



MEMO

TO: Planning and Zoning Commission
FROM: Sheila DeSchaaf
Zoning Administrator
DATE: January 9, 2012
SUBJECT: Conditional Use Permit Request
1500 W. Bravo Taxiway, Recycling

CUP11-006

Background

This is a request by Zygmunt Oparowski, property owner; Argo Pottorff, applicant, to allow for recycling use at 1500 W. Bravo Taxiway, parcel number 302-77-005A. The applicant proposes to purchase scrap metal from the public. Recyclable items will be sorted, packaged and then shipped from the site.

Analysis

The property is a vacant warehouse building within Skypark Industrial Subdivision and is zoned M-1, Light Industrial. The Unified Development Code (UDC) requires a CUP in M-1 Zoning Districts for “Recycling” as well as “Automobile wrecking yard, junkyards, recycling centers, outdoor storage and similar open land uses, screened with minimum of 8’ high solid masonry wall.”

The property is bordered by developed industrial properties on both sides. The site shares a common rear property boundary with Mazatzal Mountain Airpark Unit 1, an R1-12 single family residential subdivision. There is a 30’ wide greenbelt easement across each of the residential lots within Mazatzal Mountain Airpark that are adjacent to the Industrial properties on the north side of Bravo Taxiway. The site is currently fenced with slatted chain link 8’ high along the rear of this site adjacent to the greenbelt easement with 6’ high slatted chain link along the front and sides of the property.

The use tables within the Unified Development Code require the use of open land for recycling to be screened with a minimum 8’ high solid masonry wall. The entire exterior area of this property will not be utilized for storing, sorting or processing of scrap materials therefore the applicant is proposing a three sided solid masonry enclosure surrounding an 80’ X 110’ portion of the site in the northwest corner.

The site has an existing paved parking area. The portion of the site between the proposed block screen wall and the existing parking area is not paved. It is required that any area that is not fenced off from general public traffic shall be paved. No public traffic shall be allowed on unpaved surfaces.

It should be noted that the property is currently in violation of Town of Payson codes. The metal canopy structure was built without a permit and most of the existing vegetation from the open areas of the site has been removed. The canopy will need to be removed or receive approval through the building permit process prior to recordation of this use permit. A plan for landscaping that complies with Town of Payson Landscaping, Screening and Buffering requirements shall be submitted and approved prior to recordation of this use permit. Final landscape improvements shall be installed no later than May 1, 2012. Public right of way adjacent to the property may be landscaped and may be used to satisfy, to the extent provided, the minimum required site landscaping.

Staff Recommendation:

Because the applicant's request could meet the development standards and could be compatible with existing land uses in the surrounding area, Community Development staff recommends approval of this application subject to the conditions listed below:

1. Exterior land uses shall substantially conform to the site plan submitted and attached to the zoning application stamped December 12, 2011.
2. The project shall meet all development standards, including but not limited to: building, signage and fire safety.
3. Any area that is not fenced off from general public traffic shall be paved.
4. An eight foot (8') opaque solid masonry screen wall shall be installed as shown on the site plan submitted with this application.
5. Outside storage of recycled material in any area outside of the proposed masonry wall enclosure shall be restricted to containers.
6. The canopy shall be removed or have an approved building permit prior to recordation of this use permit.
7. A plan for landscaping that complies with Town of Payson Landscaping, Screening and Buffering minimum requirements shall be submitted and approved prior to recordation of this use permit. Improvements shall be installed no later than May 1, 2012.
6. Enforcement personnel from the State of Arizona, Gila County, Town of Payson or other affected entity, including but not limited to Town of Payson Zoning Enforcement Officer, Payson Fire Marshal, Payson Water Department, Gila County Health Inspector or Arizona Department of Environmental Quality Inspector, and the Northern Gila County Sanitary District, shall be permitted to inspect the business premises at any reasonable hour to inspect the same in connection with any application made under the terms of the Unified Development Code, or for any investigation or inspection as to whether or not any portion of such premises, building, structure or land is in violation of, or being used in violation of, the UDC. Such inspection shall not be subject to a 24-hour prior written notice.

7. 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 recycling use with exterior recycling uses then the use permit is applicable. Change in uses or additional uses may require separate approvals or a modification to this Conditional Use Permit.
8. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department. A request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve CUP11-006, a request to allow recycling use within the existing enclosed building and outdoor recycling activities and storage screened with minimum of 8’ high solid masonry wall in an M-1 zoning district at 1500 W. Bravo Taxiway subject to the conditions recommended by staff.”

Neighborhood Involvement

A Citizens Participation meeting was conducted on December 9, 2011, at 1500 W. Bravo Taxiway. The Citizens Participation Report and related correspondence received by staff are attached for review.

* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

**CITIZENS
PARTICIPATION
MATERIAL**

PAYSON RECYCLING CENTER

885 S TONTO CREEK DRIVE
PAYSON, AZ. 85541
928-474-4037
gilatoad@gmail.com

December 11, 2011

Re: Citizen Participation Meeting

The notice for the meeting was mailed on November 23, 2011. The meeting was held on December 9, 2011. No one attended.

We received one phone call from the owner of the R.V. storage facility, whose concern was property devaluation and possible damage to said property. These were discussed with the owner and resolved.

Sincerely,



Argo Pottorff
Representative for
Payson Recycling Center

PAYSON RECYCLING CENTER

885 S TONTO CREEK DRIVE
PAYSON, AZ. 85541
928-474-4037
gilatoad@gmail.com

November 22, 2011

Re: Request for issuance of a Conditional Use Permit

Dear Property Owner:

You are invited to a Citizen Participation Meeting to address any issues regarding a request for a Conditional Use Permit to allow Payson Recycling Center to operate a recycling express yard at 1500 W. Bravo Taxiway, Payson, Az.

This meeting will be held on Friday, December 9, 2011 at 10:00 A. M. at 1500 W Bravo Taxiway. The purpose of this meeting is to provide information regarding the nature of this business and to hopefully answer any questions that might arise

If you are unable to attend and have questions regarding this proposed use please call.
Argo Pottorff at 928-474-4037.

Sincerely,



Argo Pottorff
Representative for
Payson Recycling Center

1500 W. Bravo Taxiway 300' Map



303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_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.





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1503

1002

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1500

1408

1402

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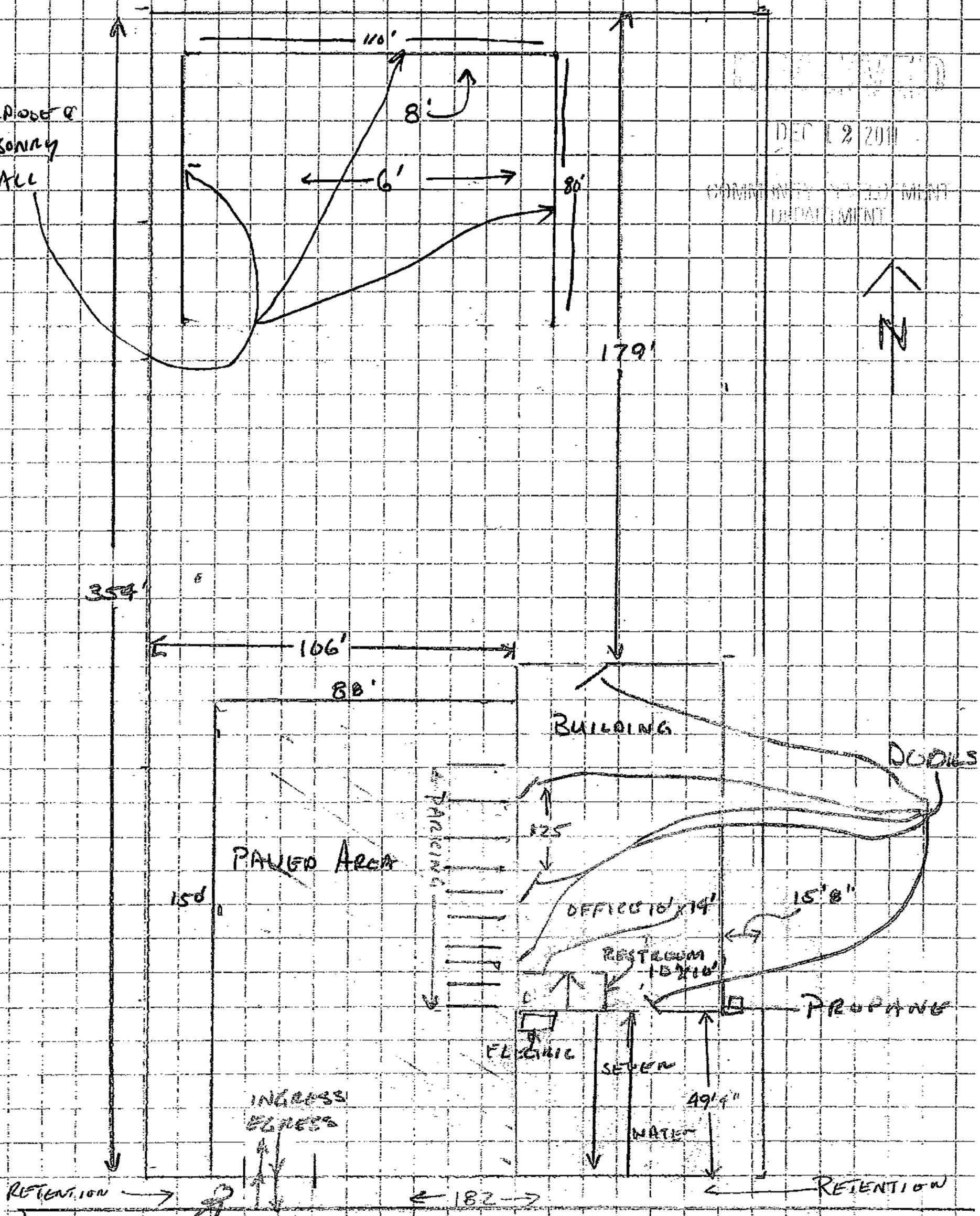


LEGAL: PARCEL A of SURVEY MAP No. 1974

PURPOSE OF
MASONRY
WALL

DEC 2 2011

CORPORATION



$\frac{1}{4}'' = 10'$

