



MEMO

TO: Planning and Zoning Commission
FROM: Ray Erlandsen, Zoning Administrator
DATE: April 13, 2008
SUBJECT: 200 W. Frontier Street
Rezone R3-MH to C-2

P-353-09

Background

The applicant, Seven Js LLC, is requesting approval of a zone change from R3-MH to C-2 as depicted on Exhibit A to accommodate a wider variety of commercial uses within the existing commercial buildings, and to eliminate split zoning on this property.

Analysis

The site is currently bordered by R3-MH zoned property on the north and west. The south and east sides are currently C-2, the south being the remainder of the applicants property and a portion of the existing shopping center and the east a manufactured home park.

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for Commercial development that may include large or neighborhood shopping centers, hotels and motels, and/or convenience centers dependent upon controlled access and compatibility of land uses.

Staff Recommendation

Recommendation: Approval

Suggested Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of P-353-09, a request to rezone the northern 100 feet of the shopping center located at 200 W. Frontier Street from R3-MH to C-2 as depicted on Exhibit A of the staff report.”

3230

RECORD OF SURVEY

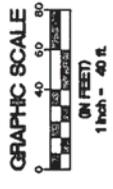
OF LOTS 1 AND 4, RESUBDIVISION OF LOTS 19 AND 20, GREER ADDITION, G.C.R. MAP 104
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE G. & S.R.M., TOWN OF PATYSON, GILA COUNTY, ARIZONA

TOWN OF PATYSON APPROVALS
ZONING ADMINISTRATOR *[Signature]* DATE 10-6-06
PUBLIC WORKS ENGINEER *[Signature]* DATE 10-6-06
T.O.P. JOB NO. 06/006

EXHIBIT "A"

STATE OF ARIZONA, COUNTY OF GILA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED
AND RECORDED AT THE REQUEST OF *[Signature]*
DATE 10/19/06 TIME 10:52 AM BY *[Signature]* 3230
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR
FIRST WRITTEN ABOVE
LINDA HAUGHT ORTEGA, GILA COUNTY RECORDER

[Signature]
2006-017164



FOR: LEROY HAAK LIVING TRUST
LEROY P. & JEANNE K. HAAK, TRUSTEES
108 W. SHERWOOD
PATYSON, ARIZONA 85541

LEGEND

- R = RECORD INFORMATION (PER G.C.R. MAP No. 104)
- M = MEASURED INFORMATION
- C = CALCULATED INFORMATION
- F.L. = FENCE LINE
- O.H. = OVERHANG OF BUILDING
- O = FOUND MONUMENT (AS NOTED)
- = SET 5/8" REBAR W/TAG MARKED "L.S. #18436" (UNLESS NOTED OTHERWISE)
- 304-08-067 = COUNTY ASSESSORS PARCEL NUMBER

NOTES

- THIS SURVEY WAS BASED UPON THAT REPORT BY PIONEER TITLE AGENCY, INC., ORDER NO. 00128255, EFFECTIVE DATE BEING 8-6-06.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF SEPTEMBER, 2006.

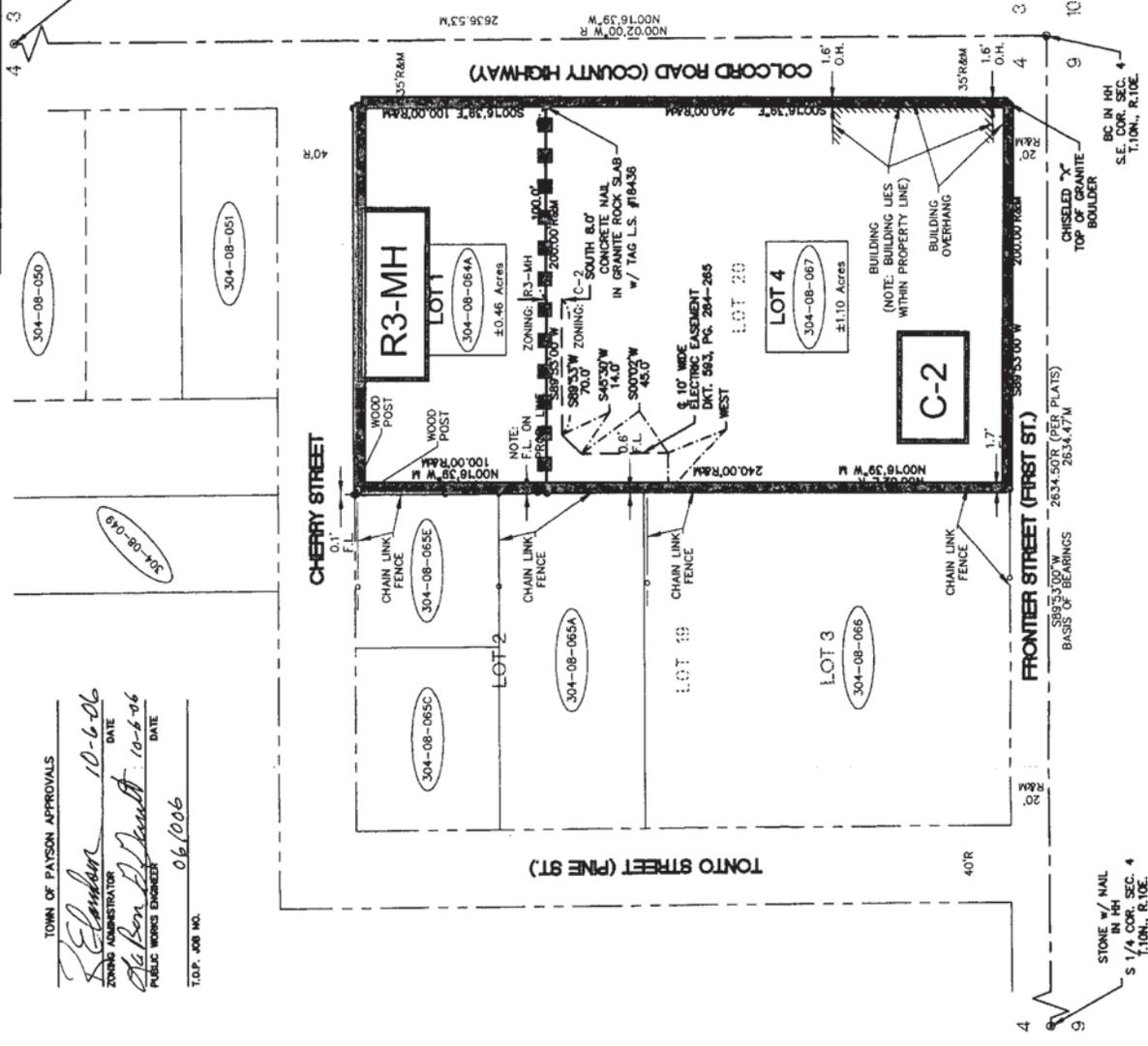


BLAIR C. MEGGITT, R.L.S. #18436
JOB NO. 06074

SHEET 1 OF 1



3230



STONE W/ NAIL
IN HH
S 1/4 COR. SEC. 4
T.10N., R.10E.

STONE IN HH
E 1/4 COR. SEC. 4
T.10N., R.10E.

STONE IN HH
S.E. COR. SEC. 4
T.10N., R.10E.



CASE NUMBER P-353-09

TOWN OF PAYSON PLANNING AND ZONING COMMISSION OR BOARD OF ADJUSTMENTS APPLICATION

The undersigned Applicant(s) hereby applies for:

- Abandonment Request
- Administrative Appeal
- Code Amendment
- Conditional Use Permit
- Development Master Plan
- Devel. Agreement, PAD & SPD
- Final Subdivision Plat
- General Plan or Land Use Plan Amendment
- Minor Land Division
- P & Z Commission Appeals
- Preliminary Subdivision Plat
- Temporary Use Permit
- Variance
- Zone Change

RECEIVED

MAR 10 2009

COMMUNITY DEVELOPMENT
DEPARTMENT
May, 2007

Project Address: 200 W. FRONTIER ST. Tax Parcel Number: 304-08-064C
 Subdivision: GREER ADDITION (Lots 197-20) Lot Number: 1
 Name of Applicant(s): Seven Js LLC Phone #: _____
 Mailing Address: P.O. Box 13108 (Chandler) Town: Chandler St: AZ Zip: 85248
 Name of Property Owner(s): Same
 Mailing Address: P.O. Box 13108 Town: Chandler St: AZ Zip: 85248
 Contact Person: ROB MCKINLEY Phone #: 602-616-5224 Fax #: _____
 Payson Business License # _____ Sales Tax # 20150387

Detailed Description of Request:

REZONE LOT 1 FROM R3-MH to C-2 to
CONFORM WITH REST OF PROPERTY & to PRESENT
USAGE

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Rob McKinley
Print Name

[Signature]
Signature

3-10-09
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	3/10/09	Sld	\$ 350 ⁰⁰
COMPLETED APPLICATION	3/25/09	Sld	
NEWSPAPER PUBLICATION	3/27/09	Sld	
300' NOTIFICATION MAILOUT	3/25/09	Sld	
POSTING DATE	3/24/09	Sld	
			CHECK NUMBER: <u>CC</u> DATE: <u>3-10-09</u>

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

Gila County Parcel Information Search

Assessor Information 304-08-064C

Parcel/Tax ID	304-08-064C
Tax Year	2009
Site Address	200 W FRONTIER ST, PAYSON
Owner Name	SEVEN JS LLC,
Owner Address	C/O ROBERT D MCKINLEY PO BOX 13108 CHANDLER, AZ 85248
Tax Area	1053
Land Value	\$19,313.00
Improvement Value	\$286,318.00
Full Cash Value	\$305,631.00
Assessed Full Cash Value	\$67,239.00
Limited Value	\$280,185.00
Assessed Limited Value	\$61,641.00
Value Method	Cost
Exempt Amount	\$0.00
Exempt Type	
Use Code	1130
Property Use	1130-RETAIL STRIP CENTER
Class Code	Commercial
Assessment Ratio	22.000000
Sale Price	
Sale Date	
Instrument Type	
Book	
Page	
Parcel Size	0.00
Township, Range, Section	
Legal Description	GREER ADD RESUB LOT 19 & 20; W 200' OF N 100' LOT 1 OUT OF 304- 08-064A & B
Property Type	REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	2560	1985	\$122,829.00
2	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	3072	1985	\$163,489.00

P-353-09
304-08-064C

200 W. Frontier Street

LEGAL DESCRIPTION

LOT 1 OF RESUBDIVISION OF LOTS 19 & 20, GREER ADDITION G.C.R. MAP 104; LOCATED IN A PORTION OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 4 T10N R10E OF THE G. & S.R.M., TOWN OF PAYSON, GILA COUNTY, ARIZONA.

CITIZENS
PARTICIPATION
MATERIAL

Citizen Participation Meeting
March 10, 2009

— BONANZA SQUARE —

A meeting was held on above date from 10:00 am to 12:00 ~~noon~~ at 200 N. Frontier Street, Unit 2 for citizens to attend & voice their concerns about their request for zoning change.

One citizen attended the meeting. Her name is Audrey James of Payson. She had no objection to the rezoning.


Rob McKinley
Seven JS LLC
BONANZA SQUARE

RECEIVED

MAR 10 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

**SEVEN JS LLC
P. O. BOX 13108
CHANDLER, ARIZONA 85248**

NOTICE OF CITIZEN PARTICIPATION MEETING

February 20, 2009

Dear Property Owner/Resident:

Seven Js LLC, owners of Bonanza Square, 200 W. Frontier St., would like to cordially invite you to a citizen participation meeting regarding a zoning change of Lot #1 of the site in question from R3-MH to C-2, to conform with present usage.

The meeting will be held on Tuesday, March 10th at 10:00 to 12:00 in the morning at Bonanza Square in Unit "L".

A copy of the sitemap is enclosed.

If you cannot attend and you have any questions, please email them to pkder12@juno.com, or call 602.616.3558

Cordially,



Rob McKinley

Managing Partner

RECEIVED

FEB 19 2009

**COMMUNITY DEVELOPMENT
DEPARTMENT**