

## SUMMARY OF AGENDA ITEM

**DATE:** March 4, 2010  
**TO:** Mayor and Council  
**FROM:** Ray Erlandsen  
Acting Community Development Director  
**SUBJECT:** **Resolution 2540 - Minor Amendment, Land Use Element - 2003 General Plan  
(P10-001)**  
**Ordinance 775 - Rezone from R1-8-MH to R3  
(P10-002)**  
  
**208-214 S. Clark Road/209 S. Goodnow Road**

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### **PURPOSE:**

FSL Holding Properties LLC, property owners; Foundation for Senior Living, applicant, is requesting to amend the Land Use Element of the 2003 Town of Payson General Plan from medium density residential to high density residential and to rezone from R1-8 MH to R3 for the property located at 208-214 S. Clark Road and 209 S. Goodnow Road. Both properties were recently acquired by the applicant for the purpose of expanding their current Pine View Manor facility which is an age-restricted, subsidized apartment community located adjacent to and south of these properties.

### **SUMMARY:**

As part of the minimum sixty day review process for general plan amendment requests, the applicant's request and submittal materials for this proposed amendment were disseminated November 18, 2009. The only correspondence received by the Community Development Department relative to this application was from the Sanitary District. Sanitary sewer facilities are currently available at this site development and will be required to meet the permitting requirements of the district.

The site is currently bordered by R1-8 MH zoned properties on three sides and is bordered on the south by the applicant's existing age-restricted apartment complex, which lies within an R3-MH zoning district.

The proposed density for the site is 15.6 DU/acre, which is consistent with high density residential development as defined by the Land Use Element of the 2003 Town of Payson General Plan.

The staff report and associated documents presented to and reviewed by the Planning and Zoning Commission, as well as Commission discussion may be viewed on the Town website under the February 8, 2010, P&Z Commission agenda.

Attached are the motions of recommendation to the Town Council from the P&Z Commission for the minor amendment request (P10-001) and rezoning request (P10-002).

## **P10-001 General Plan Amendment**

### **P&Z Commission Motion**

**February 8, 2010**

### **208-214 South Clark Road & 209 South Goodnow Road**

Commissioner Meyers moved, seconded by Commissioner Scheidt, to recommend to the Town Council approval of P10-001, a request from FSL to amend the Land Use Element of the 2003 Town of Payson General Plan from medium density residential to high density residential for the properties located at 208-214 South Clark Road and 209 South Goodnow Road, Gila County tax parcel 304-04-208 and 304-04-130.

Motion carried 6-0.

## **P10-002 Rezoning Request – R1-8 MH to R3**

### **P&Z Commission Motion**

**February 8, 2010**

### **208-214 South Clark Road & 209 South Goodnow Road**

Commissioner Scheidt moved, seconded by Commissioner Jarrell, to recommend to the Town Council approval of P10-002 a request to rezone a 1.28 acre property located at 208-214 South Clark Road and 209 South Goodnow Road, from R1-8 MH to R3 to allow for the development of 20 apartment homes subject to the conditions 1-6 listed in the staff report and as read.

These are the conditions as read:

1. Development shall comply with all Town of Payson requirements, including but not limited to Design Review, Public Works, Fire and Building code standards.
2. Development shall be in substantial conformance with the rezoning site plan submitted.
3. Development on 209 South Goodnow Road property shall be arranged so the parking for that triplex is on the east side of the structure and accessed from the east.
4. Consideration shall be given to reduction of parking based upon senior dwelling use.
5. Access to Goodnow shall be restricted to emergency access only, if required by police or fire.
6. If any of the conditions listed above cannot be met within two (2) years then the R3 zoning may revert to the original R1-8 MH zoning, pending Council action.

Motion carried 6-0.

NOTE: Conditions 3, 4, and 5 were added by the Commission at the Public Hearing on February 8, 2010.