



MEMO

TO: Planning and Zoning Commission
FROM: Ray Erlandsen, Zoning Administrator
DATE: April 13, 2009
SUBJECT: 200 W. Frontier Street
Conditional Use Permit

CUP-171-09

Background

The applicant, Debra Yeakey, is requesting approval of a conditional use permit to allow a pet grooming facility at 200 W. Frontier Street, Suite #11.

Analysis

The suite to be utilized for this facility is a portion of the northernmost building in the Bonanza Square Shopping Center. Small animal clinics or similar uses within sound attenuated buildings may be allowed in R3 zoning districts through the conditional use permit process.

The suite is within an existing shopping center building and common parking facilities are adequate for this use. No exterior changes to the building have been proposed.

This property is currently within the Northern Gila County Sanitary District (NGCSD) and public sanitary facilities are required and currently in use.

Staff Recommendation

Recommendation: Approval with conditions listed below.

1. Site shall comply with all Town of Payson development regulations, including water conservation measures.
2. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a commercial pet grooming business then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve CUP-171-09, a request to allow pet grooming facilities at 200 W. Frontier Street, Suite #11 with the conditions listed in the staff report.”



**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

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

May, 2007

Project Address: 200 W. Frontier St. # 11 Tax Parcel Number: 304-02-064C
 Subdivision: GREER ADDITION RESUB. LOTS 19+20 Lot Number: 1
 Name of Applicant(s): Debra A. Yeakey Phone #: 928-517-1355
 Mailing Address: P.O. 2926 Town: Payson St: _____ Zip: 85547
 Name of Property Owner(s): Rob McKinley SEVEN J's LLC
 Mailing Address: P.O. Box 13108 Town: CHANDLER St: AZ Zip: 85248
 Contact Person: Rob McKinley Phone #: 602-616-5224 Fax #: _____
 Payson Business License # Pending Sales Tax # N/A

Detailed Description of Request:

Dog grooming by apt. 8-5 pm IN A R3-MH ZONING DISTRICT

(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 behalf.

Debra A. Yeakey
Print Name

[Signature]
Signature

3-26-09
Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE: <u>Conditional Use Permit other than SFR \$325⁰⁰</u>
DATE FILED	<u>3/16/09</u>	<u>Sld</u>	
COMPLETED APPLICATION	<u>3/26/09</u>	<u>Sld</u>	
NEWSPAPER PUBLICATION	<u>3/27/09</u>	<u>Sld</u>	
300' NOTIFICATION MAILOUT	<u>3/26/09</u>	<u>Sld</u>	
POSTING DATE	<u>3/24/09</u>	<u>Sld</u>	

CHECK NUMBER: 1041 DATE: 3/26/09

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

Gila County Parcel Information Search

Assessor Information 304-08-064C

Parcel/Tax ID 304-08-064C
Tax Year 2009
Site Address 200 W FRONTIER ST, PAYSON
Owner Name SEVEN JS LLC,
Owner Address C/O ROBERT D MCKINLEY PO BOX 13108
 CHANDLER, AZ 85248
Tax Area 1053
Land Value \$19,313.00
Improvement Value \$286,318.00
Full Cash Value \$305,631.00
Assessed Full Cash Value \$67,239.00
Limited Value \$280,185.00
Assessed Limited Value \$61,641.00
Value Method Cost
Exempt Amount \$0.00
Exempt Type
Use Code 1130
Property Use 1130-RETAIL STRIP CENTER
Class Code Commercial
Assessment Ratio 22.000000
Sale Price
Sale Date
Instrument Type
Book
Page
Parcel Size 0.00
Township, Range, Section ''
Legal Description GREER ADD RESUB LOT 19 & 20; W 200' OF N 100' LOT 1 OUT OF 304- 08-064A & B
Property Type REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	2560	1985	\$122,829.00
2	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	3072	1985	\$163,489.00

CITIZENS
PARTICIPATION
MATERIAL

3-26-09

Town of Payson

On March 16th 2009 I Debra Yeakel
owner of "Debs Days" held a Citizens
Participation meeting at 200 W. Frontier
Suite 11[#]. Out of Approx 10 visitors
THERE WERE NO persons with complaints
or concerns. There WAS however over-
whelming positive feedback. Many
stated they would welcome the upcoming
service and would use my services.

Debra A Yeakel
ALA Debs Days

NAME

COMMENT

1. Debra TREET

I Like the idea

DAVID A DUNCAN
206 W. CHERRY ST. PAYSON, AZ

I support Debra & Bob's
idea's in here small business
center

Karen Conley
206 W. Cherry St, Payson, AZ

I hope you set up your shop here!
You do great work, you have a wonderful
connection with animals and this is a
great location!

Shiranda Deaconman
206 W. Cherry St 85541

I welcome it!

JACK STAKE
605 E CHERRY ST

I think it would
be a great idea.

Gen Meyer
Payson, Az

Jan McKeen
300 W. Cherry St
PAYSON, AZ
474-3008

I have no objections.
In fact I would
use the service.
Hope it happens. JH

EMERY MCKEEN
305 W. Cherry
Payson, Az

I think we need
this service here
Bill

RECEIVED

MAR 16 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

**Debs Dogs
Animal grooming LLC
P.O.Box 2926
Payson Az 85547**

Notice of citizen participation meeting

February 25, 2009

Dear Property Owner/Resident:

Debs Dogs would like to invite you to a citizen participation meeting regarding application for a conditional Use permit at Bonanza Square Unit #11.

This meeting will be held on Monday, March 16th at 10:00 to 12:00 in the morning at Bonaza Square Unit #11

A copy of site map enclosed.

If you can not attend and you have any questions please e-mail them to debsdogs@npgcable.com or call 928- 468-9495 or 928-517-1355

Cordially,

**Debra Yeakey
Owner "Debs Dogs"**

RECEIVED

MAR 02 2009

**COMMUNITY DEVELOPMENT
DEPARTMENT**