community Development Department
Planning Services Division

presents to the

Community Council

Conditional Use Permit and Use Variance Applications
Cases 24-CUP-15, 25-CUP-01 and 25-UV-02
Cartique



August 27, 2025

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Agenda

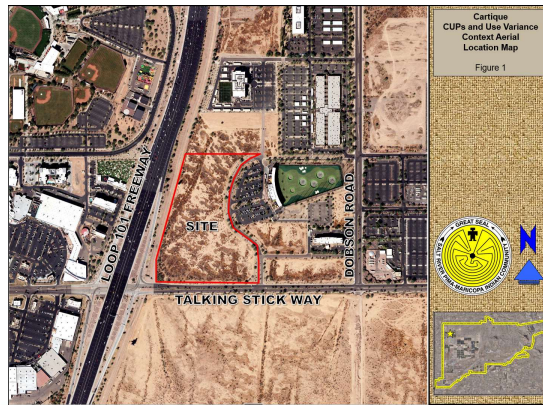
1. Site Information
2. Applicant's Request
3. Analogous Use Interpretation
4. Conditional Use Permit Application
5. Use Variance Application
6. Land Management Board Recommendation
7. Next Steps

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Site Information

- ▶ Lot Size: 905,387 square feet (20.79 acres)
- ▶ Location: 9350 East Talking Stick Way (Northeast corner of Talking Stick Way and the Loop 101 Freeway).



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Applicant's Request

- ▶ Cartique will have the following:
 - 81,198 square feet of building space
 - 42 feet in height (one-story plus mezzanine)
 - Museum-style entertainment venue featuring auto-themed art
 - Arcade/virtual racing simulators
 - "Build-a-car" miniature car-building activity
 - Auto and art sales of select exhibits (requires CUP)
 - Bar and speakeasy
 - Events such as "cars and coffee," corporate and private events, and car launch conventions
 - Attached restaurant
 - Car auction events (requires use variance)



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Applicant's Request

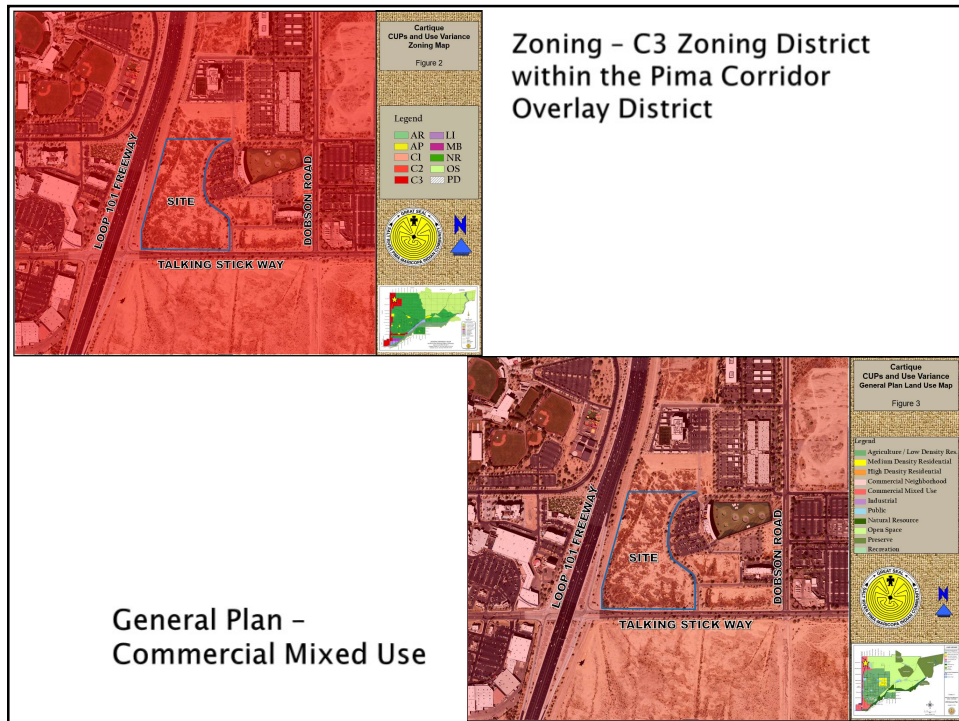
- ▶ Tonianne Strohkirch of Vibe Lot 6, LLC requests two Conditional Use Permits and a Use Variance to allow the following uses within a single development in southwest Riverwalk:
 - Conditional Use Permit to allow an Exhibition center (analogous use)
 - Conditional Use Permit to allow auto/light vehicle sales (indoors)
 - Use Variance to allow auto auctions.

Table 4.1 Land Use Table

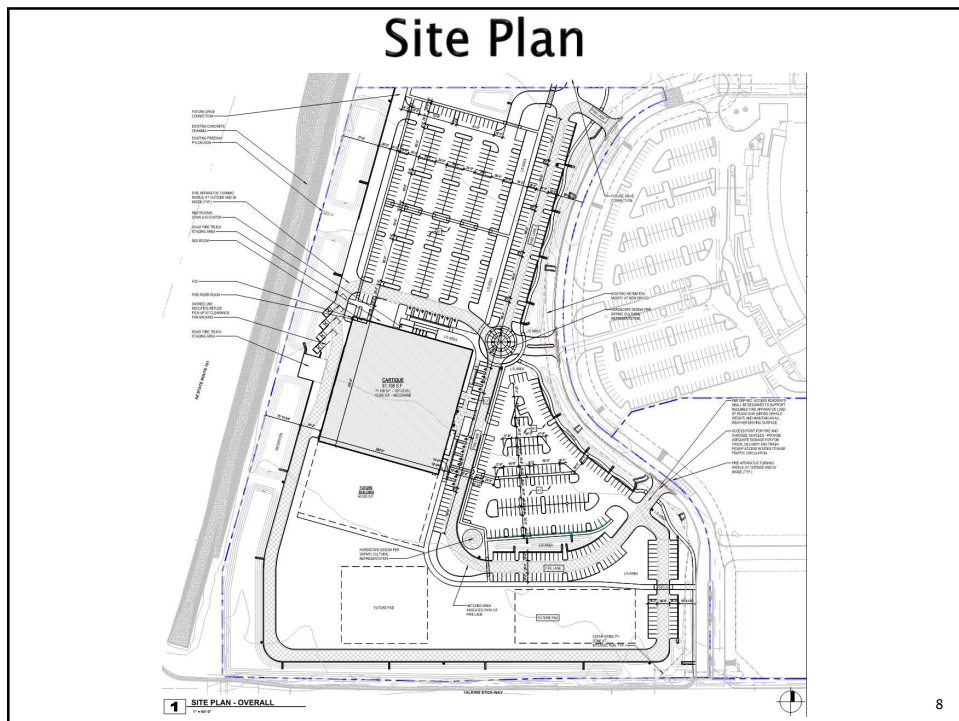
Key: A – Allowed; AC – Allowed with conditions; C – Requires Conditional Use Permit; Blank – Use is not allowed; P – Prohibited.

GENERAL LAND USE CATEGORY	PRINCIPAL USE	ZONING DISTRICTS									
		AR	C1	C2	C3	MB	LI	AP	OS	NR	
LARGE ENTERTAINMENT VENUES											
Large Scale Indoor or outdoor facilities or activities intended to attract spectators to events or shows from a region or multistate area and may have changing entertainment. Accessory uses including restaurants, concessions, vendors, retail shops, etc.	Amphitheater					C					
	Amusement Park, Theme park					C					
	Aquarium					C					
	Casino or Gaming facilities (by the Community only)					A					
	Drive-in Theatre					C					
	Driving range, Golf course					C			C	C	
	Exhibition or convention center					C					
Auto/Light Vehicle - Sales, Rental, Service, Repair and Maintenance -- businesses involved in the sale, leasing, storage, and servicing of autos and light vehicles such as motorcycles, light trucks, trailers and boats.	Auction							C			
	Auto/light vehicle rental					C		AC	AC		
	Auto/light vehicle rental pickup					AC		AC	AC		
	Auto/light vehicle sales and leasing (indoors)					C		C	C		
	Auto/light vehicle sales and leasing (outdoors)					C		C			

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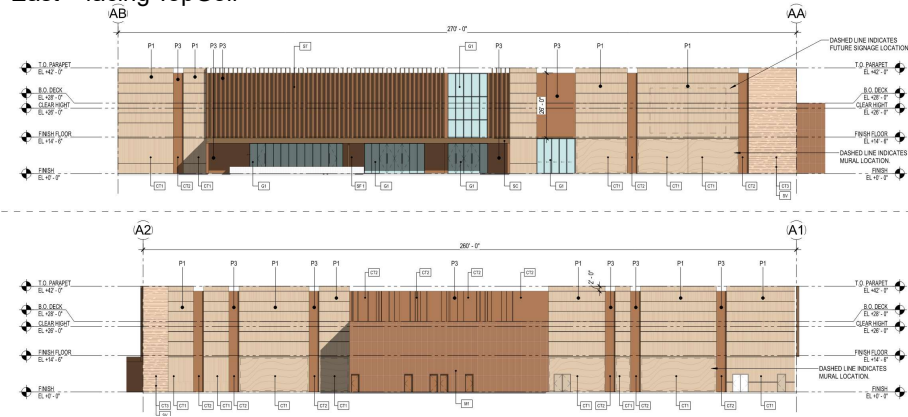
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Conceptual Elevations

East – facing TopGolf



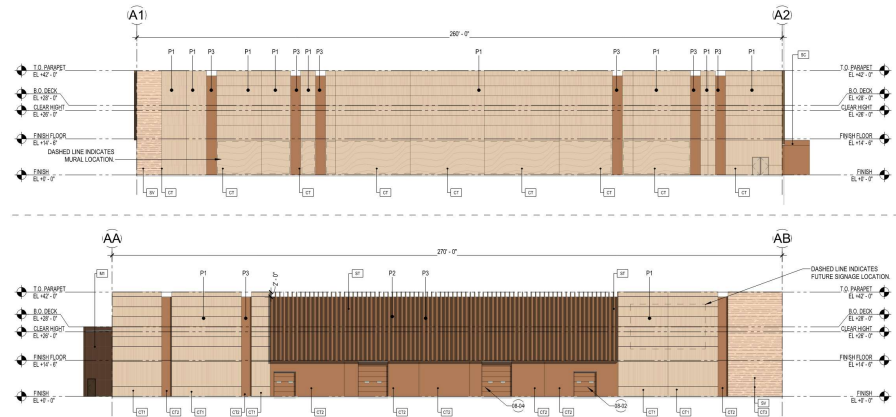
North – facing Banner Sports

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Conceptual Elevations

South – facing Talking Stick Way



West – facing Loop 101

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Analogous Use Interpretation

- ▶ This is a unique use that is not listed in Table 4.1 of the Zoning Ordinance. When this happens, staff must make an analogous use interpretation based on the criteria listed below. This use was found to be analogous to an “exhibition center”, which requires a Conditional Use Permit.
- ▶ Criteria:
 - 1. General description of the land use category.
 - 2. Purpose and location of the zoning district.
 - 3. Characteristics of the other uses permitted in the zoning districts with and without conditions.
 - 4. Type and number of customers served by the use.
 - 5. Number and type of employees in the use.
 - 6. Amount and type of traffic generated by the use.
 - 7. Hours of operation.
 - 8. General scale of the proposed use compared to the scale of other uses in the same category or zoning district.
 - 9. Vehicles and equipment used or associated with the operation of the use.
 - 10. Potential for adverse impacts between the use and other allowed uses in the zoning district.
 - 11. Potential for adverse impacts between the use and the uses allowed in adjacent zoning districts.
 - 12. Extent to which adverse impacts of a use can be mitigated and the practicability of necessary conditions and mitigation measures



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What is a Conditional Use Permit (CUP)?

- ▶ All Community lands are divided into different zoning districts that allow particular uses. Each zoning district has certain uses permitted by right.
- ▶ Certain other uses may be allowed through a CUP, which must be approved through the community hearing process by Land Management Board (LMB) and Community Council.
- ▶ The CUP process gives the LMB and Council more control over land uses to ensure their compatibility with the surrounding environment and consistency with the General Plan.
- ▶ The CUP process provides flexibility in zoning districts to allow certain new uses.

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CUP Requirements

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.
 - a. Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.
 - ▶ The Salt River Fire Department provided a letter recommending approval of the project provided that the following stipulations are met:
 - Vehicles stored indoor have their battery disconnected
 - Not more than 5 gallons of gas stored in the fuel tank
 - A fire extinguisher is located within 50 feet of each vehicle.
 - No vehicle repairs or refueling are permitted inside the building.



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CUP Requirements

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.
 - a. Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.
 - ▶ The Environmental Protection and Natural Resources (EPNR) division has made two recommendations regarding biological concerns that the applicant is complying with:
 - Limit negative effects of construction activity during the Gila Woodpecker breeding season.
 - Proper removal of noxious weeds and invasive plant species.
 - ▶ EPNR otherwise accepts the proposed scope of work.
 - ▶ The proposed uses are not expected to generate any smoke, odors, dust or vibration.



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CUP Requirements

2. **The type and characteristics of the use are reasonably compatible with the uses existing or planned in the immediate surrounding area.**
 - a. **Examples of compatibility considerations include scale, architecture, intensity, sound levels, volume and character of traffic, appearance, hours of operation and potential adverse impacts.**
 - ▶ The proposed use is contained in the Riverwalk master lease. This area also contains entertainment uses such as Top Golf, as well as a hotel and several office buildings. The building is of a similar scale as other developments in the area.
 - ▶ Architecture of the building will be reviewed through the Design Review application process to ensure high quality design and cultural influences while blending in with nearby buildings in Riverwalk.
 - ▶ A Traffic Impact Study was submitted with this application. The study states that peak traffic volumes will occur during weekends and evenings, similar to Top Golf.
 - ▶ Cartique will be open 7 days a week, 11am–9pm Sunday – Thursday, 11am–12am Friday and Saturday.



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CUP Requirements

3. **Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.**
 - a. **Examples of infrastructure include adequate street capacity or traffic control, water and sewer lines, and public safety service.**
 - ▶ The use will be served by existing utilities within Riverwalk. These include water, sewer, storm drain, gas, telecommunications, and power.
 - ▶ The use has been reviewed by SRPD and SRFD. Both departments have provided letters indicating their approval of the project.
 - ▶ The Traffic Impact Study recommended two road improvements. The applicant will be required to implement these during project construction.
 - Stripe a two way left turn lane on the Riverwalk collector road (the road to access Top Golf).
 - Rebuild the eastbound left turn lane on Talking Stick Way to add additional capacity.



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CUP Requirements

4. The use in the proposed location is consistent with the goals and policies of the General Plan.

- ▶ Goal 6.1 – Provides lease income to landowners.
- ▶ Goal 6.4 – New developments are compatible with surrounding uses.
- ▶ Goal 8.3 – Ensure developments contribute to infrastructure needs.
- ▶ Goal 10.1 – Balance economic development in the Community.
- ▶ Goal 10.2 – To encourage sustainable economic development.
- ▶ Goal 10.3 – Encourage diverse economic opportunities.



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Recommended Stipulations

1. The attendance of each event, including auctions, shall not exceed the maximum attendance (MA) provided for in the Cartique Parking Analysis and Traffic Impact and Mitigation Analysis (TIMA), approved by the SRPMIC Zoning Administrator. Events exceeding the MA shall require approval through a Special Use Permit. Events, indoor or outdoor, may not be held simultaneously if the total expected attendance exceeds the MA.
2. Use shall adhere to Salt River Fire Department (SRFD) requirements as listed below or as determined by the SRFD:
 - a. Vehicles will not have more than 5 gallons of fuel inside the gas tank.
 - b. All vehicles will have their battery disconnected.
 - c. A fire extinguisher will be within 50 feet of each vehicle.
 - d. No refueling or repairs of vehicles are permitted inside the building.
3. This Conditional Use Permit expires if the use is not commenced within seven (7) years of the adoption date of this resolution.

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Use Variance

Table 4.1 Land Use Table

Key: **A** – Allowed; **AC** – Allowed with conditions; **C** – Requires Conditional Use Permit; **Blank** – Use is not allowed; **P** – Prohibited.

GENERAL LAND USE CATEGORY	PRINCIPAL USE	ZONING DISTRICTS								
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	Amusement Park, Theme park				C					
	Aquarium				C					
	Casino or Gaming facilities (by the Community only)				A					
	Drive-in Theatre				C					
	Driving range, Golf course				C			C		C
	Exhibition or convention center				C					
	Auction							C		
	Auto/light vehicle rental				C		AC	AC		
	Auto/light vehicle rental pickup			AC	AC	AC	AC			
Auto/Light Vehicle - Sales, Rental, Service, Repair and Maintenance -- businesses involved in the sale, leasing, storage, and servicing of autos and light vehicles such as motorcycles, light trucks, trailers and boats.	Auto/light vehicle sales and leasing (indoors)				C		C	C		
	Auto/light vehicle sales and leasing (outdoors)				C		C			



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What is a Use Variance?

- ▶ A specific use that is not listed as allowed, allowed with conditions, or allowed with a CUP in a particular zoning district may be allowed through a use variance.
- ▶ A use approved by a use variance may not be changed, altered or increased in intensity except as specifically approved by the Community Council.
- ▶ The Community Council may approve a use variance if it finds that the five (5) findings required by the Zoning Ordinance have been met.
- ▶ A use variance expires if the use granted is not established within one (1) year of approval, or if the use is discontinued for one (1) year.



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Why do Auto Auctions Require a Use Variance?



Typical Auto Auction
(Shown: Barrett Jackson)

(image source: barrett-jackson.com)



Proposed Cartique Rendering
(Conceptual, provided by applicant)



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Why do Auto Auctions Require a Use Variance?

Exhibit A
Auto Auction Examples

Examples of cars
that could be sold at
auction events,
provided by
applicant:



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Use Variance Requirements

1. **The characteristics of the proposed use, its scale, intensity, architecture, appearance and hours of operation are compatible with the uses existing or permitted in the surrounding area.**
 - ▶ Auctions will be held at the proposed Cartique facility, the appearance of which has been demonstrated to be compatible with surrounding buildings.
 - ▶ Auctions will be held indoors during business hours.
 - ▶ The applicant estimates that approximately two (2) auctions will be held per month, with around fifty (50) automobiles being auctioned per event. These are small in scale and are not expected to be detrimental to surrounding businesses.

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Use Variance Requirements

2. **The proposed use is not detrimental to the public health, safety or welfare of surrounding areas or injurious to the existing or future allowable uses or improvements of adjacent properties in the zoning district.**
 - ▶ All cars will be subject to the conditions set forth by SRFD:
 - Vehicles stored indoor have their battery disconnected
 - Not more than 5 gallons of gas stored in the fuel tank
 - A fire extinguisher is located within 50 feet of each vehicle.
 - No vehicle repairs or refueling are permitted inside the building
 - ▶ Auto auctions are capped at 500 attendees per event, mitigating traffic concerns.

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Use Variance Requirements

3. **The Community would derive greater benefit from the use in the proposed location than it would if the use were located in an existing zoning district in which it is allowed.**
 - ▶ There are no areas in the Community zoned Light Industrial (LI) that are appropriate or compatible for an entertainment-oriented use such as Cartique.
 - ▶ Riverwalk provides proximity to Talking Stick Resort, Top Golf, and the Pavilions shopping center, creating opportunities for Cartique patrons to visit these places.

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Use Variance Requirements

4. **Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.**
 - ▶ Auctions will be held at the proposed Cartique facility, which has been demonstrated to provide adequate infrastructure.

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Use Variance Requirements

5. Any adverse impacts of the proposed use on surrounding properties will be adequately mitigated in a way that will not require a burdensome or extraordinary level of enforcement or monitoring.
- ▶ Auctions will be limited to 500 attendees per event. Auction events are ticketed or by invite only, making the number of attendees easy to track.

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Recommended Stipulations

1. Use shall adhere to Salt River Fire Department (SRFD) requirements as listed below or as determined by the SRFD:
 - a. Vehicles will not have more than 5 gallons of fuel inside the gas tank.
 - b. All vehicles will have their battery disconnected.
 - c. A fire extinguisher will be within 50 feet of each vehicle.
 - d. No refueling or repairs of vehicles are permitted inside the building.

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Environmental Review

- An Environmental Review was conducted by CDD Environmental Protection and Natural Resources (CDD-EPNR) on November 21, 2024. The memo accepts the proposed scope of work.
- A Concurrence memo was issued by the SRPMIC Tribal Historic Preservation Office (THPO) on November 6, 2024, and found “No Historic Properties Affected”.

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LMB Recommendation

- ▶ The Land Management Board (LMB) held a Community Hearing on July 28, 2025 and recommended approval of the two conditional use permits and one use variance with the stipulations presented.



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Next Steps

- ▶ SRPMIC Council Follow-up Meeting/Decision



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Thank you!

- ▶ **Contact information:**

- Noah Katt, CDD/PSD Planner II
 - E-mail: noah.katt@srpmic-nsn.gov
 - Telephone: 480-362-3269
- Adam DeCook, CDD/PSD Manager
 - E-mail: adam.decook2@srpmic-nsn.gov
 - Telephone: 480-362-2707



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