

SRPMIC Community Development Department Planning Services Division

presents to the

Community and Community Council

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



July 15, 2026

Agenda

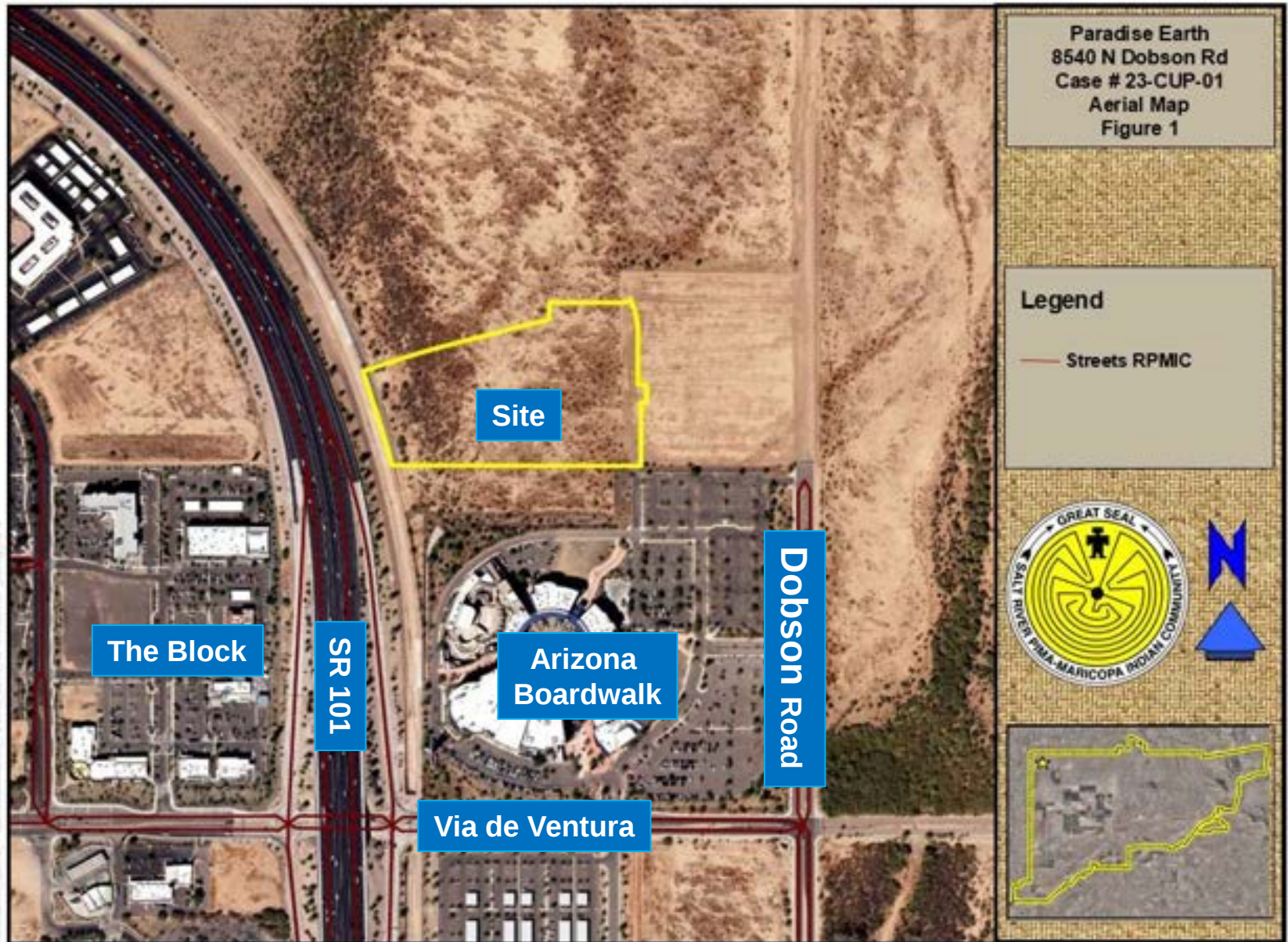
1. Applicant's Request
2. Background Information
3. Conditional Use Permit Application
4. Land Management Board Recommendation
5. Next Steps

Applicant's Request

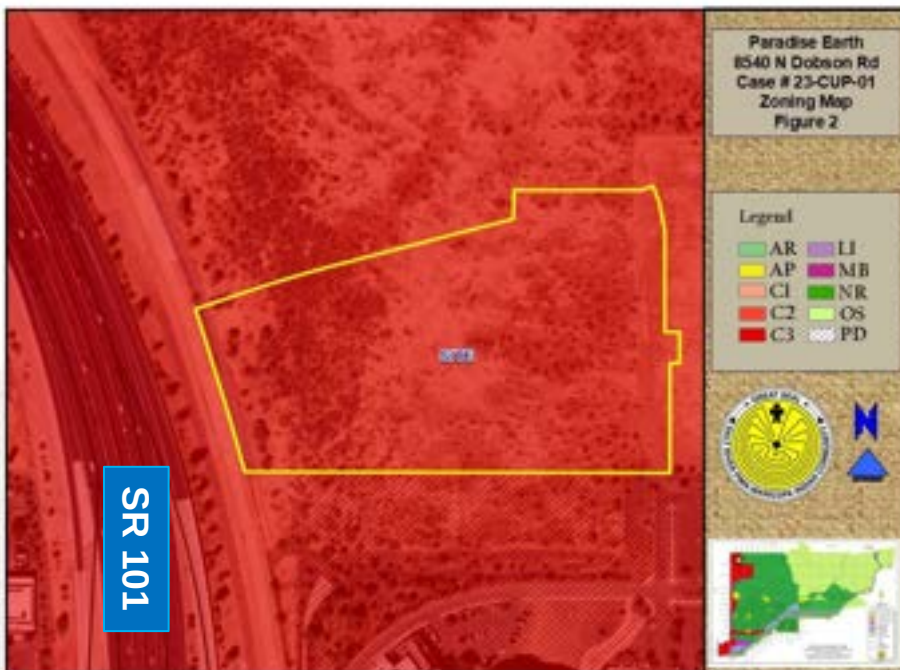
- ▶ Paradise Gateway, LLC. requests a Conditional Use Permit to allow an indoor wildlife exhibit use within the Paradise Gateway development.
- ▶ The Paradise Earth project proposes the following:
 - Building Size – 92,716 gross square feet
 - Primary Use – Indoor wildlife exhibit
 - Accessory Uses – Retail Store, Snack Bar and Restaurant
 - Exhibit – Avian (birds) Exhibit including freshwater fish, two-toed sloths, snakes/reptiles, small amphibians, and invertebrates.
- ▶ Lot Size: 10.5 Acres
- ▶ Location: 8450 North Dobson Road



Aerial



Zoning – C3 Zoning District within the Pima Corridor Overlay District



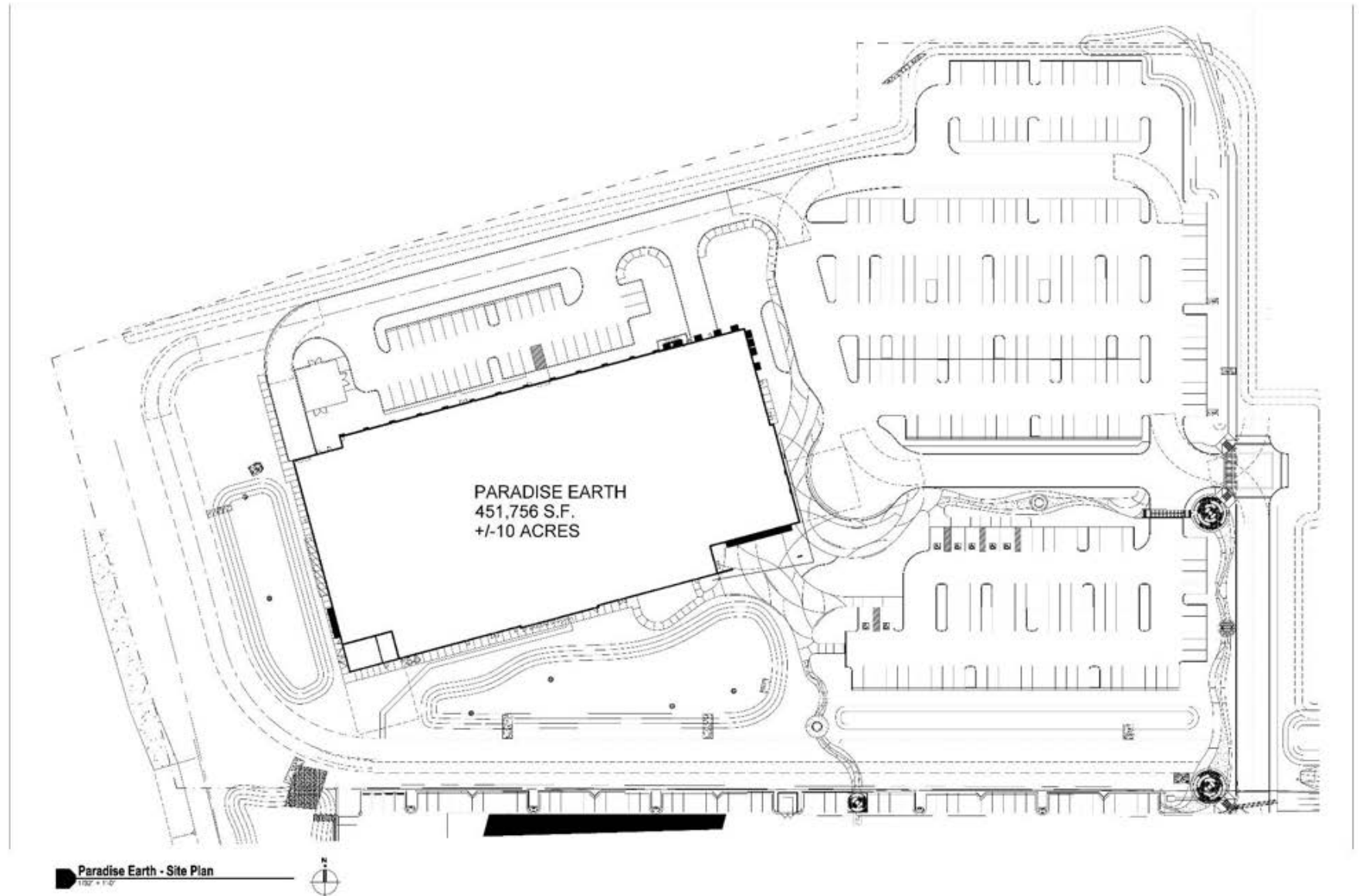
SR 101

General Plan –
Commercial Mixed Use



SR 101

Site Plan



Conceptual Master Site Plan



Conceptual Renderings

Conceptual building elevations and perspectives



Looking Northwest



Looking Northwest



Looking Northwest



View of Entrance



Looking Southeast



Looking North



Looking East



Looking Southeast



Looking Southwest

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 – i.e. exhibits/displays creating explosions of vibrations on-site.
- Fire and/or smoke will not be generated by the use and any restaurants and snack bars (i.e. Starbucks).
- No animal waste will be released into the sanitary sewer system. Solid bird waste will be swept up and liquid waste will be mopped up.
- The site will be built-up and maintained to minimize any dust potential.
- Music will be within the building only.



CUP Requirements (cont.)

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 and pest control to ensure public health of staff and visitors and animals.
- Animal Welfare is a top priority for the wildlife exhibit. Paradise Earth will have proper 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 (cont.)

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 animals under Paradise Earth's care. The following list are example of detailed care plans:
 - Zoonosis Training and Disease Prevention
 - Avian Emergency and Injury Protocols
 - Pest Control Plan
 - Post-mortem Examination (Necropsy)
 - Animal Care Program
 - Species Care Requirements
 - Euthansia Procedures
 - Quarantine Protocol
 - Research Policy Protocol
 - Research Committee
 - Animal Records Management Policy
 - Institutional Collection Plan
 - Animal Enrichment Program
 - Exhibit List – all birds and species to be displayed in exhibit.



CUP Requirements (cont.)

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. This list was reviewed with staff.



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 existing and proposed entertainment destination-type uses within the vicinity.
- The four-story aviary will be a “show-box” with the upper story consisting primarily of glass. Stipulations have been recommended to make sure that glare is not emitted from the building to adjacent properties and require bird safe glass.
- 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 statement stamped by a traffic engineer stated the existing and proposed roadway network will adequately support the traffic expected for the Paradise Earth project, which is the first phase of the Paradise Gateway development.
- This proposal was reviewed by SR Fire Department and SR Police Department. The Fire Department 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 1.5.1 states that new development does not damage or compromise the value of areas of cultural significance in the Community.
- ▶ Goal 1.7.2 will be achieved because many of the architectural design elements on the outside of the building will have Pima-Maricopa cultural values blended into the sides.
- ▶ Goal 1.7.5 requires development proposals to minimize impacts on views while providing privacy for residents.
- ▶ Goal 1.9.1 project will include Environmentally Sensitive Design principles.
- ▶ Goals 6.1.1 –6.1.3 will be met because the project will take into consideration the Community's cultural, environment, and economic well-being.
- ▶ Goal 6.2 outlines the need to promote human-scale features in commercial and mixed-use development to promote pedestrian activity and comfort.
- ▶ Goal 10.1.1 project will create land lease income as outlined in the Paradise Gateway LLC B-779 Master Lease.
- ▶ Goal 10.2.1 project will provide goods and services to Community Members.
- ▶ Goal 10.3.1. The Community's Preferences Guidelines and Rules will be adhered to.

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’.

LMB Recommendation

- The Land Management Board (LMB) held a Community Hearing on June 22, 2026 and recommended approval of the conditional use permit with 17 stipulations.

LMB Recommendation (cont.)

Seventeen (17) stipulations for this CUP request include:

1. Reporting requirements including licensing and inspection records.
2. Maintain proper insurance requirements for the exhibit.
3. Community shall bear no responsibility or legal liability for any matters arising from or related to Paradise Earth.
4. The CUP use may be suspended, revoked or terminated if Paradise Earth is in violation of the Zoning Code, the approved CUP stipulations (if approved) or if the animals in care are housed in unsafe and unsanitary conditions.
5. Feathers and/or deceased animals shall be donated to Liberty Wildlife with caveat they be made available to SRPMIC first.
6. Provide any incident reports that may affect the Community or surrounding area.
7. Use bird safe glass to prevent any free flying bird injury.
8. Exhibit Collection List shall be provided to SRPMIC.

LMB Recommendation (cont.)

Seventeen (17) stipulations for this CUP request include:

9. Specific Care and Veterinarian Credential Requirements
10. Zoonotic Disease Prevention stipulations, including Community notification if a public health event occurs.
11. Waste Management Plan will be required by Public Works.
12. Odor Mitigation Plan will be required by CDD EPNR.
13. Adjacent lighting impact mitigation will be required by CDD Planning Services.
14. Two point of access requirement for Public Safety and Emergency Response
15. Separation of Restaurant use from Open Aviary Experience to prevent unsanitary conditions and disease transfer.
16. SRPMIC inspection and compliance protocols agreed to by the applicant.
17. This use expires if not commenced within 7 years.

Community Hearing Approval Process

- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



Thank you!

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How do I make public comments?

- ▶ **By Phone:** (480) 362-7470
- ▶ **By Email:** Public_Hearing_Comments@srpmic-nsn.gov
- ▶ **By Text:** (623) 282-5757
- ▶ **By Mail:** Send your written comments to **CDD, Attn: Public Comments, 10005 E. Osborn Rd, Scottsdale, AZ 85256**
- ▶ **Comment Forms:** Located at the back of the room.
- ▶ **Listen to Hearing and/or view presentation:**
<https://www.srpmic-nsn.gov/government/1879-phc/>
- ▶ **Comments will be accepted through 5:00 p.m. on July 28, 2026.**

