



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Planner II

DATE: September 13, 2010

SUBJECT: **Conditional Use Permit** **CUP10-005**  
**Pet Shop, Outside Display of Merchandise**  
**1103 S. Beeline Highway**

**Background:**

The applicant, Arizona Exotics, is requesting approval of a conditional use permit to allow a pet shop and outside display of merchandise in a C-2 zoning district at 1103 S. Beeline Highway.

The Unified Development Code (UDC) requires a conditional use permit (CUP) for “uses with unique compatibility concerns,” which specifically includes pet shops in all commercial zoning districts.

**Analysis:**

Attached is a site plan that depicts the Pet shop building as well as the covered walkway in the front of the store where the proposed seasonal outside displays would be placed. Care should be taken when placing outdoor displays to ensure accessible pathways are maintained to/from the store entrance and parking area.

Certain aspects of pet shops, such as potential noise disturbance from barking dogs, exterior animal use areas, and the risk of contaminants from bathing or treatment of animals and animal waste precipitate the need for conditional use permit approval. Because this is an exotic pet store, the applicant does not intend to offer dogs for sale.

**Staff Recommendation:**

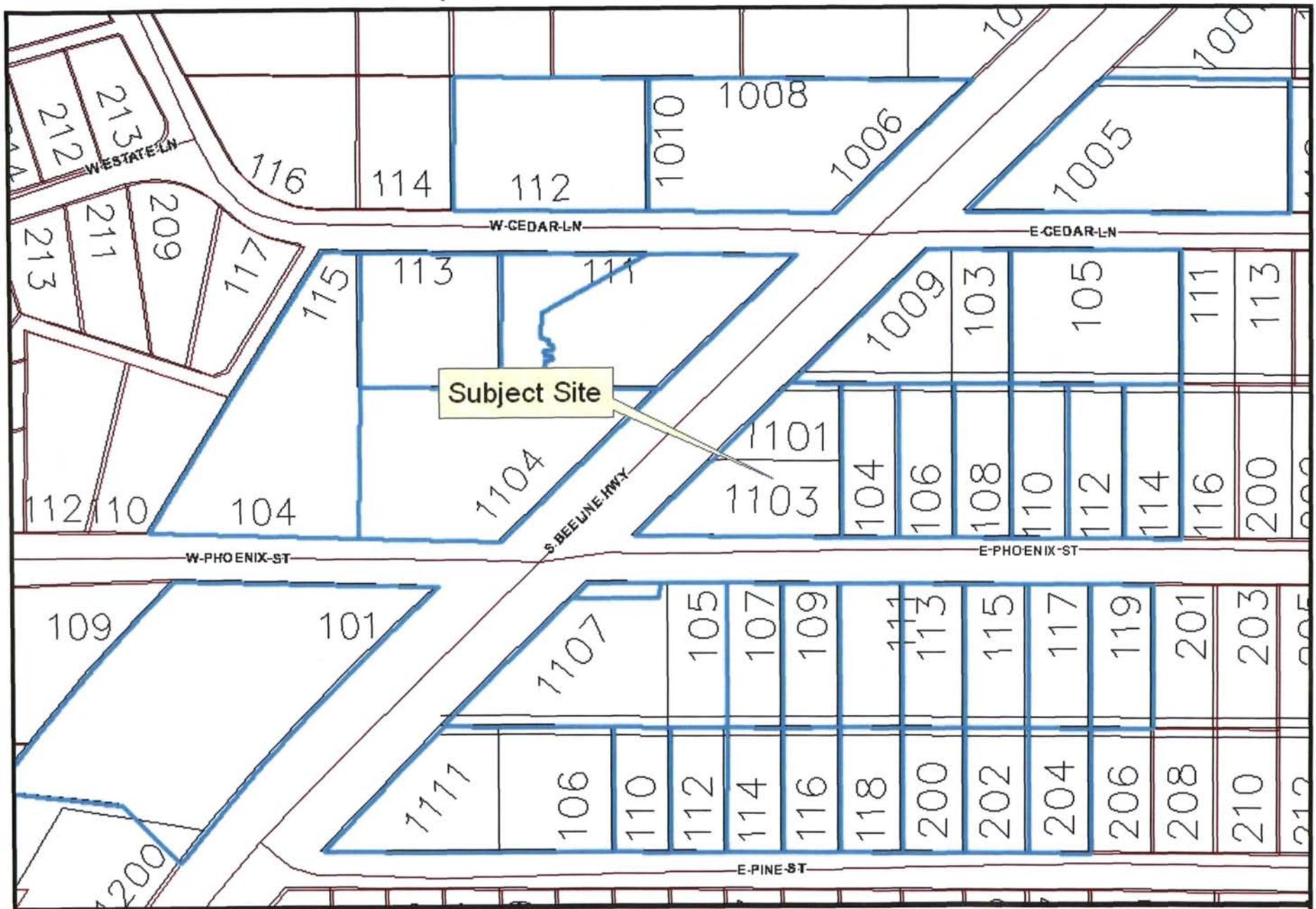
Staff recommends approval of CUP10-005 with the conditions listed below.

1. Site shall comply with all Town of Payson development regulations, including design review requirements for commercially zoned property.
2. No dogs or other animals, which may create noise discernable by the human ear at the property lines shall be kept, maintained, bred or offered for sale on the premises.
3. Exterior sales and display shall be limited to the covered walkway area depicted on the site plan, stamped September 2, 2010 and shall not impede accessible routes.
4. An approved business occupancy permit (BOP) is required prior to this CUP becoming effective.
5. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the outside display and storage of merchandise and equipment and pet shop use at 1103 S. Beeline Highway conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

**Suggested Motion to Approve:**

“I move the Planning & Zoning Commission approve CUP10-005, a request to allow a pet shop and outside display of merchandise in a C-2 zoning district at 1103 S. Beeline Highway with the conditions listed in the staff report.”

# Properties within 300' Notification Area



Subject Site



303 West Bee Line Highway  
 Payson, Arizona 85541  
 (928) 474-5242 www.ci.payson.az.us  
 GIS: Payson GIS\_Maps.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.



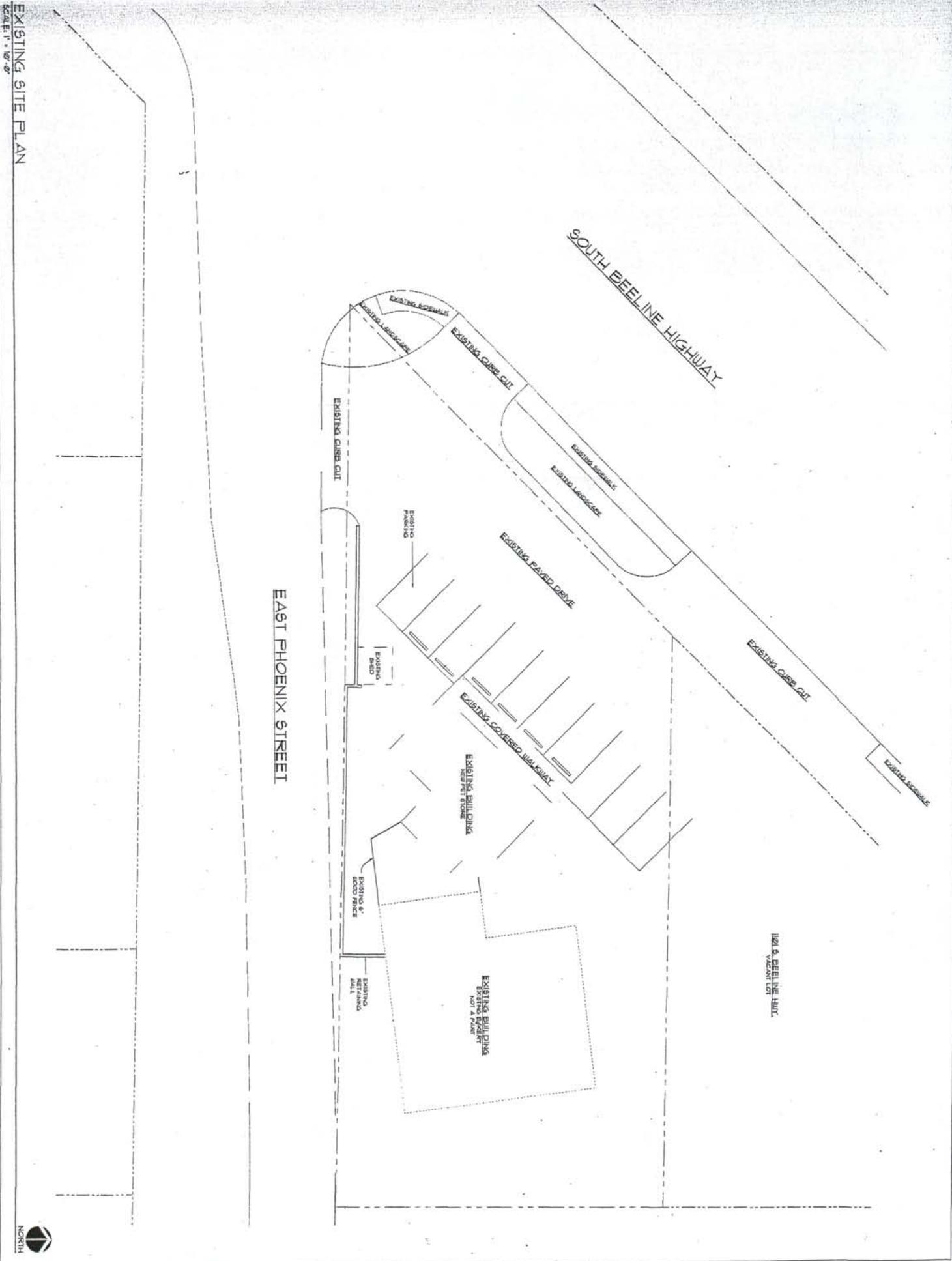


303 North Beeline Highway  
Payson, Arizona 85541  
(928) 474-5242 [www.ci.payson.az.us](http://www.ci.payson.az.us)  
GIS/PaysonGIS\_Master.mxd 11/28/2007

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EXISTING SITE PLAN



EXISTING SITE PLAN  
SD-1

DESIGN BY:  
DRAWN BY:  
CHECKED BY:  
DATE:

SL	REVISIONS:
SL	△
SL	△
9/2/10	△
	△
	△

**ARIZONA EXOTICS LLC**  
1103 SOUTH BEELINE HIGHWAY  
PARCEL NUMBER - 000-00-000

**LONG'S DRAFTING & DESIGN**  
615 S. TOWNSITE CIR.  
PAYSON, AZ 85541

**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: 1103 S. Beeline Hwy. Tax Parcel Number: 304-17-031  
 Subdivision: Pine Ridge Addition Replat Block 2 Lot Number: 16 + 17  
 Name of Applicant(s): Shannon Long Phone #: 928-970-1480  
 Mailing Address: SAA Town: Payson St: AZ Zip: 85541  
 Name of Property Owner(s): Stanley-Potts LLC  
 Mailing Address: 609 S Beeline Hwy Town: Payson St: AZ Zip: 85541  
 Contact Person: Shannon Long Phone #: 928-970-1480 Fax #: \_\_\_\_\_  
 Payson Business License # PY9204 Sales Tax # 20191244

Detailed Description of Request:  
New Retail pet store in existing building. Seasonal Exterior displays under existing covered area. No noisy pets such as dogs to be kept at store location.

(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.

Shannon Long  
 Print Name

  
 Signature

5/20/10  
 Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	<u>8-23-10</u>	<u>Sld</u>	<u>Conditional Use Permit Application \$5,000.<sup>00</sup></u>
COMPLETED APPLICATION	<u>9-2-10</u>	<u>Sld</u>	
NEWSPAPER PUBLICATION	<u>8-27-10</u>	<u>Sld</u>	
300' NOTIFICATION MAILOUT	<u>8-26-10</u>	<u>Sld</u>	
POSTING DATE	<u>8-27-10</u>	<u>Sld</u>	
			CHECK NUMBER: <u>1209</u> DATE: <u>8-23-10</u>

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

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

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

CLIFF POTTS [Principal(s)] and  
SHARON LONG (ARIZONA EXOTICS) (Agent),

for the purpose of:

~~FOR~~ OBTAINING A CONDITIONAL USE PERMIT  
IN ORDER TO OPERATE AN EXOTIC PET STORE LOCATED  
AT 1103 S BEEHIVE HWY.

Cliff Potts  
Principal  
(Need both signatures, if husband and wife)

\_\_\_\_\_  
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 24<sup>th</sup> day of August, 2010, by Cliff Potts [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.

Casey Baker  
Notary Public

My commission expires: 8/11/14



CITIZENS  
PARTICIPATION  
MATERIAL

1103 S. Beeline Hwy.  
Payson, AZ 85541

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# Arizona Exotics LLC

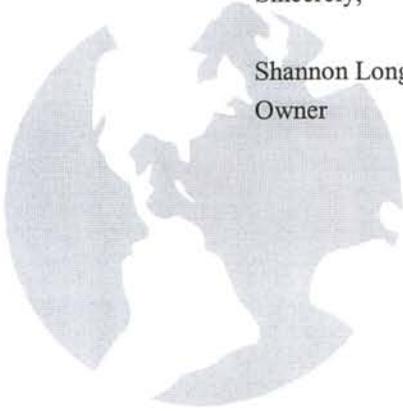
September 3, 2010

Dear Town of Payson:

I am writing this letter in regards to the neighborhood meeting held within the store located at 1103 S. Beeline Hwy on August 8, 2010 between the hours of 10:30 am and 11:30 pm. We did not have anyone attend our meeting so no questions or concerns have been brought to our attention. We continue to keep our doors open to any of our neighbors that wish to stop by and address any concerns or provide any suggestions concerning our outdoor displays.

Sincerely,

Shannon Long  
Owner



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1103 S. Beeline Hwy.  
Payson, AZ 85541

# Arizona Exotics LLC

July 6, 2010

To whom it may concern:

We will be holding a public meeting regarding our application for a conditional use permit to operate at 1103 S. Beeline Hwy. Meeting will be held on August 8 at 10:30am to 11:30am, inside the pet store. You may attend this meeting if you wish to address any questions or concerns.

The permit will be for a Retail Pet Store. We will be selling mostly exotic type pets such as reptiles, amphibians, small animals & fish. There will be no dog kennels outside of the store. So, there will be no noise associated with the store after hours. Also, all trash is taken off-site daily. So, there will be no strong odors from the store. No venomous reptiles will be on display or sold at the store. Seasonal outdoor displays will consist of dry goods such as cages, aquariums, or terrariums.

Sincerely,

Shannon Long  
Owner



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