



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks
Planning Specialist

DATE: July 6, 2015

SUBJECT: Conditional Use Permit Request
706 E. Hwy 260-car wash and outside display uses in C-2 **CUP15-008**

Background

This is a request by Team CB Petroleum Properties property owner; Shawn Dugan, applicant; to allow a carwash use and outside display use in a C-2 Zoning District at 706 E. Highway 260, parcel number 304-07-021B. The property is zoned C-2, General Commercial and presently in use as a convenience store with gasoline and bulk propane sales. The site is bordered by C-2 zoned property on three sides and by R3-MH zoned undeveloped property to the north.

Analysis

The business was recently re-opened. The new owner desires to add a carwash to the existing facility as shown on the site plan submitted/stamped June 29, 2015. Also included in this request is the ability to add a propane exchange display rack as well as seasonal retail display (ie bundled firewood, sleds, etc). The Unified Development Code (UDC) requires a conditional use permit (CUP) for “outside display” and “car wash” uses in C-2 zoning districts.

The proposed display areas are located at the front of the building to the left and right of the entry doors along the sidewalk. Sidewalk displays/events shall comply with American’s with Disability Act accessibility requirements.

This site is within the Commercial Design Review Overlay District. The car wash addition will be required to comply with Design Review requirements prior to application for a building permit.

This application has been reviewed by the Development Services Committee and no concerns have been noted. All Town of Payson development requirements will need to be satisfied during the building permit application.

Staff Recommendation:

Staff finds the proposed use could be compatible with the topography and adjoining properties and recommends approval of CUP15-008 with the conditions listed below:

1. Use areas shall substantially conform to the site plan submitted/stamped 6/29/15.
2. Display areas shall not interfere with ADA accessibility.

3. Signage associated with the proposed car wash shall comply with all Town of Payson sign regulations.
4. All other Town of Payson development requirements shall be met.
5. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the car wash and outside display use at 706 E. Highway 260 conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve CUP15-008, a request to allow car wash and outside display uses in a C-2 zoning district at 706 E. Hwy 260 subject to the conditions recommended by staff.”

Neighborhood Involvement

A Citizens Participation meeting was conducted on June 24, 2015 at 10am. The Citizens Participation Report and related correspondence received by staff are attached for review.

* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

**TOWN OF PAYSON
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | | |
|--|---|---|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU | <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> P & Z Commission Appeal |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Guest Quarters | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Minor Land Division | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage | |

Jul, 2014

Project Address: 706 E. HIGHWAY 260 Tax Parcel Number: 304-07-021B
 Subdivision: _____ Lot Number: _____
 Name of Applicant(s): TEAM CB PETROLEUM PROPERTIES, LLC Phone #: 602-549-3719
 Mailing Address: 4737 E. BROADWAY RD Town: PHOENIX St: AZ Zip: 85040
 Name of Property Owner(s): SAA
 Mailing Address: _____ Town: _____ St: _____ Zip: _____
 Contact Person: SHAWN DUGAN Phone #: 928-472-2200 Fax #: 602-454-7047
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:

FULL SERVICE CARWASH & OUTSIDE DISPLAYS OF SEASONAL MERCHANDISE

(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/her behalf.

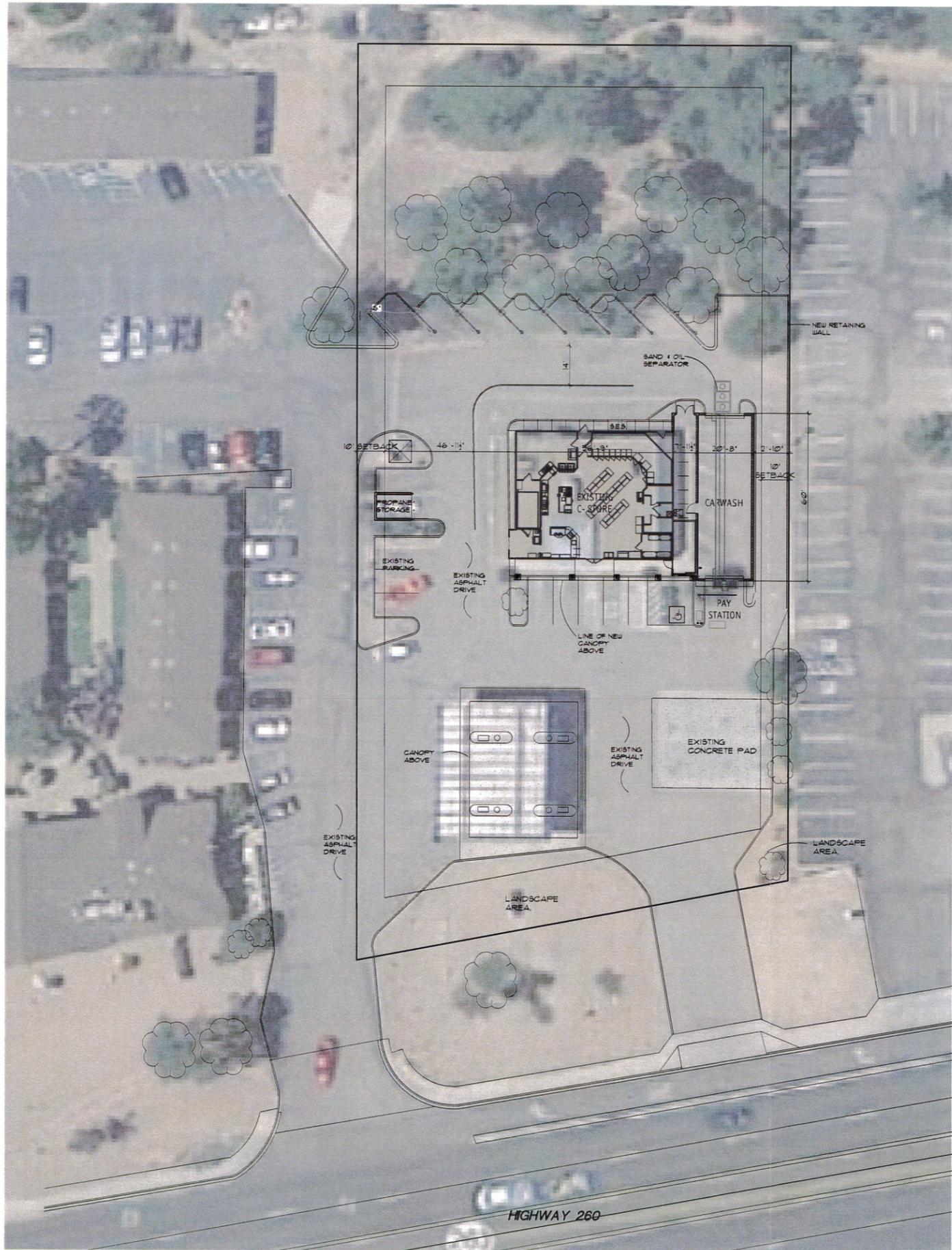
Shawn F. Dugan
Print Name

Shawn F. Dugan
Signature

06-25-15
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	6-25-15	Sld	Conditional Use Permit Other than SPR: \$500.00 PD Sld
COMPLETED APPLICATION	6-29-15	DW	
NEWSPAPER PUBLICATION	6-16-15	Sld	
300' NOTIFICATION MAILOUT	6-16-15	DW	
POSTING DATE	6-16-15	DW	
			CHECK NUMBER: <u>1454</u> DATE: <u>4/26/15</u>

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



TOP OF PAVING TO BE 3/4" MAX. BELOW F.F.E. AT COILING DOORS, U.N.O.
 TOP OF CONCRETE WALK TO BE - 1/2" MAX WITH F.F.E. AT ACCESSIBLE DOORS
 ACCESSIBLE CURB RAMP: SLOPE 1:12 MAX. SLOPE. PROVIDE A TRACTION SURFACE ON RAMP CONSISTING OF 1/4" x 1/4" @ 1' O.C. TOOLED GROVES.

A NEW BUILDING PROJECT CHEVRON WASH

PROJECT: CHEVRON WASH
 ADDRESS: 706 EAST HIGHWAY 260 PAYSON AZ
 SCOPE: A NEW EXPRESS CAR WASH BUILDING
 LEGAL DESCRIPTION: SEE CIVIL
 ASSESSOR PARCEL #:
 ZONING: C-2
 NET SITE AREA: XX,XXX SF (+/- .985 ACRES)
 BUILDING AREA: X,XXX S.F. GROSS
 STORIES: ONE STORY
 LOT COVERAGE: 8%
 LANDSCAPE AREA: 10,608 S.F.
 COVERAGE: 24.7%
 OCCUPANCY: 8
 CONSTRUCTION TYPE: V-B W/ A.F.E.S.
 ALLOWABLE AREA: 36,000 S.F. (SINGLE STORY)
 CLEAR HEIGHT: 16'-0"
 STRUCTURAL DEPTH: 32"
 SLOPE DEPTH: 1/4" PER 1'-0" MIN.
 BUILDING HEIGHT: 18'-8" PARAPET / 20'-0" TOWER FEATURE

AREA CALC.	TOTALS		
EXPRESS WASH			
REQUIRED PARKING CALCS			
OCCUPANCY	S.F.	FACTOR	TOTAL
STORE	XXX	300	X
CAR WASH		2 MIN	X
TOTAL			X
PARKING PROVIDED			
TOTAL REGULAR SPACES			8
TOTAL ACCESSIBLE SPACES			1
VACUUM STALL			X
TOTAL SPACES ON SITE			X

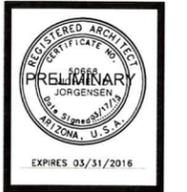
EXITS	TOTALS
EXITS REQUIRED	X
EXITS PROVIDED	X

LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- 12" CAST IN PLACE ROLLED CURB
- SITE WALL
- BALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- △ ACCESSIBLE ROUTE/PATH OF TRAVEL
- ⊕ FIRE RISER



2111 E. Fraktur Rd
Phoenix, AZ 85040
602.703.7913

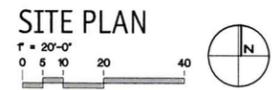


CHEVRON
CAR WASH

706 EAST
HIGHWAY 260
PAYSON, AZ

DATE
06.22.2015

RECEIVED
 JUN 29 2015
 COMMUNITY DEVELOPMENT
 DEPARTMENT



NOTICE OF ALTERNATE BILLING CYCLE:
 This contract allows the owner to require submission of bills or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

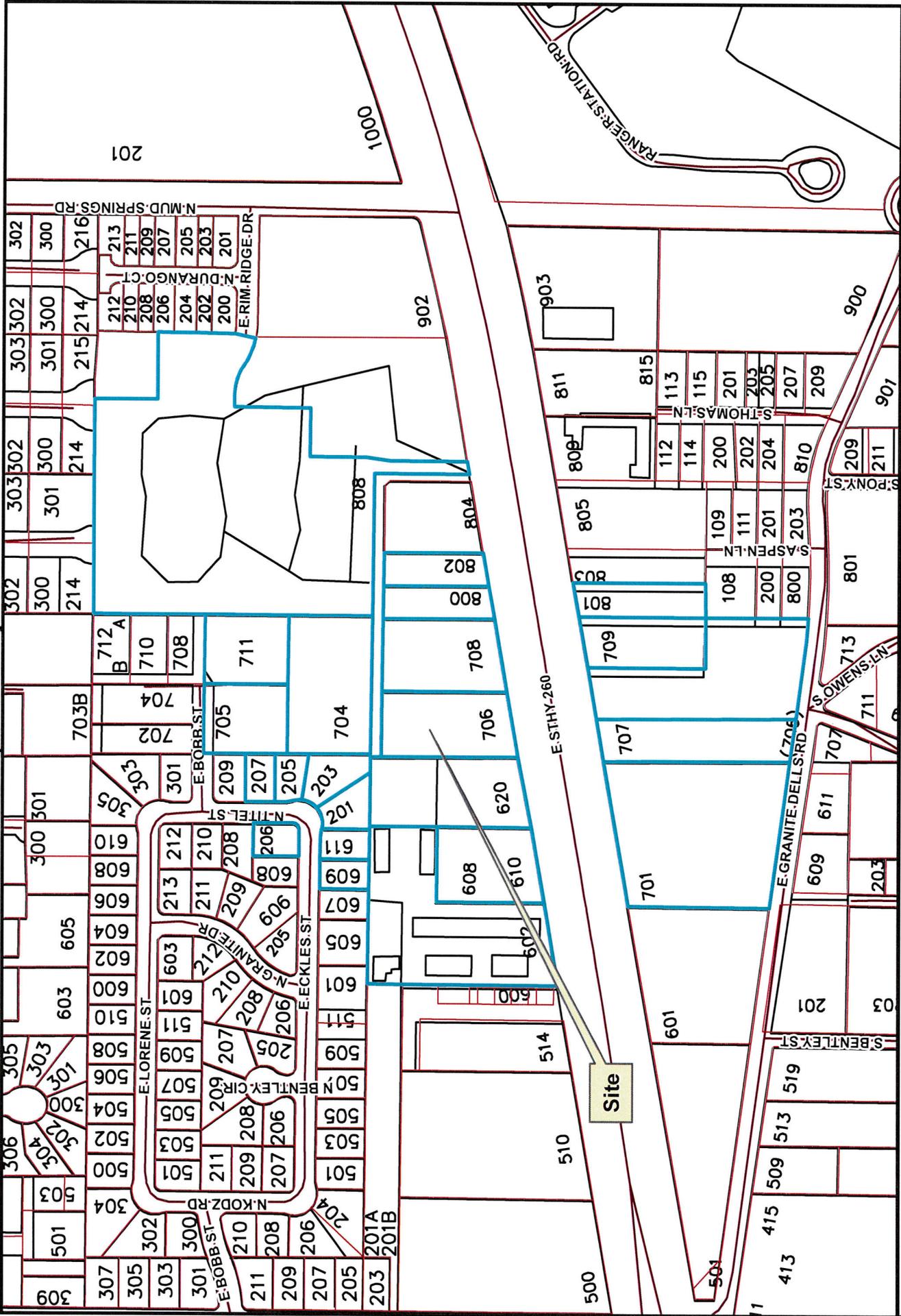
The architectural design and data presented in these documents is an instrument of service provided by MDJ Studios.
 All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to MDJ Studios for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: CW



300' Map 706 E. Hwy 260



303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonCIS_Master.mxd 11/28/2007



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

Payson Chevron/Rim Liquor
706 E. Hwy 260
Payson, Az. 85541

RECEIVED

JUN 11 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

May 19, 2015

Dear Property Owner,

Payson Chevron/Rim Liquor would like to give thanks to the community after four months being reopened and ask for your help going forward. On Wednesday, June 24th from 10:00 am-12:00, we will holding a meeting, at our station located at 706 E. Hwy 260, for community input, as Payson Chevron/Rim Liquor will be applying for a permit from the Town of Payson for certain uses that are conditional in C-2 zoning districts.

Our family has lived in Rim Country for more than 140 years and building a business the community will be proud of is very important to us. It would be gratifying to have the nearby property owners come by and share their ideas as to how best to accomplish our and the community's needs.

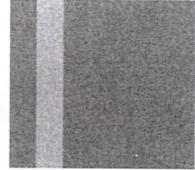
If you cannot make it, please feel free to email me at Shawn@teamecbconsulting.com. I look forward to seeing everyone June 24th!

Warm regards,

Payson Chevron/Rim Liquor

Team CB Petroleum Properties L.L.C.

706 E. Highway
Payson, Az. 85542



June 25, 2015

Result of Use Permit Meeting

Dear, Town of Payson

Team CB Petroleum Properties L.L.C. held its Use Permit Public Hearing on June 24th 2015, between 10:00am and 12:00 P.M., which was lightly attended.

Only one person on our contact list, David Ross, attended. One other citizen attended and commented, Richard Kehmor I believe it is. The latter had no negative comments. The former had no objections to the project, but wanted to be sure that the "Big Ponderosas in the back", were not cut down. As we have no plans to do so, it would seem reaction was positive.

As an added note, we did approach Fargo's restaurant to get their feedback. Their response was very positive and they look forward to the synergy of the new development. Their only concern was parking, which after going over the plan they approved of.

Warm regards,

Team CB Petroleum Properties L.L.C.



PAYSON CHEVRON RIM LIQUOR

706 E. HWY 260

SIGN OFF SHEET FOR USE PERMIT MEETING

SCHEDULED ON 06/24/2015

NAME OF OWNER

COMMENTS AND CONCERNS

1. *Sam & Ross*

2. *Richard Kehna*

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

*Parking - Car Wash
Trees -
Xelort*

PARCEL_NB	CURRENT RESIDENT	LOCATION S ADDRESS	LOCATIONCI	Owner	MAILADDRES	MAILCITY	MAIL MAILZIP	Data_Data
30407035F	CURRENT RESIDENT	AZ 85541 705 E BOBB ST	PAYSON	DARR ALLEN LEE OR PATSY MAIRE	12426 S AGUA VERDE RD	VAIL	AZ 85641	01/27/2015
30407035P	CURRENT RESIDENT	AZ 85541 704 E BOBB ST	PAYSON	CO JO PHASE II	2931 S LISA PL	TUCSON	AZ 85730	01/27/2015
30407035G	CURRENT RESIDENT	AZ 85541 711 E BOBB ST	PAYSON	VENABLE GLEN L	711 E BOB ST	PAYSON	AZ 85541	01/27/2015
30407022D	CURRENT RESIDENT	AZ 85541 707 E HWY 260	PAYSON	WORLD COMPANY	609 NEW HAMPSHIRE	LAWRENCE	KS 66044	01/27/2015
30407022B	CURRENT RESIDENT	AZ 85541 790 E HWY 260	PAYSON	AMERICAN LEGION TONTO RIM POST #69	PO BOX 895	PAYSON	AZ 85547	01/27/2015
30407022C	CURRENT RESIDENT	AZ 85541 707 E HWY 260	PAYSON	WORLD COMPANY	609 NEW HAMPSHIRE 1250 W WASHINGTON ST STE 101 W3003	LAWRENCE	KS 66044	01/27/2015
30402012B	CURRENT RESIDENT	AZ 85541 701 E HWY 260	PAYSON	WESTERN REFINING SOUTHWEST PAYSON HEALTH & WELLNESS CENTER DR		TEMPE	AZ 85281	01/27/2015
30407023N	CURRENT RESIDENT	AZ 85541 801 E HWY 260	PAYSON	ROBERT GEAR	801 E HWY 260	PAYSON	AZ 85541	01/27/2015
30402012P	CURRENT RESIDENT	AZ 85541 610 E HWY 260	PAYSON	GILA COUNTY A BODY POLITIC	1400 E ASH ST	GLOBE	AZ 85501	01/27/2015
30402012T	CURRENT RESIDENT	AZ 85541 602 E HWY 260	PAYSON	PAYSON HOSPITALITY GROUP LLC	602 E HWY 260	PAYSON	AZ 85541	01/27/2015
30443027	CURRENT RESIDENT	AZ 85541 205 N TITEL ST	PAYSON	NELSON TRACY A TRSTE/TRST	205 N TITEL ST	PAYSON	AZ 85541	01/27/2015
30407020C	CURRENT RESIDENT	AZ 85541 802 E HWY 260	PAYSON	FLETCHERS EXPRESS	2228 W NORTHERN AVE STE B101	PHOENIX	AZ 85021	01/27/2015
30407020D	CURRENT RESIDENT	AZ 85541 800 E HWY 260	PAYSON	EXPLORE GRANNY'S ATTIC	1644 W MOUNTAIN VIEW RD	PHOENIX	AZ 85027	01/27/2015
30407021A	CURRENT RESIDENT	AZ 85541 708 E HWY 260 C	PAYSON	JONES RICHARD C TRUSTEE	1806 W FAIRWAY LN	PAYSON	AZ 85541	01/27/2015
30407021B	CURRENT RESIDENT	AZ 85541 706 E HWY 260	PAYSON	CHEVRON USA INC	PO BOX 1392	BAKERSFIELD	CA 93302	01/27/2015
30443028	CURRENT RESIDENT	AZ 85541 207 N TITEL ST	PAYSON	WARDELL NANCY	207 N TITEL	PAYSON	AZ 85541	01/27/2015
30443026	CURRENT RESIDENT	AZ 85541 203 N TITEL ST	PAYSON	PERCELL JOEL PAUL & RHONDA JO	203 N TITEL ST	PAYSON	AZ 85541	01/27/2015
30443025	CURRENT RESIDENT	AZ 85541 201 N TITEL ST	PAYSON	ROGITZ LEO C & ELIZABETH M TRUSTEES	818 E AIRE LIBRE AVE	PHOENIX	AZ 85022	01/27/2015
30443024	CURRENT RESIDENT	AZ 85541 611 E ECKLES ST	PAYSON	CULP OSCAR A & PEGGY TRUSTEES	1115 N MONTE ROSA LN	PAYSON	AZ 85541	01/27/2015
30443023	CURRENT RESIDENT	AZ 85541 609 E ECKLES ST	PAYSON	ROSS DAVID R	609 E ECKLES ST	PAYSON	AZ 85541	01/27/2015
30443060	CURRENT RESIDENT	AZ 85541 206 N TITEL ST	PAYSON	MCGUIRE KIT CARSON	206 N TITEL ST	PAYSON	AZ 85541	01/27/2015
30402012G	CURRENT RESIDENT	AZ 85541 620 E HWY 260	PAYSON	IRWIN-HURLEY LINDA D TRSTE/TRST(33.33)&	49 MERLIN AVE	ALISO VIEJO	CA 92656	01/27/2015
30472101	CURRENT RESIDENT	AZ 85541 902 E HWY 260	PAYSON	SCHLOTMAN MICHAEL & CHERYL	42402 N TONTO RD	CAVE CREEK	AZ 85331	01/27/2015