



## MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen  
Acting Community Development Director

DATE: April 12, 2010

SUBJECT: **Unified Development Code Amendment** **P10-003**  
**Reducing Minimum Lot Width at Street Frontage for Pole Portion of Flag Lots**

### **Background:**

The applicants, Charles P. and Nancy J. Spurlock, property owners of 1205 N. McLane Road; are requesting an amendment to the following provisions contained in Section 15-02-004, Residential District Uses, of the Unified Development Code (UDC):

CURRENT: *Section 15-02-004 (D) note (2):*  
*“For cul-de-sac and flag lots, the minimum width of the lot, at the street frontage, shall be 35’ and the minimum lot width shall be obtained at the center point of the lot. For flag lots the front line is the line opposite the rear property line.”*

### **Analysis:**

Through this amendment, the applicants, as well as other property owners within the Town of Payson, would have the potential to divide their property.

Attached Exhibit A demonstrates the current requirements. Attached Exhibit B demonstrates an alternative to the current code requirements, which could be supported by Community Development, Engineering, and Fire Department staff.

### **Staff Recommendation:**

Staff recommends approval of the applicant’s request for an amendment to the current code standards as the proposed minimum pole width of 24’ to 35’ would provide adequate access to newly created lots.

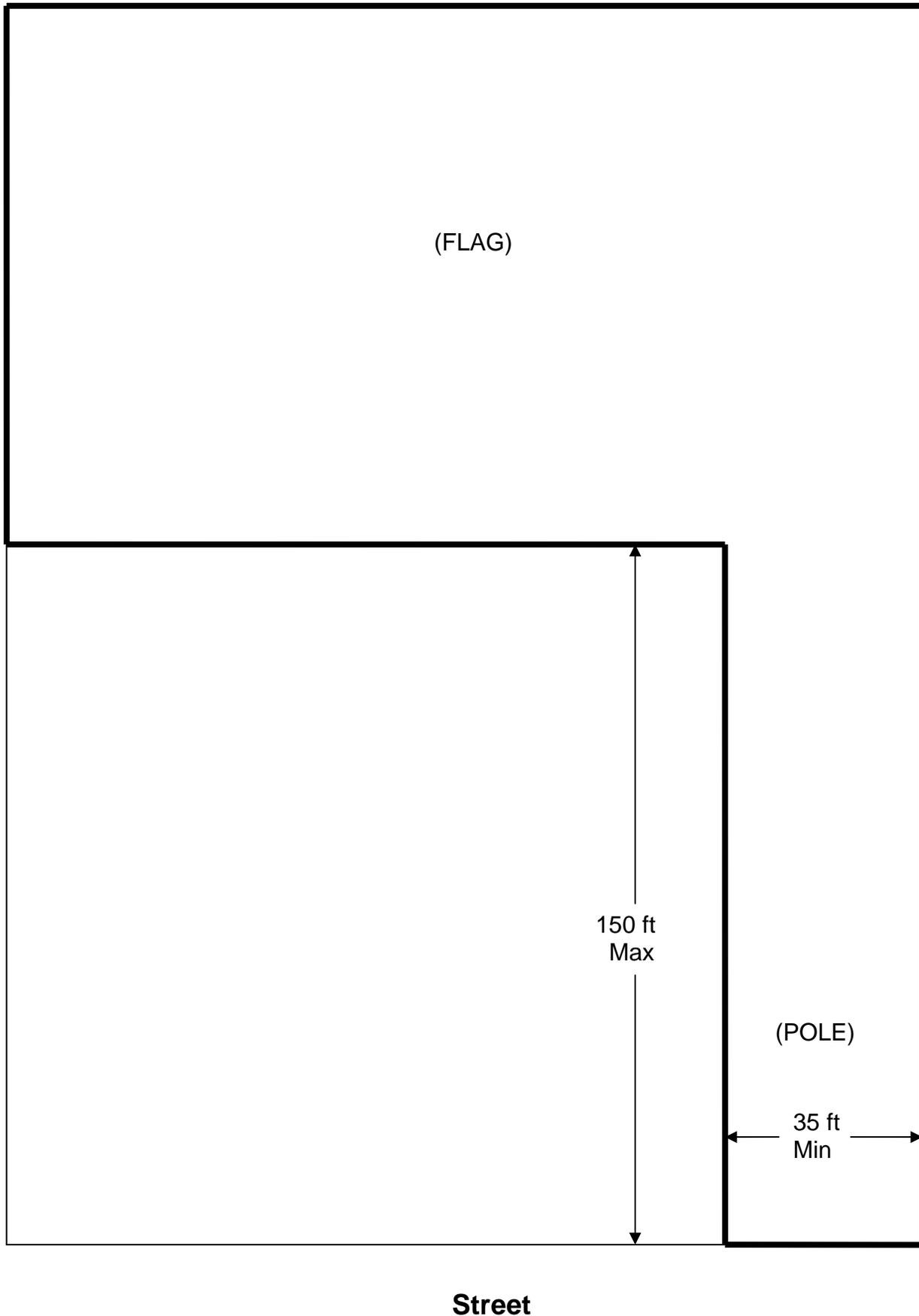
### **Suggested Motion to recommend APPROVAL:**

If the Commission agrees with the listed revisions, a possible motion could be:

“ I move the Planning and Zoning Commission recommend to the Town Council approval of P10-003, an amendment to the Unified Development Code, Section 15-02-004, Residential District Uses” by amending Section 15-02-004 (D) as shown in Exhibit B.”

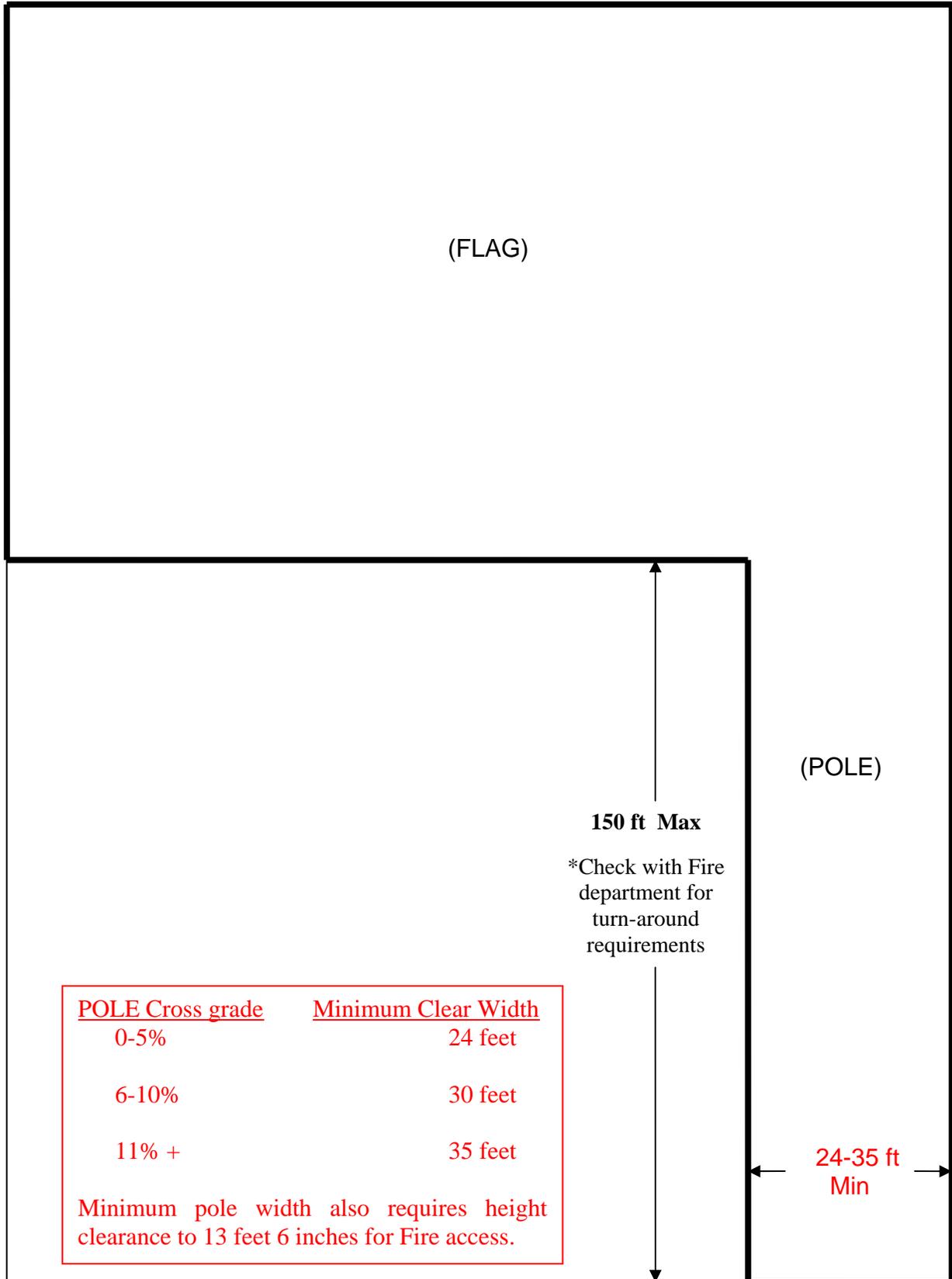
Unified Development Code  
Flag Lot Development Standards  
CURRENT

**Exhibit A**



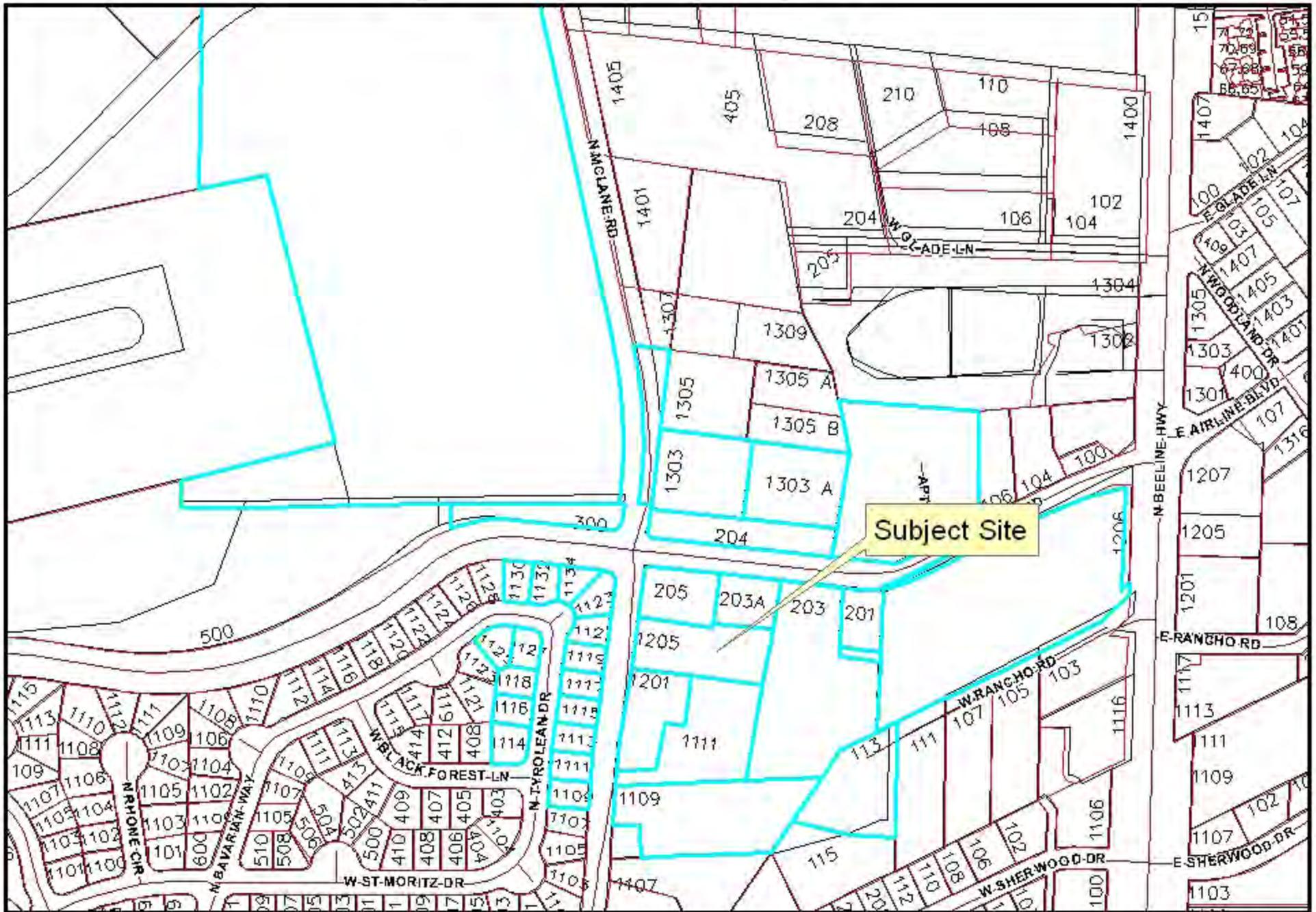
Unified Development Code  
Flag Lot Development Standards  
PROPOSED

**Exhibit B**



**Street**

# Properties within 300' of Subject Site



Subject Site



303 North BeeLine Highway  
Payson, Arizona 85541  
(520) 474-5242 www.ci.payson.az.us  
GIS/PaysonGIS\_Marker.mxd 11/28/2007

0 110 220 440 660 880 Feet 1:3,819

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.





W AIRPORT RD

N BAVARIAN WAY

N TYROLESE DR

N MCCLANE RD

W RANCHO RD

205

203A

203

201

1205

1201

1111

1109

1113

1111

1109

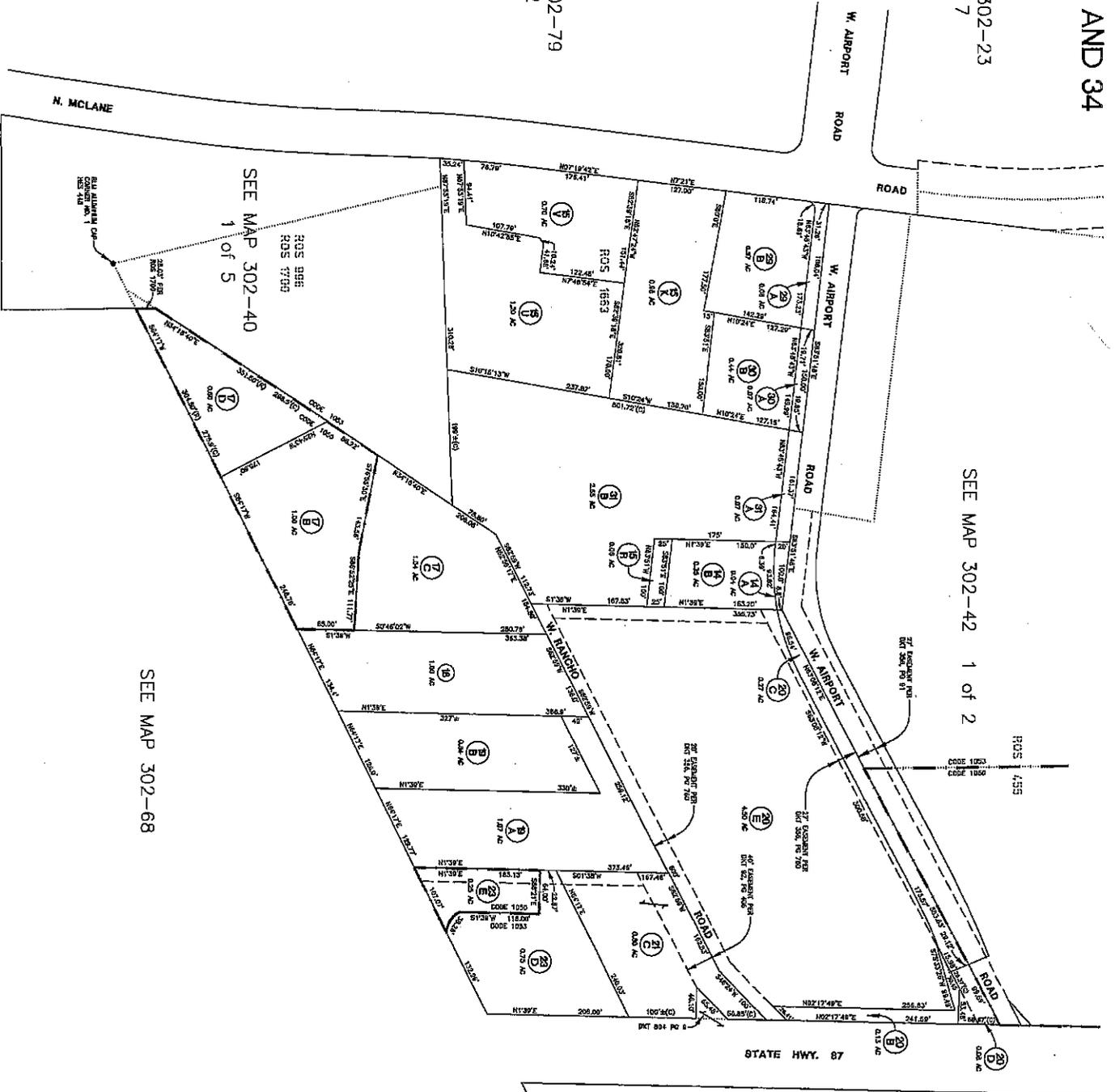
1110

PT SECTION 33 AND 34  
T11N R10E

SEE MAP 302-23  
4 of 7

SEE MAP 302-79  
1 of 2

SEE MAP 302-42 1 of 2



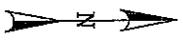
SEE MAP 302-40  
1 of 5

SEE MAP 302-68

SEE MAP 302-41 1 of 3

302-42  
2 of 2  
CODE 1050  
1053

UPDATED 11-30-00



SCALE = 1" = 100'  
(C) = CALCULATED  
(R) = RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR

**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 checked="" type="checkbox"/> Code Amendment   | <input type="checkbox"/> P & Z Commission Appeals                |   |
| <input 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:** 1205 N. McLane Rd. **Tax Parcel Number:** 302-42-015K  
**Subdivision:** \_\_\_\_\_ **Lot Number:** \_\_\_\_\_  
**Name of Applicant(s):** Charles P. & Nancy J. Spurlock **Phone #:** 928-468-7555  
**Mailing Address:** 1205 N. McLane Rd. **Town:** Payson **St:** AZ **Zip:** 85541  
**Name of Property Owner(s):** Charles P. & Nancy J. Spurlock  
**Mailing Address:** 1205 N. McLane Rd. **Town:** Payson **St:** AZ **Zip:** 85541  
**Contact Person:** Frieda Haught **Phone #:** 928-474-9694 **Fax #:** 928-474-9694  
**Payson Business License #** \_\_\_\_\_ **Sales Tax #** \_\_\_\_\_

**Detailed Description of Request:**

Applicant desires to divide subject parcel into two approximately equal sized parcels.  
Access to the new parcel being created would be off McLane Rd and along the northern  
boundary of Parcel # 302-42-015K.

(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.

Charles P. Spurlock  
 Print Name

Charles P. Spurlock 3/1/10  
 Signature Date

**STAFF USE ONLY - PERTINENT DATA**

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	3/1/10	Sld	Code Amendment application fee: \$ 400. <sup>00</sup>
COMPLETED APPLICATION	3/1/10	Sld	
NEWSPAPER PUBLICATION	3/26/10	Sld	
300' NOTIFICATION MAILOUT	3/24/10	Sld	
POSTING DATE	3/25/10	Sld	
			CHECK NUMBER: 1002 DATE: 3/1/10

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

# Gila County Parcel Information Search

## Assessor Information 302-42-015K

<b>Parcel/Tax ID</b>	302-42-015K
<b>Tax Year</b>	2010
<b>Site Address</b>	1205 N MCLANE RD, PAYSON
<b>Owner Name</b>	SPURLOCK CHARLES P & NANCY J,
<b>Owner Address</b>	1205 N MCLANE RD PAYSON, AZ 85541
<b>Tax Area</b>	1053
<b>Land Value</b>	\$27,110.00
<b>Improvement Value</b>	\$193,337.00
<b>Full Cash Value</b>	\$220,447.00
<b>Assessed Full Cash Value</b>	\$22,045.00
<b>Limited Value</b>	\$220,447.00
<b>Assessed Limited Value</b>	\$22,045.00
<b>Value Method</b>	Cost
<b>Exempt Amount</b>	\$0.00
<b>Exempt Type</b>	
<b>Use Code</b>	0182
<b>Property Use</b>	0182-SFR+RES URB NONSUBDIV
<b>Class Code</b>	Residential
<b>Assessment Ratio</b>	10.000000
<b>Sale Price</b>	
<b>Sale Date</b>	
<b>Instrument Type</b>	
<b>Book</b>	
<b>Page</b>	
<b>Parcel Size</b>	0.00
<b>Township, Range, Section</b>	
<b>Legal Description</b>	COMM COR #2 HES 446;TH N7D21'E 162.61'POB;TH CONT N7D21'E 127';TH S80DE 177.5';TH N10D24'E 15';TH S83D51'E 150';TH S10D24'W 136.7'; TH N82D47'24 W 320.81' POB (OUT OF 302-42-015F)
<b>Property Type</b>	REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Single Family Residential	Ranch 1 Story	Average	1676	1985	\$163,663.00
2	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	2004	\$20,927.00

# Gila County Parcel Information Search

Parcel ID: 302-42-015K  
 Total Due: \$0.00

2008 Property / Owner Details																						
<b>2008</b> Due: \$0.00	SPURLOCK CHARLES P & NANCY J 1205 N MCLANE RD  PAYSON, AZ 85541																					
<b>2007</b> Due: \$0.00	Legal Description: COMM COR #2 HES 446;TH N7D21'E 162.61'POB;TH CONT N7D21'E 127';TH S80DE 177.5';TH N10D24'E 15';TH S83D51'E 150';TH S10D24'W 136.7'; TH N82D47'24 W 320.81' POB (OUT OF 302-42-015F)																					
<b>2006</b> Due: \$0.00	<table border="1"> <thead> <tr> <th colspan="3">Tax Summary</th> </tr> <tr> <th></th> <th>Charged</th> <th>Paid</th> </tr> </thead> <tbody> <tr> <td>Taxes:</td> <td>\$2,268.84</td> <td>\$2,268.84</td> </tr> <tr> <td>Interest:</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Fees:</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td><b>Totals:</b></td> <td><b>\$2,268.84</b></td> <td><b>\$2,268.84</b></td> </tr> <tr> <td><b>Total Balance:</b></td> <td></td> <td><b>\$0.00</b></td> </tr> </tbody> </table>	Tax Summary				Charged	Paid	Taxes:	\$2,268.84	\$2,268.84	Interest:	\$0.00	\$0.00	Fees:	\$0.00	\$0.00	<b>Totals:</b>	<b>\$2,268.84</b>	<b>\$2,268.84</b>	<b>Total Balance:</b>		<b>\$0.00</b>
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<b>Total Balance:</b>		<b>\$0.00</b>																				
<b>2005</b> Due: \$0.00	Delinquent Dates																					
	1st 1/2      12/1/2008																					
<b>2004</b> Due: \$0.00	2nd 1/2      5/1/2009																					
<b>2003</b> Due: \$0.00																						
<b>2002</b> Due: \$0.00																						
<b>2001</b> Due: \$0.00																						
<b>2000</b> Due: \$0.00																						
<b>1999</b> Due: \$0.00																						
<b>1998</b> Due: \$0.00																						

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

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between

Charles P. & Nancy J. Spurlock [Principal(s)] and  
Frieda Ann Haught (Agent),

for the purpose of:

Negotiating a division of Gila County Tax Parcel # 302-42-015K in two  
approximately equal sized parcels.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Charles P. Spurlock  
Principal  
(Need both signatures, if husband and wife)

Nancy J. Spurlock  
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 1st day of March, 2010, by Charles P. & Nancy J. Spurlock [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.

Meme Heflin  
Notary Public

My commission expires:

