

SUMMARY OF AGENDA ITEM

DATE: July 15, 2010
TO: Mayor and Council
FROM: Ray Erlandsen
Community Development Director
SUBJECT: **Ordinance 784 - Rezone from R1-175 to Multiple and Single Family Residential, Commercial and Industrial districts by blocks (P10-004)**
Approx. 222 acres South and West of Airport Road (aka Montezuma Castle Land Exchange)

PURPOSE:

This request consists of approximately 222 acres, proposed to be rezoned from R1-175 to multiple and single family residential, commercial and industrial districts as reflected in the rezoning site plan and narrative to facilitate development of 73.3 acres of employment related uses, 104.8 acres of low and medium density residential development and 15.3 acres of multi-family development.

The completion of the Montezuma Castle Land Exchange in 2008 transferred these 222 acres of land within the Town of Payson municipal boundaries from the US Forest Service into private ownership. In December 2008, the applicant received approval to amend the Land Use Element of the Town of Payson 2003 General Plan for the area of this request.

At the applicant's request on May 10, 2010 a recommendation from the Planning & Zoning Commission to the Town Council concerning this application was postponed to allow the applicant to amend their request from a Planned Area Development proposal to a traditional rezoning plan.

SUMMARY:

The proposed project is comprised of 17 individual blocks as described in the attached narrative. After reviewing the applicant's amended proposal, staff finds the proposal would comply with the 2003 Town of Payson General Plan, as amended in 2008. The applicant has received and addressed feedback concerning their proposal from various Town departments, utility providers, and other stakeholders.

On June 14, 2010, the applicant presented this project to the Planning and Zoning Commission at a public hearing. Several citizens spoke with concerns and requests. The Commission made several of the requests conditions.

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 June 14, 2010, P&Z Commission agenda.

Attached is the motion of recommendation to the Town Council from the P&Z Commission for the rezoning request (P10-004).

P10-004 Zone Change Request

P&Z Commission Motion

June 14, 2010

Montezuma Castle Land Exchange

Commissioner Scheidt moved, seconded by Mark Waldrop to recommend to the Town Council approval of P10-004, a request for zoning changes from a R1-175 to various districts as reflected in the zoning site plan dated May 25, 2010 and narratives presented by staff subject to the conditions listed in Section 3 of Ordinance No. 784.

Motion carried 6-0.