



MEMO

TO: Planning and Zoning Commission
FROM: Ray Erlandsen
Acting Community Development Director
DATE: December 14, 2009
SUBJECT: 1010 N. Beeline Highway
Conditional Use Permit – Animal Clinic CUP-174-09

Background

The applicant, Payson Pet Care PC, is requesting approval of a conditional use permit to allow an animal clinic use in a fully enclosed building in a C-2 zoning district at 1010 N. Beeline Highway. Dr. Sandra Snyder DVM, owner of Payson Pet Care, is currently operating the business at 714 N. Beeline Hwy with an approved conditional use permit (CUP-51-98). No complaints have been received regarding this use at that location. Dr. Snyder intends to move to the new location to expand her business.

Analysis

The proposed use will be in a fully enclosed, concrete masonry unit (CMU – block) building formerly occupied by Gollipops and Appliance Plus businesses. Animal clinics in a fully enclosed building may be allowed in C-2 zoning districts through the conditional use permit process.

The building is within an existing commercial strip mall with adequate parking facilities for this use. No exterior changes to the building have been proposed.

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

Staff Recommendation

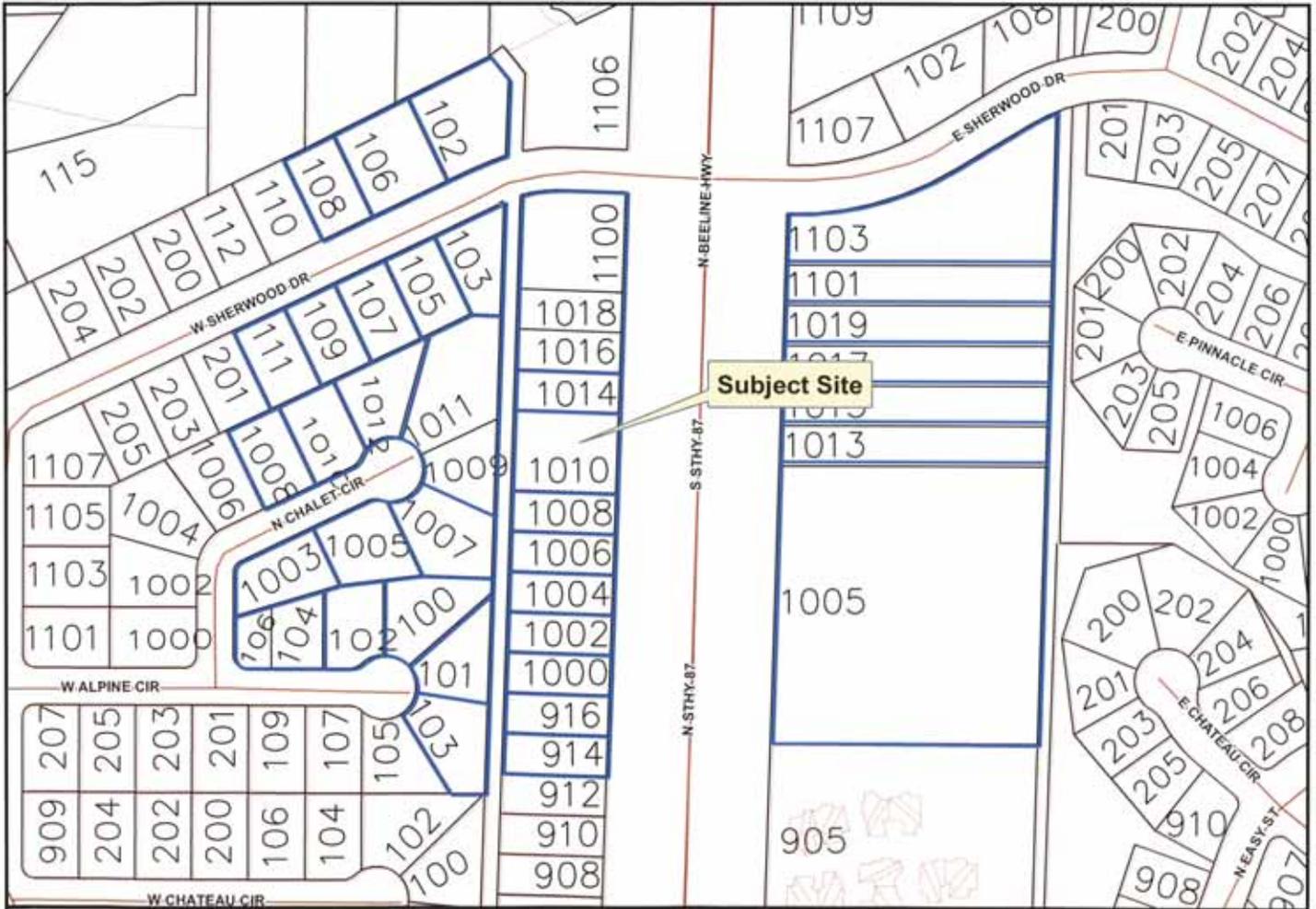
Recommendation: Approval with conditions listed below.

1. Site shall comply with all Town of Payson development regulations, including water conservation measures.
2. An approved business occupancy permit (BOP) is required prior to commencing business.
3. No outside animal/kennel uses are allowed.
4. 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-174-09, a request to allow an animal clinic use in a fully enclosed building in a C-2 zoning district at 1010 N. Beeline Highway with the conditions listed in the staff report.”

Properties within 300' Notification Area of 1010 N. Beeline Hwy



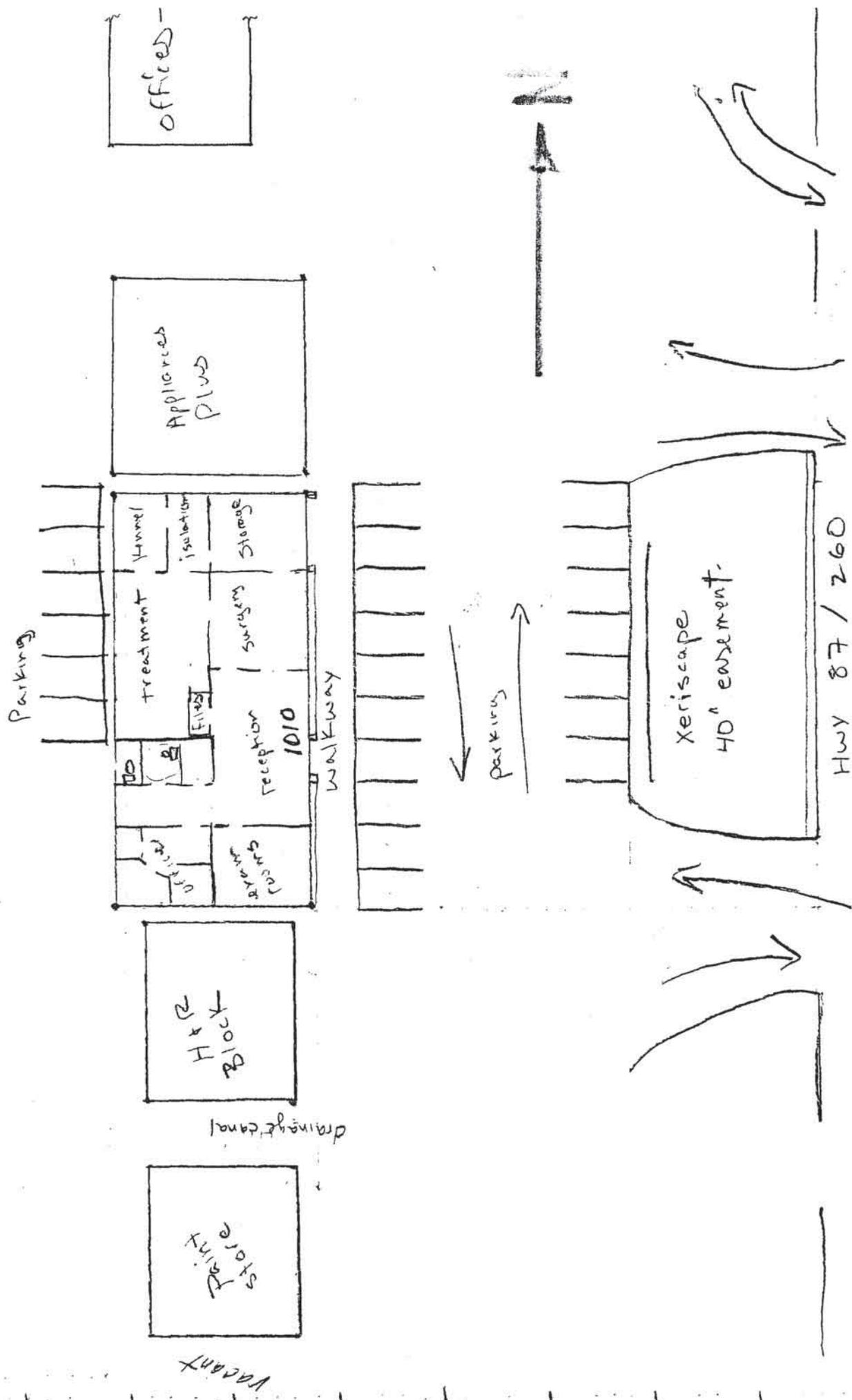
303 North Beeline Highway
 Payson, Arizona 85541
 (520) 474-5242 www.ci.payson.az.us
 GISPaysonGIS_Master.mxd 11/28/2007



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.



Center of Alley



**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"/> Guest Quarters |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division | <input type="checkbox"/> ADU |
| <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 | |

Aug, 2009

Project Address: 1010 N. Beeline Hwy Tax Parcel Number: 302-64-223
 Subdivision: Payson North Unit 2 Lot Number: 79+80
 Name of Applicant(s): Payson Petcare PC Phone #: 474-8387
 Mailing Address: 714 N. Beeline Hwy Town: Payson St: A2 Zip: 85541
 Name of Property Owner(s): SRS Investments (pending)
 Mailing Address: 714 N Beeline Hwy Town: Payson St A2 Zip: 85541
 Contact Person: Sandra Snyder Phone #: 928/474-8387 Fax #: 928-472-9610
 Payson Business License # PY6154 Sales Tax # 04-013647-K

Detailed Description of Request:
I plan to move the existing Payson Pet Care Veterinary clinic to 1010 N. Beeline Highway in order to expand our practice in a larger building.

(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.

Sandra Snyder [Signature] 10/26/09
 Print Name Signature Date

| STAFF USE ONLY - PERTINENT DATA | | | |
|---------------------------------|-----------------|---------------|---|
| APPLICATION | DATE | INITIALS | APPLICATION FEE: |
| DATE FILED | <u>10-29-09</u> | <u>SLD</u> | <u>Conditional Use Permit</u> <u>\$1000⁰⁰</u> |
| COMPLETED APPLICATION | <u>11-29-09</u> | <u>SLD</u> | |
| NEWSPAPER PUBLICATION | <u>11-27-09</u> | <u>SLD</u> | |
| 300' NOTIFICATION MAILOUT | <u>11-19-09</u> | <u>SLD</u> | |
| POSTING DATE | <u>11-23-09</u> | <u>SLD</u> | |
| | | CHECK NUMBER: | |

| RECOMMENDATION | DECISIONS |
|-----------------------|-----------------------|
| By: _____ Date: _____ | By: _____ Date: _____ |



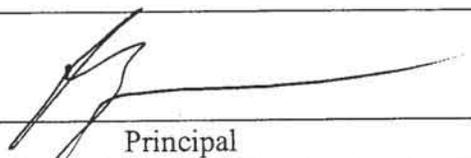
1010



**TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal** (owner) / **Agent** (acts for the owner) relationship has been created between
SRS Investments (Randy Snyder) ^{→ Pending.} [Principal(s)] and
Payson Pet Care (Sandra Snyder) (Agent),

for the purpose of: Allowing a Veterinary Practice
in the building at 1010 W Beeline Hwy
which is being purchased by SRS Investments



Principal
(Need both signatures, if husband and wife)

Principal

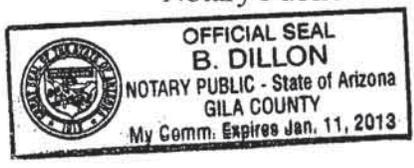
The foregoing Principal / Agent Relationship Statement was signed before me this 29th day of
October, 2009, by Randy Snyder [Principal(s)],
known to me to be the person(s) who signed said statement.

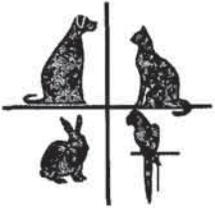
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

My commission expires: 1-11-13





PAYSON PET CARE VETERINARY CLINIC

714 North Beeline Hwy. Payson, Arizona 85541 (928)474-VETS (8387)

*Application for Conditional Use Permit
to the Town of Payson*

October 29, 2009

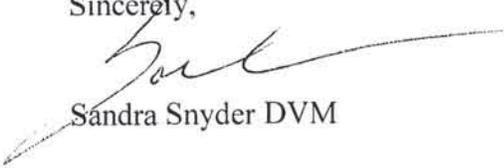
Sandra Snyder DVM

Pre Application Conference

On October 1, 2009, I met with Ray Erlandsen to discuss the Conditional use permit application process. Mr. Erlandsen was very helpful and explained the Citizens' Participation program. Mr. Erlandsen, further discussed with the entire permitting process with me.

Sheila DeShaaf had kindly prepared a map of the 300' radius area around the subject property, and a list of property owners. That list and map was very helpful and I thank her for it.

Sincerely,



Sandra Snyder DVM

CITIZENS
PARTICIPATION
MATERIAL



PAYSON PET CARE VETERINARY CLINIC

714 N. Beeline Highway, Payson AZ 85541 (928) 474-VETS (8387) fax (928) 472-9610

Citizens' Participation Report

On Saturday, October 3, 2009 invitations were sent to all property owners within a 300' radius of 1010 N. Beeline Highway. Enclosed is a copy of the invitation and a list of those invited. All local addresses were sent to the address "or occupant."

On Saturday, October 24, 2009 a Citizens' Participation Meeting was held at our current location, 714 N. Beeline Highway. There were no people attending. I was present at the location from 8am until 2:45pm to accept questions and comments.

Before the letter was sent out, Charlotte Farr of 1011 N. Chalet Circle, directly behind the site, stopped in to our current location reporting that she was very pleased that we were moving closer to her and she would be able to walk her dog to the clinic. She went on to invite us to pick blackberries from her yard, adjacent to the property. While visiting the property, on a previous day, I met the owner of Appliances Plus, who said that having our veterinary clinic next door would be an asset to his business.

In summary, every single bit of feedback we have received has been very positive. We have never received a complaint at our current location of over 11 years, and we are enjoying a warm reception to our new neighborhood.



Mailed 10/3/09

(3)

PAYSON PET CARE VETERINARY CLINIC

714 North Beeline Hwy. Payson, Arizona 85541 (928)474-VETS (8387) fax(928)472-9610

Your neighborhood vet clinic has great news! Our exceptional availability, service and fine medical care at a sensible price has called for us to expand. Our current building is great, but we have just outgrown it.

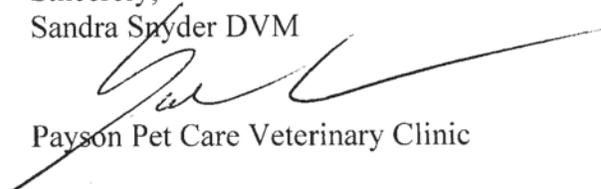
We are hoping to bring our modern, clean and quiet veterinary clinic a few blocks closer to you. We plan to move our clinic to 1010 N. Beeline Highway, the old Gollipops building. You will see improvements in the parking lot, the weeds and debris that invariably accumulate around an unoccupied building will be cleaned up. And we will bring life and vitality to the neighborhood during this economy.

Many of you are already familiar with our clinic at 714 N. Beeline Highway, in the Swiss Village shops. We have treated most of your charming pets in our neighborhood. We have saved lives, provided checkups & vaccines and done surgery for you. We will soon be able to accommodate you and your pets even better. Feel free to walk your dog over for a free treat, to be weighed, or just to say, "Hi".

We are holding an open house and citizens' participation meeting at our current location at 714 N. Beeline Highway on Saturday, October 24th at 1:00pm to listen to your concerns and suggestions on how we can improve upon our practice and make our new location as first-rate as possible. We hope to see you there!

If you can't make it, but you have a suggestion, please call Payson Pet Care at 474-VETS (474-8387) You can also mail or fax us at the address and number above, or best of all just stop in any time we are open. Our convenient hours are 7:30 am, to 6:00 pm Monday through Friday, and 8am to noon on Saturday. We see emergencies 24 hour a day.

Sincerely,
Sandra Snyder DVM



Payson Pet Care Veterinary Clinic

WEIK DOTTIE & JOHN JR
108 W SHERWOOD DRIVE
PAYSON, AZ 85541

or occupant

WHOLLY ROGER & KIM
106 W SHERWOOD ST
PAYSON, AZ 85541

or occupant

EWALD ROBERT W AND
6609 E EL PASO ST
MESA, AZ 85205

LABONTE LUCIEN R & BEVERLY A
TRUSTEES
1012 N CHALET CIR
PAYSON, AZ 85541

or occupant

LABONTE DENIS L & SUSAN D
1005 N CHALET CIR
PAYSON, AZ 85541

or occupant

PAULISON RICHARD LARUE
TRUSTEE AND
2349 W PLATA AVE
MESA, AZ 85202

PAULISON RICHARD L & MARLA K
2349 W PLATA AVE
MESA, AZ 85202

LEAS BARBARA ANN
PO BOX 2817
PAYSON, AZ 85547

TAYLOR RANDY & STACI L
107 W SHERWOOD DR
PAYSON, AZ 85541

or occupant

WALTERS PAUL G & MARY MAXINE
TRUSTEES
1701 W EVA ST
PHOENIX, AZ 85021

LILES JOSEPH M &
111 W SHERWOOD DR
PAYSON, AZ 85541

or occupant

MONROE JAMES H & VIVIAN R
1010 N CHALET CIR
PAYSON, AZ 85541

or occupant

CALVARY CHAPEL OF PAYSON
1310 STIRRUP WAY
PAYSON, AZ 85541

or occupant

BRIDGE TO SPIRITUAL FREEDOM INC
PO BOX 753
PAYSON, AZ 85547

JASON PHILLIMORE
P.O. BOX 3312
PAYSON, AZ 85547

ROBERT HENLEY
1300 W AVIATOR CR
PAYSON, AZ 85541

or occupant

JEANNIE LANGHAM
602 E CONTINENTAL DR
PAYSON, AZ 85541

or occupant

PAYSON ROUNDUP
ATTN: PETE ALESHIRE
P O BOX 2520
PAYSON, AZ 85547

BLANN JOHN E & CAROL H
2925 HARRISON DR
CHINO VALLEY, AZ 86323

PASSARIELLO ROBERT R &
WEIGHTMAN KELLY L
PO BOX 4254
SCOTTSDALE, AZ 85261

NEUMANN GENE A & BETTY T
1607 N MAVERICK CIRCLE
PAYSON, AZ 85541

or occupant

PASSARIELLO ROBERT R &
WEIGHTMAN KELLY L
PO BOX 4254
SCOTTSDALE, AZ 85261

ENOS EDWARD G & DIANE M
217 EAST HWY 260
PAYSON, AZ 85541

or occupant

TLL ELECTRIC INC
814 N BEELINE STE G
PAYSON, AZ 85541

or occupant

OLSON GEORGE E & CHERYL E
14251 N 22ND ST
PHOENIX, AZ 85022

BRIDGE TO SPIRITUAL FREEDOM INC
PO BOX 753
PAYSON, AZ 85547

CPES INC
4825 N SABINO CANYON RD
TUCSON, AZ 85750

KNOLL WALTER H & BARBARA J
TRUSTEES
PO BOX 110546
CAMPBELL, CA 95011

K POPECK LLC
3409 E GLENHAVEN DRIVE
PHOENIX, AZ 85048

HAUGHT DANIEL & DEBORAH
HC 5 BOX 48 C-3
PAYSON, AZ 85541

HAUGHT DANIEL & DEBORAH
HC 5 BOX 48 C-3
PAYSON, AZ 85541

FARR JERRY & CHARLOTTE AKA
1011 N CHALET CIR
PAYSON, AZ 85541

ARENDELL DONALD R & SHIRLEY M
1007 N CHALET CIR
PAYSON, AZ 85541

or occupant

or occupant

LIERMAN KEITH A AND
100 W ALPINE
PAYSON, AZ 85541

NEFF RICHARD C & DONNA G
795 VILLA NEUVA DR
LITCHFIELD, AZ 85340

OLSEN THEODORE O
8619 E CORTEZ STREET
SCOTTSDALE, AZ 85260

or occupant

TORRES HECTOR P & MYRIAM A CO-
TRUSTEES
5619 E FLORIAN AVE
MESA, AZ 85206

SWENSON RONALD IRVING TRUSTEE
AND
103 W SHERWOOD DR
PAYSON, AZ 85541

or occupant