

**SRPMIC Community Development Department  
Planning Services Division**

*presents to the*

**Land Management Board**

**Conditional Use Permit Application  
Case 23-CUP-01  
Paradise Earth**



**June 8, 2026**

# Agenda

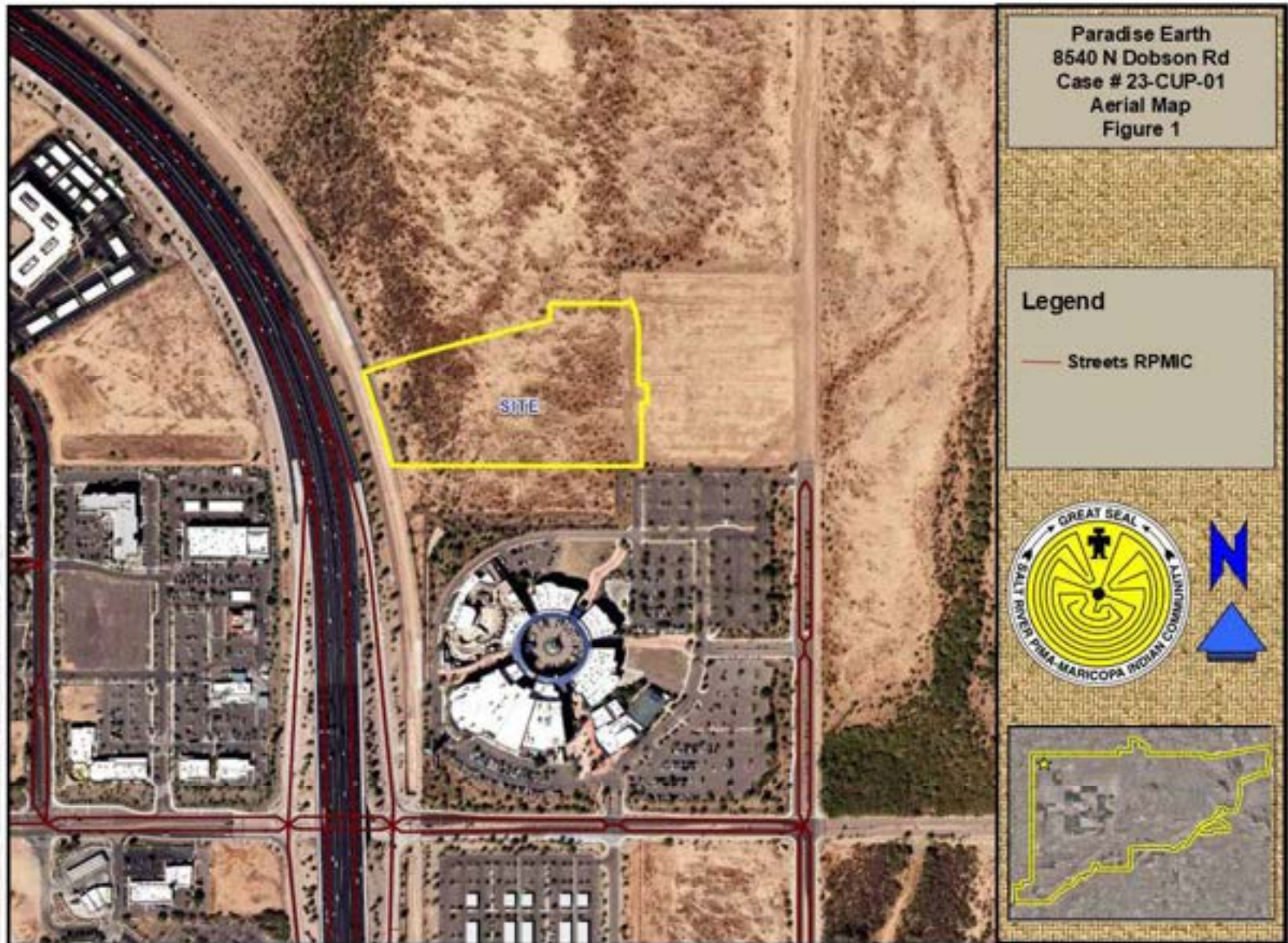
1. Applicant's Request
2. Background Information
3. Conditional Use Permit Application
  - What is a Conditional Use Permit (CUP)?
  - CUP Findings
  - Staff Recommended Conditions
4. Next Steps

# Applicant's Request

- ▶ Paradise Gateway, LLC. requests a Conditional Use Permit to allow an indoor wildlife exhibit use within the Paradise Gateway development.
- ▶ The Paradise Earth project proposes the following:
  - Building Size – 92,716 gross square feet
  - Primary Use – Indoor wildlife exhibit
  - Accessory Uses – Retail Store, Snack Bar and Restaurant
- ▶ Lot Size: 10.5 Acres
- ▶ Location: 8450 North Dobson Road



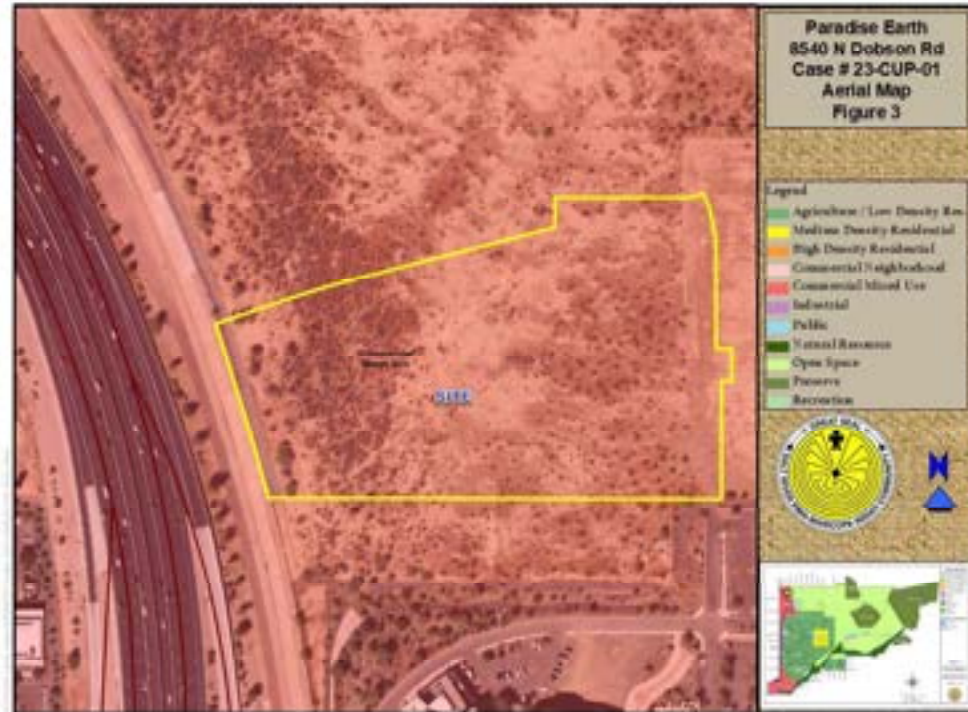
# Aerial



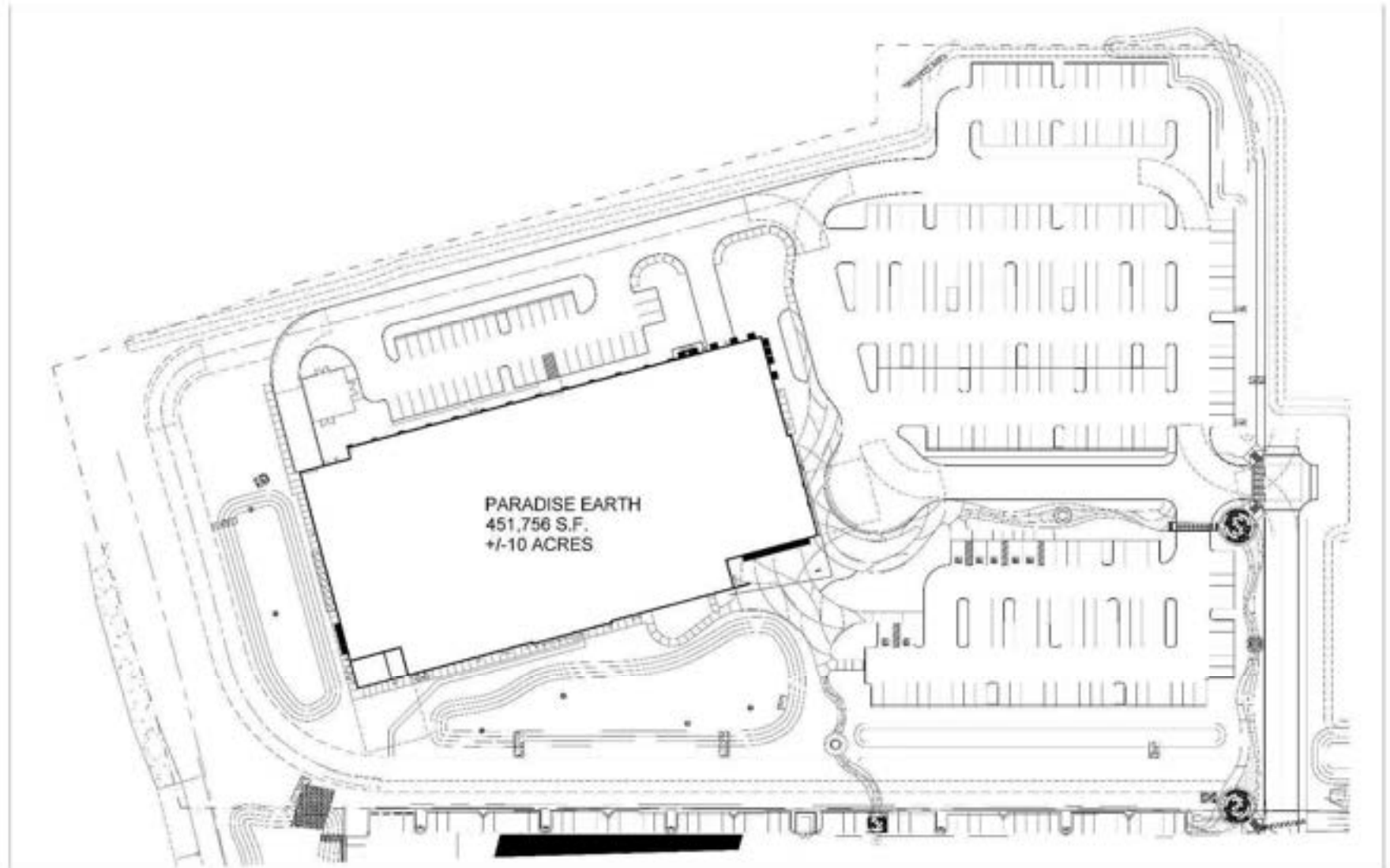
# Zoning - C3 Zoning District within the Pima Corridor Overlay District



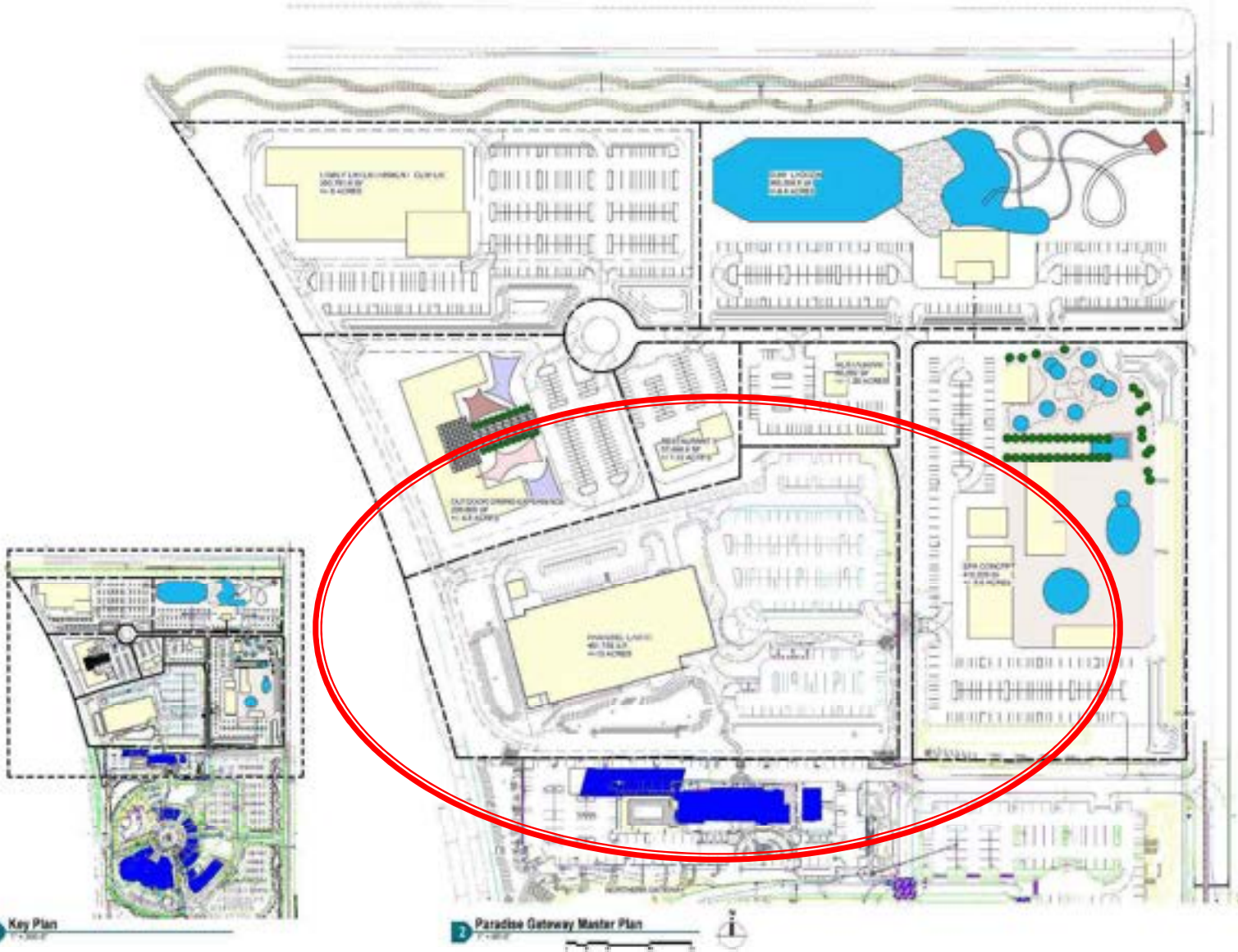
General Plan -  
Commercial Mixed Use



# Site Plan



# Site Plan



D Key Plan

D Paradise Gateway Master Plan



**DFDG**  
Architecture

PROVISIONAL  
NOT FOR  
CONSTRUCTION

AZ BOARDWALK - PARADISE  
GATEWAY MASTER PLAN

A101





# Conceptual Renderings

Conceptual building elevations and perspectives



# Conceptual Renderings

Conceptual building elevations and perspectives



# Conceptual Renderings

Conceptual building elevations and perspectives



# Conceptual Renderings

Conceptual building elevations and perspectives



Conceptual building elevations and perspectives



# What is a Conditional Use Permit (CUP)?

- ▶ All Community lands are divided into different zoning districts that allow particular sets of 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 uses with Council approval.

# CUP Requirements

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

- *Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.*
- There will be no use of explosives, exhibits/displays creating explosions or vibrations on-site.
- Fire and/or smoke will not be generated by the use and any restaurants and snack bars (i.e. Starbucks).
- Solid bird waste will be swept up and liquid waste will be mopped up. No waste will be released into the sanitary sewer system.
- The site will be built-up and maintained to minimize any dust potential.
- Music will be within the building only.



# CUP Requirements (contin)

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

- Sanitary Conditions will be maintained inside the facility, including odors, animal containment, pest control to ensure public health of staff and visitors and animals.
- Animal Welfare is a top priority for the wildlife exhibit. This will include accreditations, licensing and professional memberships:
  - Association of Zoos and Aquariums (AZA) Accreditation and adherence to their policies and guidelines.
  - USDA Class C Exhibitor's License
  - Animal Welfare Act by USDA Animal and Plant Health Inspection Services (APHIS)
  - International Association for Avian Trainers and Educators (IAATE)



# CUP Requirements (contin)

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

- To ensure animal welfare, the applicant has provided numerous plans to ensure health and safety of animal under Paradise Earth's care. The following list are example of care plans:
  - Zoonosis Training
  - Injury Protocols
  - Pest Control Plan
  - Post-mortem Examination (Necropsy)
  - Animal Welfare Program
  - Species Care Requirement
  - Euthansia
  - Quarantine Protocol
  - Research Policy
  - Animal Records Management
  - Animal Enrichment Program



# CUP Requirements (contin)

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

- Bird feathers, furs/skins of mammalian species will be made available to the Community and/or held for public education within the exhibit.
- A list of preferred species has been provided.



# CUP Requirements (cont.)

2. The type and characteristics of the use are reasonably compatible with the uses existing or planned in the immediate surrounding area.

- *Examples of compatibility considerations include scale, architecture, intensity, sound levels, volume and character of traffic, appearance, hours of operation and potential adverse impacts.*
- Paradise Earth will be located within the Paradise Gateway development, north of Arizona Boardwalk. The proposed use is consistent with entertainment destination uses within the vicinity.
- The four-story aviary will be a “show-box” with the upper story consisting primarily of glass. Stipulations have been added to make sure that glare is not emitted from the building to adjacent properties.
- If approved, the project will be reviewed through the Design Review application process to ensure high quality design and include Pima and Maricopa cultural influences.

# CUP Requirements (cont.)

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.

- *Examples of infrastructure include adequate street capacity or traffic control, water and sewer lines, and public safety service.*
- Paradise Earth will be the first development within the Paradise Gateway development. There is currently no infrastructure provided to the site and will be provided as this project begins to develop.
- Two points of access will be required for adequate circulation and fire access to the project via Paradise Gateway development.



# CUP Requirements (cont.)

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.

- The traffic impact report stamped by a traffic engineer stated the existing roadway network will adequately support the traffic expected for the Paradise Earth project.
- This proposal was reviewed by SRFD and SRPD. The SRFD and SRPD letters are included in the staff report. SRFD is requesting two points of fire access to the project location.



# CUP Requirements (cont.)

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

- ▶ Goal 1.7 – To ensure that the built environment is aesthetically pleasing and compatible with the natural surroundings and Pima-Maricopa cultural values.
- ▶ Goal 1.9 – To achieve environmental stewardship in the design and construction of all public and private projects.

# Environmental Review

- An Environmental Review was completed by CDD Environmental Protection and Natural Resources (CDD-EPNR) on September 10, 2023 and recommends environmental and archaeological clearance.
- A Cultural Clearance memo was issued by the SRPMIC Tribal Historic Preservation Office (THPO) on October 4, 2023 and found ‘No Historic Properties Affected’.

# Recommended Stipulation

Eighteen (18) stipulations are included in the LMB Report. Stipulations for this CUP request include:

1. Reporting requirements and licensing.
2. Insurance Requirements
3. Exhibit Collection
4. Animal Welfare and Care Requirements
5. Public Health and Zoonotic Disease Prevention
6. Waste Management Plan
7. Odor Mitigation Plan
8. Lighting Impact Mitigation
9. Access Requirements for Public Safety
10. Separate Restaurant from Open Aviary Experience
11. SRPMIC Inspection and Compliance Protocol

# Community Hearing Approval Process

- ▶ Land Management Board Review Session
- ▶ Land Management Board Community Hearing
- ▶ Land Management Board Recommendation
- ▶ SRPMIC Council Notification
- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



# Thank you!

▶ **Contact information:**

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