



MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen
Acting Community Development Director

DATE: June 8, 2009

SUBJECT: Rezone R1-175 to C-2 **P-354-09**
1800 N. Beeline Hwy
Ponderosa Baptist Church

Background

The applicant, Ponderosa Baptist Church, is requesting approval of a zone change from R1-175 to C-2 as depicted in Exhibit A for construction of additional church facilities on a 5.52 acre property at 1800 N. Beeline Highway and to eliminate split zoning on this property.

Analysis

A phased plan of development is being proposed by the applicant as follows:

Phase One – Parking/Retention

- Add south parking lot to future grades
- Install new retention basin for total future build out

Phase Two – Southwest Building Addition

- Build out southwest building addition @ ± 3888 sq. ft.

Phase Three – Northwest Building Addition

- Build out northwest building addition @ ± 3936 sq. ft.
- Add west package

Phase Four - East Building Addition/Auditorium

- Build out east auditorium @ ± 15,156 sq. ft.
- Add north parking

Phase Five – Church Activity Area

- Add outdoor church activity park area and parking
- Provide access to the park

Currently, C-2 zoning exists approximately 200 feet deep of the property frontage on N. Beeline Highway. The existing church facilities are located in this zoning district. The rest of the site to the west is currently zoned R1-175. The church wishes to expand their facility and bring the entire property into one zoning district which would allow this development.

The site is currently bordered by R3 zoned property on the north. The southeast side is currently C-2 and R1-6-MH, the east is C-2.

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for Commercial development. This area should include a planned commercial environment with clustered building, open spaces and adequate buffering from residential uses. Staff believes that with the submitted phased plans, these goals would be met.

There are several existing violations including a portion of the north parking lot that was constructed without taking into consideration drainage requirements. In addition, landscaping requirements were never fully completed when the original structure was completed. A timetable was arranged to allow the landscaping to be added as funds became available, however, church personnel changed and this timetable was never completed. In discussions with the applicant, they are aware of these issues and will be corrected in Phase I.

A Citizens Participation Meeting was held on April 21, 2009. The report and related materials are enclosed for review.

Staff Recommendation

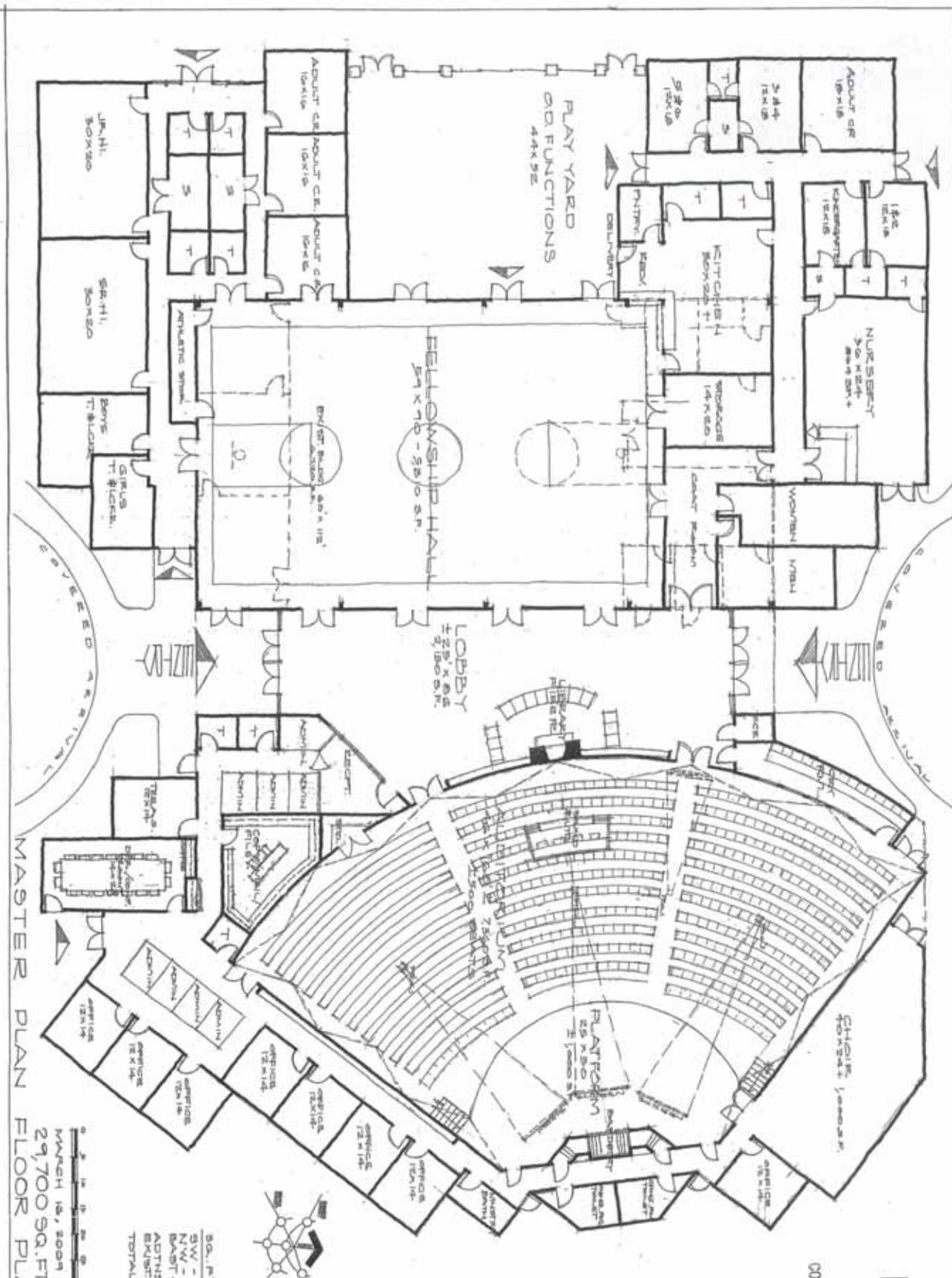
Approval with the following conditions:

1. The development shall be in substantial conformance with the Master Plan Site Plan, dated March 17, 2009.
2. Engineered grading and drainage plans for all five phases shall be submitted and approved with Phase One.
3. A master tree and plant conservation plan and landscape master plan for all five phases shall be submitted and approved with Phase One.
4. Development standards, including landscaping provisions, for each phase of development shall be satisfied concurrently with the respective phase of development. Commencement of future phases may be contingent upon satisfactory completion of preceding phases.

Any other condition the Commission deems necessary.

Suggested Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of P-354-09, a request to rezone the west portion of the property located at 1800 N. Beeline Highway from R1-175 to C-2 as depicted on Exhibit A of the staff report.”



MASTER PLAN FLOOR PLAN A2

SCALE
 1" = 10'-0"
 MARCH 15, 2009
 29,700 SQ. FT.

SQ. FT. CALC. TAB.
 GV - 5,888 S.F.
 NV - 2,158 S.F.
 BAS - 12,158 S.F.
 ADJNG - 82,480 S.F.
 EXIST - 0,710 S.F.
 TOTAL - 29,700 S.F.

MASTER PLAN
PONDEROSA BAPTIST CHURCH
 1800 NORTH 87 / BEELINE HIGHWAY
 PAYSON, ARIZONA 85541

RECEIVED
 APR 22 2009
 COMMUNITY DEVELOPMENT
 DEPARTMENT

ARCHITECT - BERNIE LIEDER
 CELL (928) 979-2345 - FAX (928) 468-0485 - PH (928) 478-4388
 5415 N. ALPINE HEIGHTS DRIVE - PAYSON, AZ, 85541

PONDEROSA BAPTIST CHURCH
 1800 NORTH 87 / BEELINE HIGHWAY
 PAYSON, ARIZONA 85541

TOPOGRAPHIC SURVEY

OF PARCEL B OF R.O.S. - LOT LINE ADJUSTMENT LOT CONVEYANCE MAP NO. 2008, GILA COUNTY RECORDS, LOCATED IN THE EAST 1/4 OF SECTION 11 NORTH, RANGE 19 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PATON, GILA COUNTY, ARIZONA.

EASTBELY 2366
ZONED R-1P
(750 RESIDENTIAL)

SEVAPLORA
ZONED R-1P
(RESIDENTIAL)

MINUTE BLIND
ZONED R-1P
(RESIDENTIAL)



GRAPHIC SCALE
CONTOUR INTERVAL = 1 FOOT

NOTES
1. CURRENT ZONING = R-1P
2. BENCH MARK ELEVATION = 5000.00 FEET M.S.L. IN SOUTHWEST CORNER OF PARCEL B
3. DATUM LOCATED AT THE U.S. CORNER SECTION 11, T11N, R19E

LEGEND

- (1) = BENCH MARK ELEVATION
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- (100) = BENCH MARK ELEVATION

CERTIFICATION

I, the undersigned, being a duly licensed and sworn surveyor of the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein.

FOR: KONGSANG BARNETT SURVEYING
1800 NORTH BUCKLE HWY.
PATON, AZ 85641
NORTHSTAR SURVEYING INCORPORATED
1800 N. BUCKLE HWY., SUITE 8 PATON, ARIZONA 85641
PROJECT NO. 08-124

A3

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APR 22 2009
COMMUNITY DEVELOPMENT
DEPARTMENT





1800

C-2

R1-175

2011

2010

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CASE NUMBER P-354-09

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

The undersigned Applicant(s) hereby applies for:

- Abandonment Request
- Administrative Appeal
- Code Amendment
- Conditional Use Permit
- Development Master Plan
- Devel. Agreement, PAD & SPD
- Final Subdivision Plat
- General Plan or Land Use Plan Amendment
- Minor Land Division
- P & Z Commission Appeals
- Preliminary Subdivision Plat
- Temporary Use Permit
- Variance
- Zone Change

May, 2007

Project Address: 1800 N. BEE LINE HWY, PAYSON, AZ Tax Parcel Number: 302 35 004 K
 Subdivision: PAYSON RANCHOS NO. 2 Lot Number: 2 SECTION 27
 Name of Applicant(s): PONDEROSA BAPTIST CHURCH Phone #: 928-474-9279
 Mailing Address: 1800 N. BEE LINE HWY Town: PAYSON St: AZ Zip: 85541
 Name of Property Owner(s): PONDEROSA BAPTIST CHURCH
 Mailing Address: 1800 N. BEE LINE HWY Town: PAYSON St: AZ Zip: 85541
 Contact Person: KEN GRAY Phone #: 928-970-0387 Fax #: 928-474-3864
 Payson Business License # N/A Sales Tax # N/A

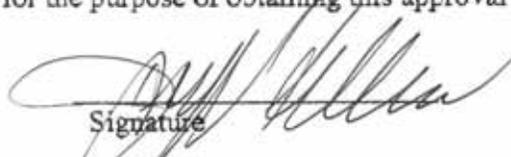
Detailed Description of Request:

REZONE REAR PORTION OF PARCEL TO COINCIDE WITH EXISTING ZONING ON FRONT PORTION OF PROPERTY.

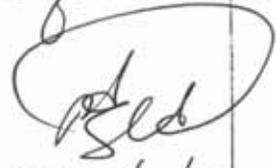
(Note: Additional Description area can be included in an attachment)

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.

JOSEPH E. FALKNER
Print Name


Signature 5/19/09
Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	<u>4/22/09</u>	<u>SLD</u>	Zone Change Request \$ <u>350.00</u> 
COMPLETED APPLICATION	<u>5/19/09</u>	<u>SLD</u>	
NEWSPAPER PUBLICATION	<u>5/22/09</u>	<u>SLD</u>	
300' NOTIFICATION MAILOUT	<u>5/20/09</u>	<u>SLD</u>	
POSTING DATE	<u>5/20/09</u>	<u>SLD</u>	
			CHECK NUMBER: <u>1167</u> DATE: <u>4/22/09</u>

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

P-354-09
302-35-004K

1800 N. Beeline Highway

LEGAL DESCRIPTION

PORTION OF PARCEL B OF 2691 DESC AS: BEG AT NE COR OF SAID PARCEL B; TH S1 24'07 W, 621.80'; TH N88 35'53 W, 93.44'; TH S25 30'20 E 25.19'; TH N40 53'34 W, 176.39'; TH N49 06'26 E, 20.0'; TH N39 07'49 W, 130.06'; TH N37 08'28 W, 61.13'; TH N49 32'43 W, 69.79'; TH S49 06'26 W, 17.5'; TH N40 53'34 W, 65.0'; TH N72 17'56 E, 10.17'; TH N43 43'15 W, 187.96'; TH N41 42'27 W, 162.66'; TH N89 46'23 E, 676.14' TO THE POB SW SW SEC 27 T11N R10E; TOWN OF PAYSON, GILA COUNTY, ARIZONA.

Gila County Parcel Information Search

Assessor Information 302-35-004K

Parcel/Tax ID	302-35-004K
Tax Year	2009
Site Address	1800 N BEELINE HWY, PAYSON
Owner Name	PONDEROSA BAPTIST CHURCH OF PAYSON,
Owner Address	1800 N BEELINE HWY PAYSON, AZ 85541
Tax Area	1053
Land Value	\$170,728.00
Improvement Value	\$628,784.00
Full Cash Value	\$799,512.00
Assessed Full Cash Value	\$127,921.00
Limited Value	\$799,512.00
Assessed Limited Value	\$127,921.00
Value Method	Cost
Exempt Amount	\$127,921.00
Exempt Type	Full
Use Code	9270
Property Use	9270-CHURCH, RELIG USE
Class Code	Religious
Assessment Ratio	16.000000
Sale Price	
Sale Date	
Instrument Type	
Book	
Page	
Parcel Size	5.52
Township, Range, Section	11N, 10E, 27
Legal Description	PORTION OF PARCEL B OF 2691 DESC AS: BEG AT NE COR OF SAID PARCEL B; TH S1 24'07 W, 621.80'; TH N88 35'53 W, 93.44'; TH S25 30'20 E 25.19'; TH N40 53'34 W, 176.39'; TH N49 06'26 E, 20.0'; TH N39 07'49 W, 130.06'; TH N37 08'28 W, 61.13'; TH N49 32'43 W, 69.79'; TH S49 06'26 W, 17.5'; TH N40 53'34 W, 65.0'; TH N72 17'56 E, 10.17'; TH N43 43'15 W, 187.96'; TH N41 42'27 W, 162.66'; TH N89 46'23 E, 676.14' TO THE POB SW SWSEC 27 T11N R10E; = 5.52 AC(OUT OF 302-35-004H)
Property Type	REAL

CITIZENS
PARTICIPATION
MATERIAL



Ponderosa Baptist Church

April 22, 2009

Town of Payson
303 N. Beeline Highway
Payson, AZ 85541
ATTN: Planning and Zoning Department
Payson, AZ 85541

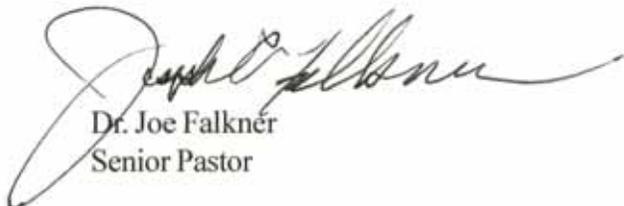
Dear Sirs:

As stated in our letter of April 2, 2009, a meeting was held at Ponderosa Baptist Church at 7:00 PM last evening, April 21, for the purpose of explaining our future church building expansion plans to our neighbors. A copy of the invitation letter to our neighbors is attached along with a list of the names and addresses to whom the letters were sent.

Also attached is a list of those in attendance at the meeting. These are members of our Church Building Committee. There were no neighbors in attendance.

We are requesting to be put on the agenda for May's zoning meeting.

In His Service,



Dr. Joe Falkner
Senior Pastor

P.S. Also enclosed is our check in the amount of \$350.00 to cover the rezoning fee.
Our architect, Bernie Lieder, will personally deliver two site plans and two floor plans to your office.

RECEIVED

APR 22 2009

COMMUNITY DEVELOPMENT
DEPARTMENT



April 2, 2009

Town of Payson
303 N. Beeline Highway
Payson, AZ 85541
ATTN: Zoning Department

Dear Neighbor:

We are pleased to invite you to our neighborhood meeting on April 21, 2009, at 7:00 PM, in the Ponderosa Baptist Church auditorium to show you our exciting physical plans that we are planning so as to allow for greater spiritual growth in Payson and the Rim Country. Our present facility has reached capacity and needs to be expanded and our site needs to be improved to accommodate this growth. We certainly hope your plans will allow you to attend this informational meeting so you can see what we hope to accomplish and we in turn would like to hear your views and opinions that could make the plan even better.

We have created a master plan that utilizes the entire 5+ acre site and rezones the west 1/2 of the site from R1-175 to C2 to match the east 1/2 current zoning of C2. A major portion of the west triangle is being set aside as a church activity park for various outdoor church activities, but most of the area will be left in a quite natural state.

The Town requests that we maintain a list of the neighbors who attend our meeting and that we also keep a record of any comments that we receive from the neighbors at this neighborhood meeting. This attendance list and comments will be submitted to the Town of Payson for their records and subsequent hearings for this rezoning request. We thank you for your cooperation and understanding of our request for you to sign in and our recording of your comments.

If you are not able to attend, we would appreciate receiving any comments you may have via mail or any other form of communication appropriate for you. Enclosed please find an 8 1/2 x 11 copy of the master site plan for your information.

May God bless you with a wonderful week.

Pastor Joe Falkner

Dr. Joseph E. Falkner
Senior Pastor

2009

2010

LOVETT PLACE SUBDIVISION

U. S. F

2001

100

200

EAST TYLER PARKWAY

1905
1903

101

201

1904

1900

300' LINE ↗

SUBJECT

1800

HIGHWAY

1801

M. MUSTANG CIR.

UNIT 2

1701

DOGIE CIR.

1613

1607

308

304

28

27

W. GRACE LN.

33

34

N. MAVERICK CIR.

BEELINE

1601

NORTHWOODS CONDOMINIUMS

1501

1407

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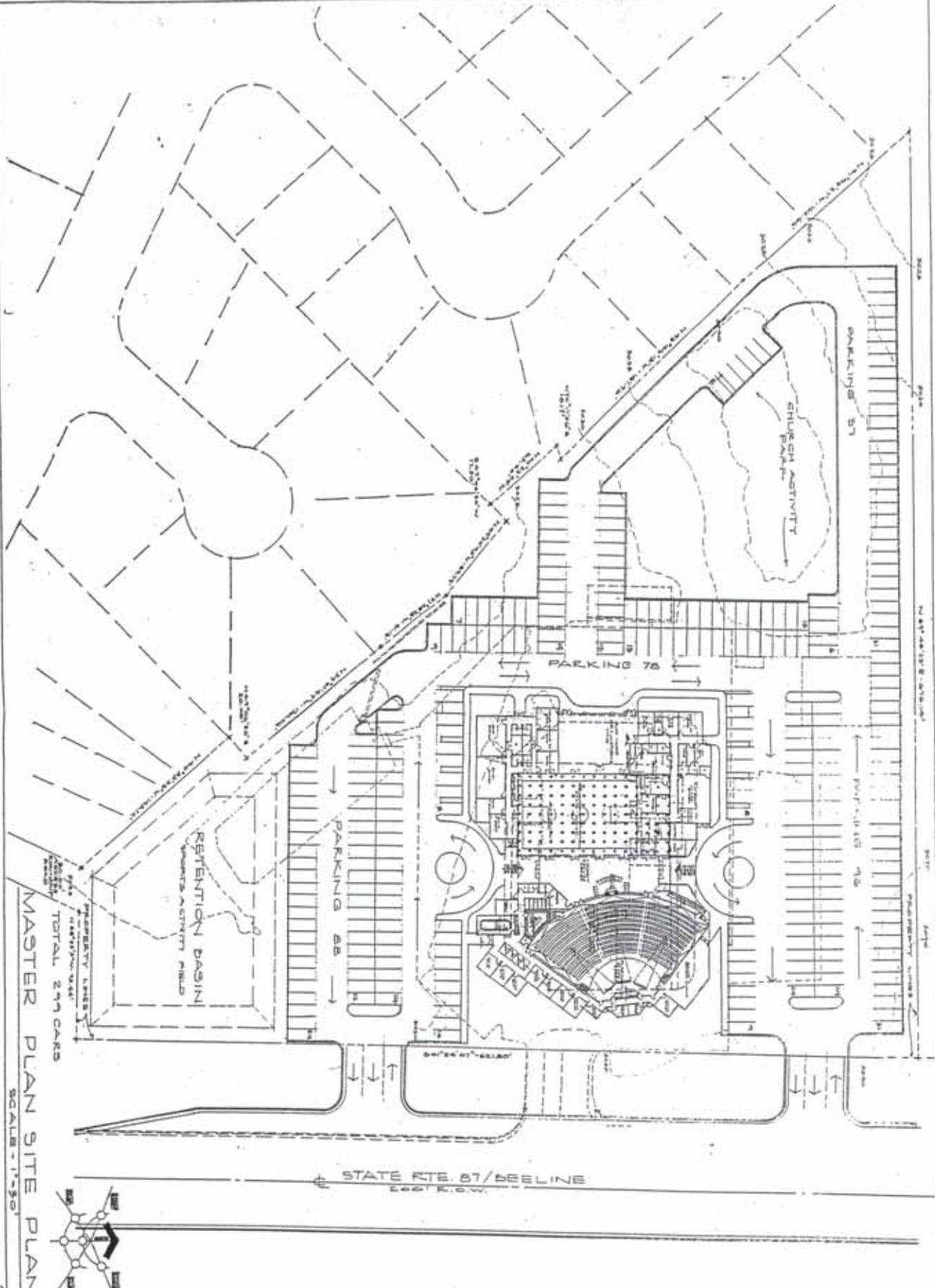
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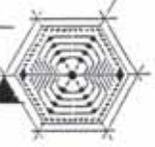


MASTER PLAN SITE PLAN
SCALE - 1" = 50'



ARCHITECT - BERNIE LIEDER
CELL (928) 875-2345 - FAX (928) 488-2485 - PH (928) 476-4988
1415 N. ALPINE HEIGHTS DRIVE - PAYSON, AZ. 85541

PONDEROSA BAPTIST CHURCH
1800 NORTH 87 / BEELINE HIGHWAY
PAYSON, ARIZONA 85541



PONDEROSA BAPTIST CHURCH

NEIGHBORHOOD MEETING
APRIL 21, 2009

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Duane Stark	700 W. Longhorn Rd	474-3036
BERNIE LIEDER	1415 N. ALPINE HOTS DR	476-4998
KEN GRAY	2109 N COLD SPRINGS PT	970-0387
Margaret Gray	2109 N. COLD SPRING PT	970-1650
Joseph E. Falkner	305 West Forest Dr.	468-8538
Robert Scott	607 W Summit	474-4339