



MEMO

TO: Planning and Zoning Commission
FROM: Doni Wilbanks
Planning Specialist
DATE: November 2, 2015
SUBJECT: Conditional Use Permit Request
817 S. Beeline Highway; Office use in R3

CUP15-011

Background

This is a request by Beeline Cafe, property owner, for a Conditional Use Permit to allow professional office use (under 10,000 square feet) in an R-3 Zoning District located at 817 S. Beeline Highway, Gila County Tax parcel number 304-16-176. The building is to be used as office activities only.

Analysis

The property is zoned R3-MH Multi-Family Residential. The Unified Development Code (UDC) requires a conditional use permit (CUP) for professional office use (limited to a maximum of 10,000 square feet. The existing building is 645 square feet. The site is bordered by R3 zoning at the rear with multi-family residential apartments to the east and single-family residences to the south. The property fronts on an alley and is accessed off of Willow Lane from Highway 87. The parcel adjoins C-2 zoned property bordered by a tire retailer and a café/restaurant to the northwest.

The subject building was built as a single-family dwelling unit in 1976. The building, initially being built as a single-family residence, is not in conformance with current Commercial Building Code requirements. The building would need to be modified to provide handicap accessibility to the entrance. The entrance is currently up four (4) steps with no accessible ramp to the building. The sidewalk from the parking spaces does not connect to the entry steps of the building. An accessible route from the handicap parking space would need to be provided. The existing restroom would also need to be modified to an American Disabilities Act accessible unisex restroom. The site currently provides five (5) paved parking spaces. Per the Unified Development Code §154-04-003 chart 154-04.C. the professional office use for a building of this size would require three (3) spaces plus one (1) space for each employee. There is sufficient paved parking for this use; however, none of the five (5) spaces are currently designated accessible spaces. One (1) van accessible handicap parking space would need to be created as part of the minimum required parking facilities.

In R3 zoning districts, outside display or storage of merchandise or equipment is prohibited. Therefore, there shall not be any equipment storage or displays permitted in conjunction with this use. All non-residential uses in residential zoning districts are subject to Commercial Design Review Guidelines. Any modification to the structure, including signage and lighting, shall comply with Design Review criteria. Outside land uses such as equipment storage or displays are not permitted in this district.

Staff Recommendation:

Staff finds that the applicant's request could be compatible with the surrounding area and recommends approval of CUP15-011 with the conditions listed below:

1. One (1) van accessible parking space shall be provided.
2. An approved accessible route from the handicap parking space to the building shall be installed.
3. Restroom shall be modified to comply with Americans Disabilities Act standards.
4. All existing wood deck railings, where the walking surface is more than 30" above adjacent grade, need to be a minimum of 42" tall with no space that a 4" ball could pass through.
5. The use shall be in substantial conformance with the current Site Plan stamped September 21, 2015 with no outside land uses permitted except for parking.
6. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the professional office (under 10,000 square feet) use at 817 S. Beeline Highway conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

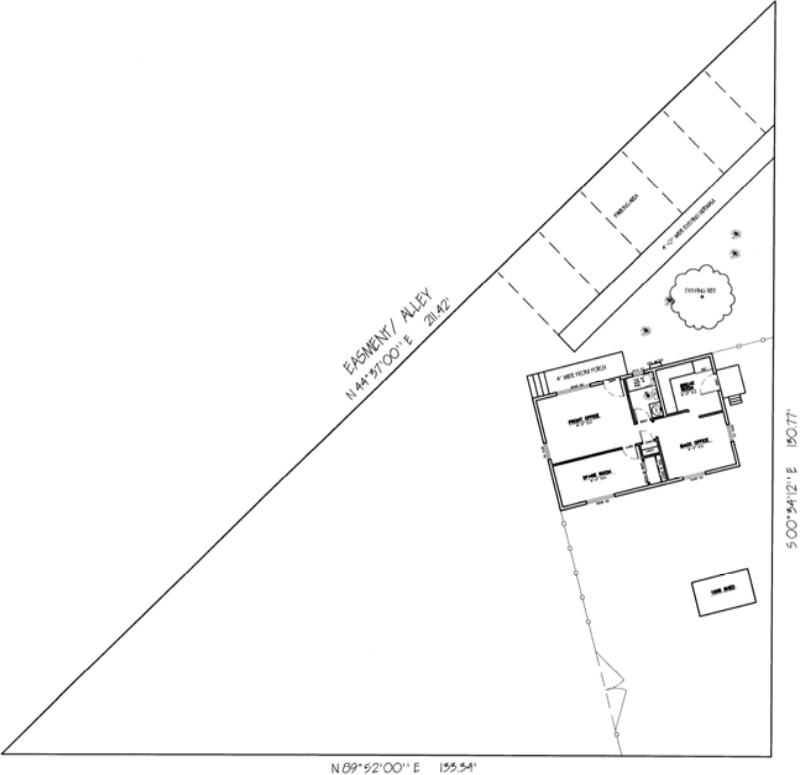
Suggested Motion to Approve:

"I move the Planning & Zoning Commission approve CUP15-011, a request to allow professional office use in an R3 zoning district at 817 S. Beeline Highway subject to the conditions recommended by staff."

Neighborhood Involvement

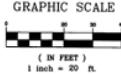
A Citizens Participation meeting was held on September 16, 2015. The Citizens Participation Report is attached for review.

RIM VIEW ADDITION PLAT "F"
 817 S. BEELINE HWY
 0.20 ACRES



SITE PLAN

SCALE: 1" = 20'



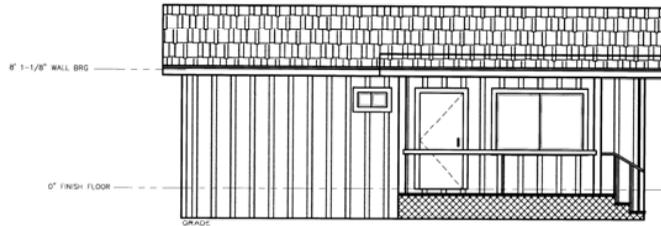
1810 OUTLAW LANE
 TONTO BASIN, AZ 85335
 928.767.1234



SEXTON EXTERMINATING
 817 S. BEELINE HIGHWAY
 PAYSON, AZ 85541
 SITE PLAN

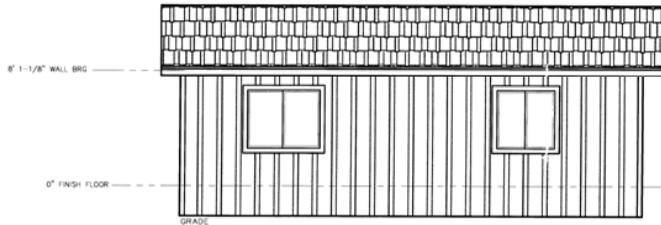
DRAWING DATE	JOB NUMBER
3-22-2015	
DRAWN BY	REVISION
CHECKED BY	

S-1



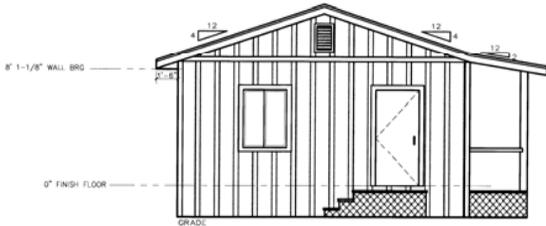
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



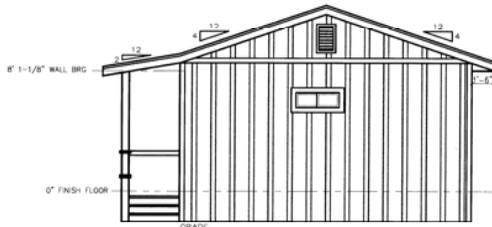
REAR ELEVATION

SCALE: 1/4" = 1'-0"



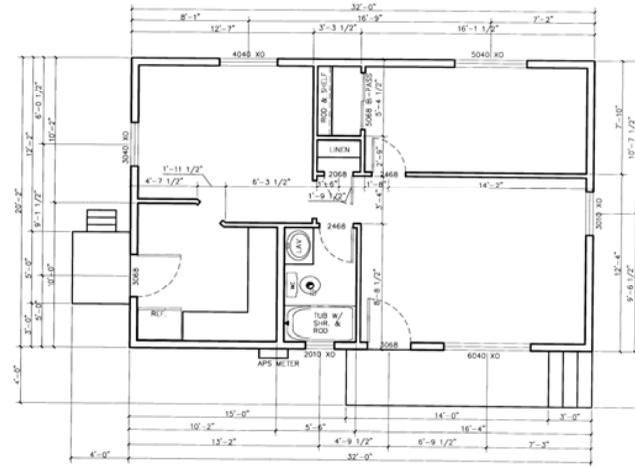
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



DIMENSION PLAN

SCALE: 1/4" = 1'-0"



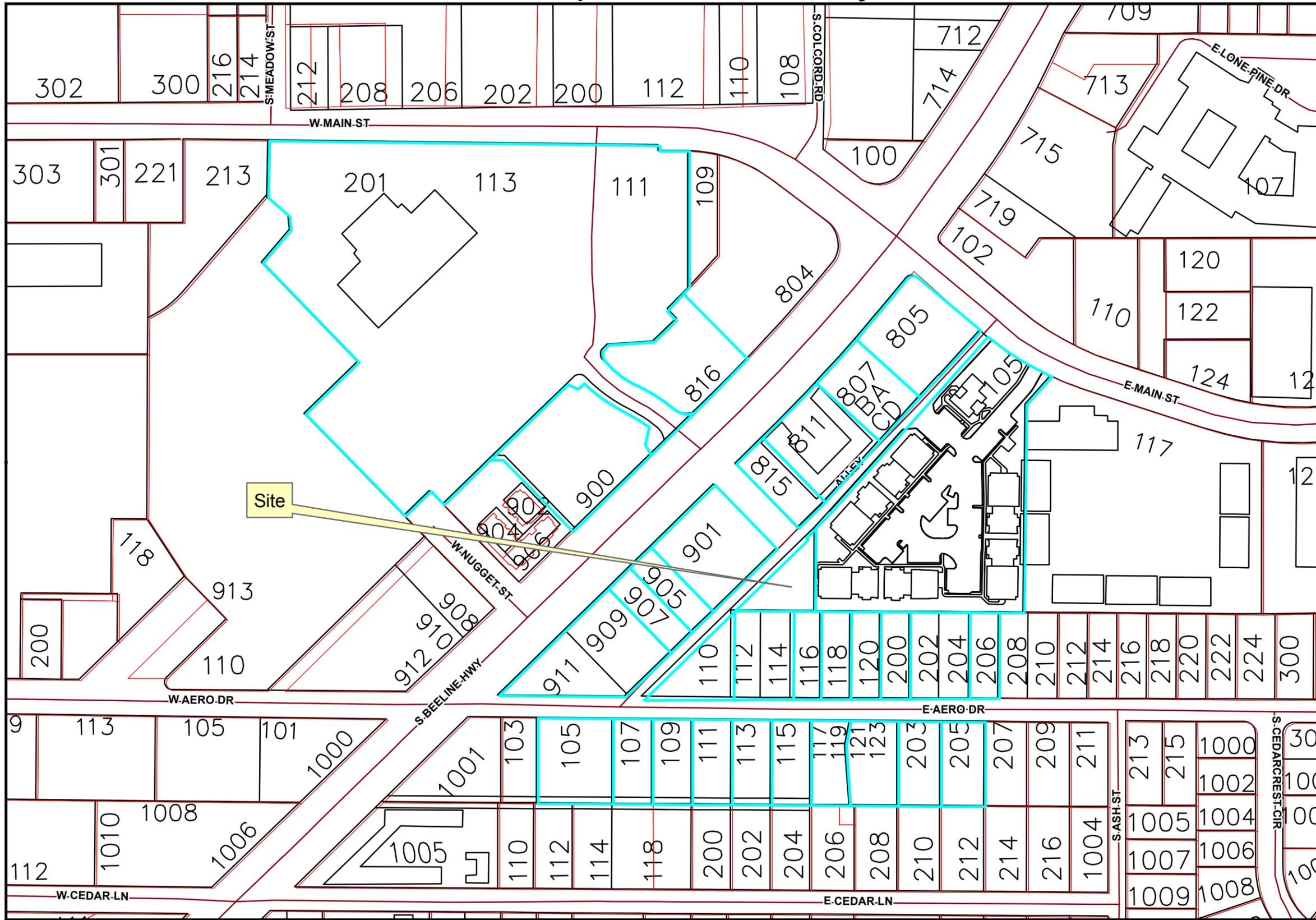
FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

OFFICE ————— 645 SQ. FT.

300' Map for 817 S. Beeline Hwy

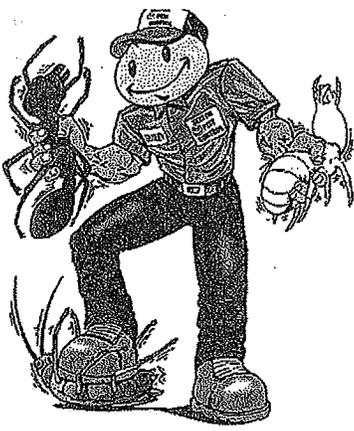


303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 11/28/2007



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.





SEXTON

PEST CONTROL

Phoenix
(602) 942-3653 • FAX (602) 493-2423
AZ License # C2358 BCE
www.sextonpestcontrol.com

9/21/2015

To: The Town of Payson
Community Development Department
303 North Beeline Highway
Payson, AZ 85541

Re: Conditional Use Permit

Citizen Participation Report

Please see attached a copy of the invitation letter and list of invited citizens. The meeting as set forth in the invitation letter was held accordingly at said location and attended by Paul Sexton. The meeting yielded no inquiries or comments as to compatibility issues.

All guidelines as stated in the Conditional Use Permit Application have been met. Please direct any further compliance issues to Paul Sexton at 928-978-3977.

Thank You,



Paul Sexton,

928-978-3977

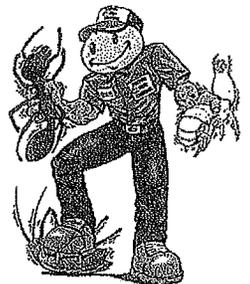
928-474-1760

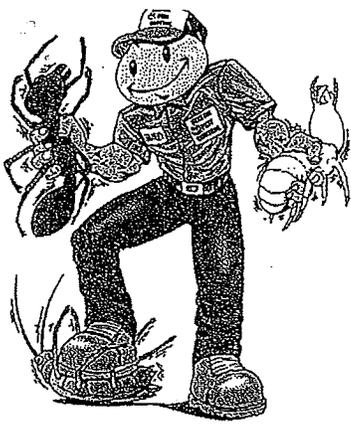
817 S. Beeline HWY

Payson, AZ 85541

Since 1960

All insects,
termites,
rodents,
bees,
plus weed
service.





SEXTON

PEST CONTROL

August 20, 2015

Dear Property Owner:

As you may be aware Sexton Pest Control Inc. will be establishing its location in Payson soon. We are thrilled to solidify our place in the community! We would like to invite you to a Citizen Participation Meeting regarding the request to approve a conditional use permit to allow Sexton Pest Control Inc. to function out of our location at 817 S. Beeline Highway, Payson, AZ 85541.

The meeting will be held on Wednesday, September 16, 2015 from 1:00 PM -3:00 PM at this same location. The purpose of the meeting is to provide information to adjacent property owners & residents about Sexton Pest Control Inc. This is also the opportunity to ask questions or to make considerations regarding Sexton Pest Control Inc. as they relate to this office location.

Sexton Pest Control Inc. is committed to quality performance and customer satisfaction. Affiliations include the Better Business Bureau, the National Pest Management Association, the Arizona Pest Management Association and the Southwest Builders Association. Maintaining safety and compliance standards is an ongoing effort as evidenced by successfully passing our latest inspection with the Office of Pest Management, Arizona Dept. of Agriculture. The Sexton family is an integral part of the local community having roots in Payson for over 50 years. The family owned Beeline Café is a centerpiece serving the town since 1962. Sexton Pest Control Inc. serves locally through sponsorships to the local high school baseball team, little league, Pop-Warner teams & rodeo events. On a larger scale Sexton Pest Control Inc. is an official sponsor of the Arizona Diamondbacks.

If you are unable to attend the meeting and have questions regarding the conditional use permit for Sexton Pest Control Inc. please feel free to contact me at (928) 978-3977.

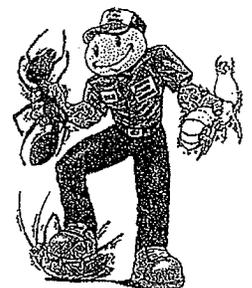
Thank you for your time and consideration.

Paul Sexton

928-978-3977
928-474-1760
817 S. Beeline Hwy
Payson, AZ 85541

Since 1960

All insects,
termites,
rodents,
bees,
plus weed
service.



SEXTON MELVIN RAY & MELODY SUE
PO BOX 1188
TONTON BASIN, AZ 85553

WILES JEFFREY D & REBECCA SHEAFFER
116 E AERO DR
PAYSON, AZ 85541

BAKER BARBARA L
807 S WESTERLY RD #211
PAYSON, AZ 85541

DESERT SCHOOLS FEDERAL CREDIT
UNION
148 N 48TH ST
PHOENIX, AZ 85034

CHAMBLESS VERA P
206 E AERO DR
PAYSON, AZ 85541

TAUTKUS ALAN A TRUSTEE
4302 W JUPITER WAY
CHANDLER, AZ 85226

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CHANDLER, AZ 85226

TAUTKUS ALAN A TRUSTEE
4302 W JUPITER WAY
CHANDLER, AZ 85226

BRANDT CHARLES C TRUSTEE
715 SANDYDALE DR
NIPOMO, CA 93444

DESOMMA LUCILLE ROSE
115 E AERO DR
PAYSON, AZ 85541

SEXTON & SEXTON LLC
9236 W STAGELINE #1
PAYSON, AZ 85541

GIFFORD JOAN
111 E AERO DR
PAYSON, AZ 85541

KNUDSON MICHAEL K & BEVERLY J
TRUSTEES
4922 W CHOLLA
GLENDALE, AZ 85304

GARSTKA JANE (LIFE ESTATE)
1714 N 75TH PL
SCOTTSDALE, AZ 85257

SEXTON APTS
PO BOX 809
PAYSON, AZ 85547

CENTER RIDGE APARTMENTS LLLP
5309 TRANSPORTATION BLVD
CLEVELAND, OH 44125

ACTION ACCOUNTING INC
807 S BEELINE HWY #D
PAYSON, AZ 85541

PARADIGM HOTELS LLC
811 S BEELINE HWY
PAYSON, AZ 85541

BEELINE CAFE
PO BOX 1188
TONTON BASIN, AZ 85553

PARADIGM HOTELS LLC
811 S BEELINE HWY
PAYSON, AZ 85541

GEORGE HENRY PLUMBING LLC
905 S BEELINE HWY
PAYSON, AZ 85541

87 CYCLERY
907 S BEELINE HWY
PAYSON, AZ 85541

RANGEL MARTIN AND PATRICIA
2360 BOULDER BLUFFS CT
RIVERSIDE, CA 92506

BEELINE CAFE
9236 W STAGELINE #1
PAYSON, AZ 85541

JACL HOLDINGS LLC
16148 SAND CANYON AVE
IRVING, CA 92618

ON THE ROAD LLC
603 N BLUE SPRUCE RD
PAYSON, AZ 85541

CLUB USA
2999 N 44TH ST STE 520
PHOENIX, AZ 85018

FAST AUTO LOANS INC AZ1610
8601 DUNWOODY PLACE STE 406
ATLANTA, GA 30350

BRINKER RESTAURANT CORPORATION
PO BOX 802206
DALLAS, TX 75380

TIME OUT INC,
PO BOX 306
PAYSON, AZ 85547

Current Resident
112 E AERO DR
Payson, AZ 85541

Current Resident
116 E AERO DR
Payson, AZ 85541

Current Resident
118 E AERO DR
Payson, AZ 85541

Current Resident
120 E AERO DR
Payson, AZ 85541

Current Resident
206 E AERO DR
Payson, AZ 85541

Current Resident
119 E AERO DR
Payson, AZ 85541

Current Resident
121 E AERO DR
Payson, AZ 85541

Current Resident
123 E AERO DR
Payson, AZ 85541

Current Resident
117 E AERO DR
Payson, AZ 85541

Current Resident
115 E AERO DR
Payson, AZ 85541

Current Resident
113 E AERO DR
Payson, AZ 85541

Current Resident
111 E AERO DR
Payson, AZ 85541

Current Resident
109 E AERO DR
Payson, AZ 85541

Current Resident
107 E AERO DR
Payson, AZ 85541

Current Resident
105 E AERO DR
Payson, AZ 85541

Current Resident
105 E MAIN ST
Payson, AZ 85541

Current Resident
807B S BEELINE HWY B
Payson, AZ 85541

Current Resident
811 S BEELINE HWY
Payson, AZ 85541

Current Resident
815 S BEELINE HWY
Payson, AZ 85541

Current Resident
811 S BEELINE HWY
Payson, AZ 85541

Current Resident
905 S BEELINE HWY
Payson, AZ 85541

Current Resident
907 S BEELINE HWY
Payson, AZ 85541

Current Resident
911 S BEELINE HWY
Payson, AZ 85541

Current Resident
817 S BEELINE HWY
Payson, AZ 85541

Current Resident
110 E AERO DR
Payson, AZ 85541

Current Resident
805 S BEELINE HWY
Payson, AZ 85541

Current Resident
201 W MAIN ST
Payson, AZ 85541

Current Resident
816 S BEELINE HWY
Payson, AZ 85541

Current Resident
900 S BEELINE HWY
Payson, AZ 85541

Current Resident
Payson, AZ 85541