



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf
Planning & Development Director

DATE: November 2, 2015

SUBJECT: Conditional Use Permit Request
706 E. Hwy 260-Automotive/trailer rental use

CUP15-010

Background

This is a request by Team CB Petroleum Properties property owner; Shawn Dugan, agent; to allow automotive/trailer rental use in a C-2 Zoning District at 706 E. Highway 260, parcel number 304-07-021B. The property is 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 automotive/trailer rental use (Uhaul rentals) to the existing facility as shown on the site plan submitted/stamped October 26, 2015. The Unified Development Code (UDC) requires a conditional use permit (CUP) for automotive/trailer rental use in C-2 zoning districts.

The proposed use area is located behind the building and existing improved area. The use area will be fenced and gated and no public access will be allowed, therefore the applicant is not proposing to add additional concrete or asphalt parking in the use area.

This site is within the Commercial Design Review Overlay District. The fencing is required to comply with Design Review requirements, however because the area is not visible from the public roadway, the applicant is proposing brown-coated chain link fencing around the perimeter of the use area.

This application has been reviewed by the Development Services Committee and no concerns have been noted.

Staff Recommendation:

Staff finds the proposed use could be compatible with the topography and adjoining properties and recommends approval of CUP15-010 with the conditions listed below:

1. Use area shall substantially conform to the site plan submitted/stamped 10/26/15.
2. Signage associated with the proposed Uhaul/automotive/trailer rental shall comply with all Town of Payson sign regulations.
3. All other Town of Payson development requirements shall be met.
4. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the convenience store with gasoline sales and car wash 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:

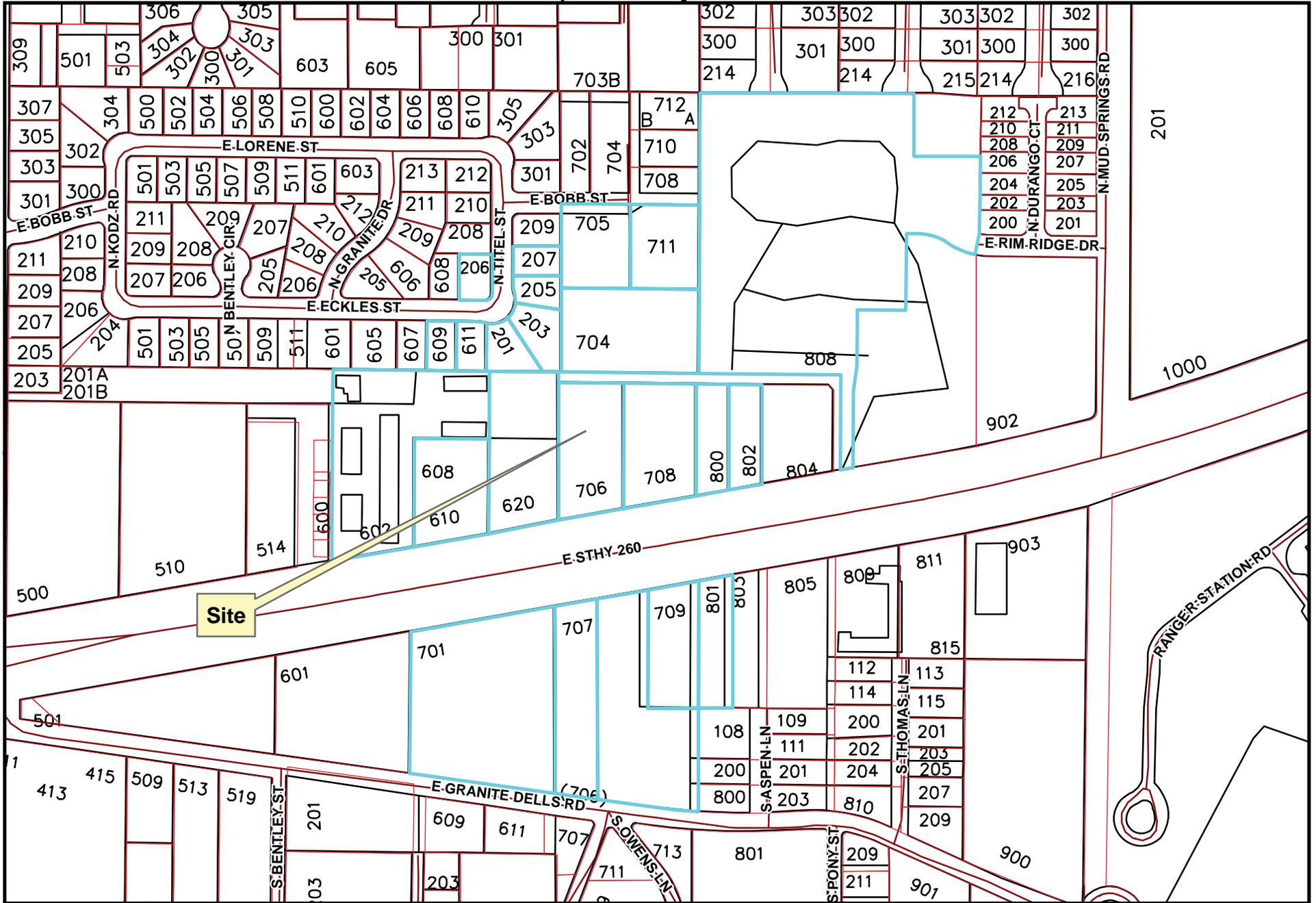
“I move the Planning & Zoning Commission approve CUP15-010, a request to allow automotive/trailer rental in a C-2 zoning district at 706 E. Hwy 260 subject to the conditions recommended by staff.”

Neighborhood Involvement

A Citizens Participation meeting was conducted on October 10, 2015 from 10:00a.m. to 12:00p.m. 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.

300' Map 706 E. Hwy 260

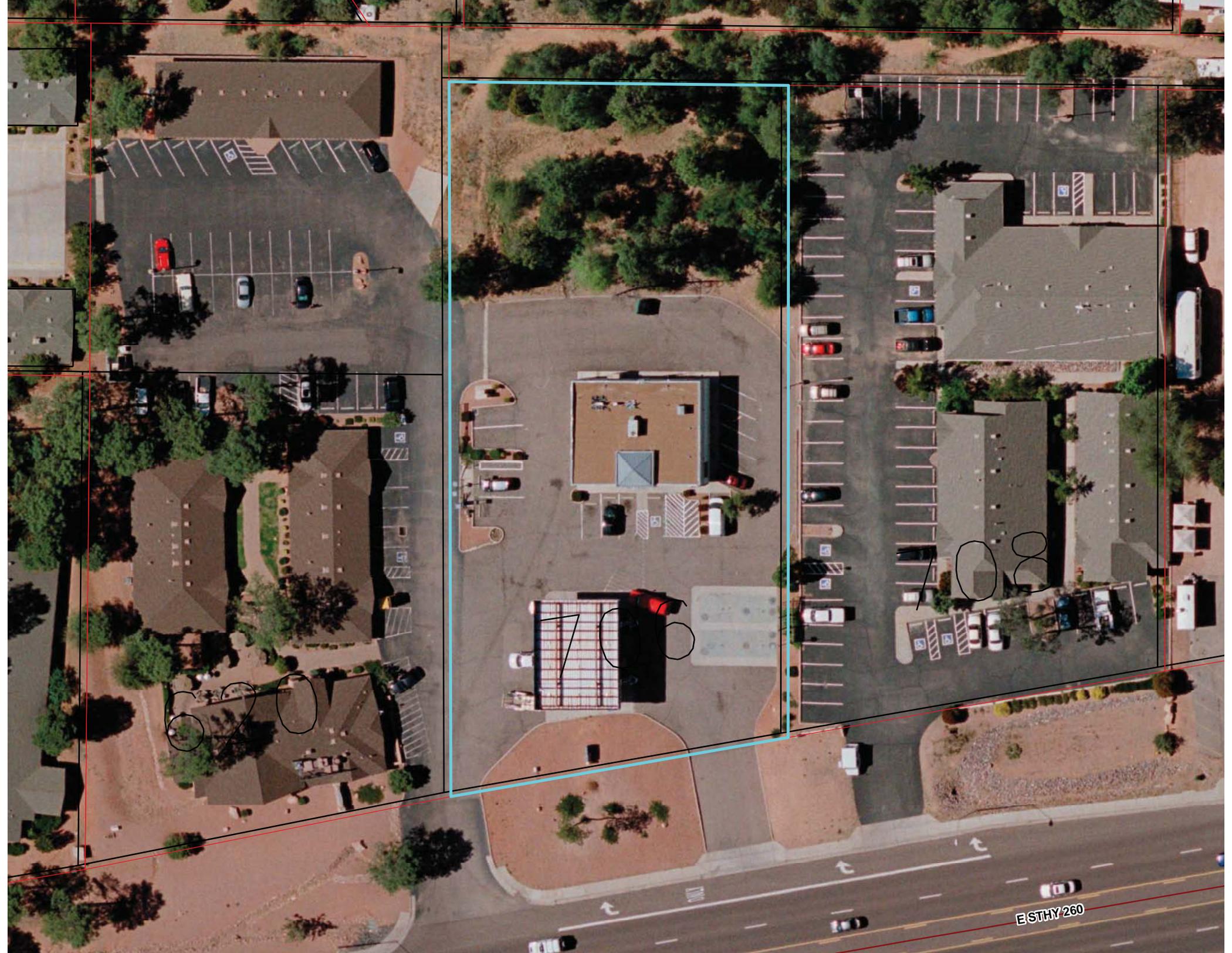


303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 11/28/2007



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.





620

706

708

ESTHY 260



TOP OF PAVING TO BE 3/4" MAX. BELOW F.F.E. AT COLLING DOORS, UNO.

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 EXPRES CAR WASH BUILDING
 LEGAL DESCRIPTION: SEE CIVIL
 ASSESSOR PARCEL #: C-2
 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.
 LANDSCAPE COVERAGE: 24.7%
 OCCUPANCY: B
 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	

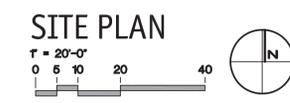
REQUIRED PARKING CALCS	S.F.	FACTOR	TOTAL
OCCUPANCY	XXX	300	X
STORE			X
CAR WASH		2 MIN	X
TOTAL			X

PARKING PROVIDED	TOTAL
TOTAL REGULAR SPACES	8
TOTAL ACCESSIBLE SPACES	1
VACUUM STALL	X
TOTAL SPACES ON SITE	X

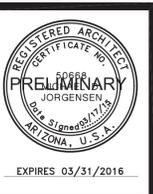
EXITS	TOTALS
EXITS REQUIRED	X
EXITS PROVIDED	X

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
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ⚡ 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

08.10.2015

NOTICE OF ALTERNATE BILLING CYCLE:
 This contract allows the owner to require submission of billings 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
A1.1

RECEIVED

CASE NUMBER CUP15-010

SEP 29 2015

TOWN OF PAYSON
COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND ZONING APPLICATION

The undersigned Applicant(s) hereby applies for:

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

Jul, 2014

Project Address: 706 E. Hwy 260 Tax Parcel Number: 304-07-021B
 Subdivision: Park Payson Lot Number: _____
 Name of Applicant(s): Team CB Petroleum Properties h.h.c. Phone #: 928-472-2200
 Mailing Address: 706 E. Hwy 260 Town: Payson St: AZ Zip: 85541
 Name of Property Owner(s): Charles h. Beck III
 Mailing Address: 4737 E. Broadway Rd Town: Phoenix St: AZ Zip: 85040
 Contact Person: Shawn Dugan Phone #: 602-549-3719 Fax #: 602-454-7047
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:

To operate a small Uhaul hub in the empty lot behind the Chevron station on our property. I would require some minor fencing and would be for 5-8 vehicles.
 (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 Dugan
Print Name

Shawn Dugan
Signature

09-27-15
Date

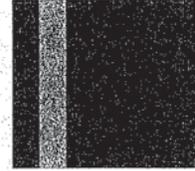
STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	9/29/15	SLD	Commercial Conditional Use Permit Fee: \$500. ⁰⁰
COMPLETED APPLICATION	10/27/15	SLD	
NEWSPAPER PUBLICATION	10/16/15	SLD	
300' NOTIFICATION MAILOUT	10/19/15	SLD	
POSTING DATE	10/19/15	SLD	
			CHECK NUMBER: 1563 DATE: 9/29/15

RECOMMENDATION approval
 By: S. DeSchaaf Date: 10-27-15

DECISIONS
 By: _____ Date: _____

Team CB Petroleum Properties L.L.C.

706 E. Highway
Payson, Az. 85542



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

Only one person on our contact list, Grannie's Attic, attended. They said, "What you guys have done is great, we support you in anything going forward." 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.

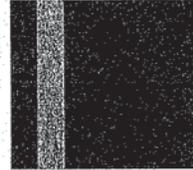
Warm regards,

Team CB Petroleum Properties L.L.C.



Payson Chevron/Rim Liquor

706 E. Hwy 260
Payson, Az. 85541



September 25, 2015

Dear Property Owner,

Payson Chevron/Rim Liquor would like to receive your feedback on our proposed Uhaul facility, to be located behind the store. On Saturday October 10th, from 10:00 am-12:00, we will holding a meeting, at our station located at 706 E. Hwy 260, for that purpose. Payson Chevron/Rim Liquor will be applying for a permit for this project, scheduled for a November or December start date. While brush has been cleared for this project, no large trees will be removed or harmed in any way.

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@teamcbconsulting.com. I look forward to seeing everyone

Warm regards,

Payson Chevron/Rim Liquor

