



MEMO

TO: Planning and Zoning Commission Members

FROM: Sheila DeSchaaf, AICP
Zoning Administrator

DATE: September 10, 2012

SUBJECT: **Proposed General Plan Major Amendment**
Land Use Element

P12-004

Background

The Town of Payson is requesting an amendment to the Land Use Element of the 2003 Town of Payson General Plan. The proposed change is considered a major amendment as the changes affect an area of twenty (20) acres or more.

Analysis

At the direction of the Town Council on February 2, 2012 staff began investigating the density provisions for multi-family development. Based upon the number of criteria that multi-family projects now have to incorporate into their design, placing a cap on the number of units may be unnecessary. The proposed amendment would remove the arbitrary restrictions on the number of units allowed on a particular site. Instead, the number of units would be regulated through the level of innovation of the proposed development and the ability of the proposed development to conform to the other applicable development standards, such as minimum parking and open space requirements, maximum lot coverage restrictions, retention/detention requirements, and design review criteria. For example, a development consisting of one bedroom apartment homes might accommodate 27 units on a one acre parcel in the same footprint that larger units would be limited to the existing standard of 18 units.

Currently, Section 3.5 Future Land Use Plan, subsection A Land Use Designations reads:

High Density Residential (5.5 to 18 DU/AC) - Denotes areas where multi-family residential development is appropriate. The density range of 5.5 to 18 dwelling units per acre (DU/Acre) is intended to provide areas for single-family homes, condominiums, apartments, town homes, or patio homes in appropriate locations. It is critical that these areas have good multimodal circulation (e.g. bicycle, transit) and transportation access and availability of public

facilities/services.

The proposed amendment to Section 3.5 Future Land Use Plan, subsection A reads:

High Density Residential – Denotes areas where multi-family residential development could be appropriate. The density range of 5.5 to 18 dwelling units per acre (DU/Acre) is typical, but not specifically regulated. The maximum density for the development of single-family homes, condominiums, apartments, town homes or patio homes shall be limited by compliance with all other applicable development standards, including but not limited to building height, maximum lot coverage, hillside requirements, parking, setbacks, etc. Multimodal (e.g. bicycle, transit) circulation, transportation access and the proximity/accessibility of public facilities and services should be considered.

As outlined in the attached memo dated June 29, 2012 the proposed amendments were disseminated to various agencies and interested parties. To date, no comments have been received from the agencies listed, other members of the public, utilities or affected Town departments.

Staff Recommendation

Approve as submitted.

Possible motion to recommend approval;

“I move to recommend to the Town Council approval of P12-004, a request by the Town of Payson to amend the 2003 Town of Payson General Plan Land Use Element definition of High Density Residential as proposed by staff.”

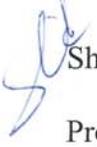
Attachment: Memo dated June 29, 2012 regarding the proposed General Plan Amendment



COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF PAYSON
303 N. BEELINE HIGHWAY
PAYSON, ARIZONA 85541-4306
PHONE: (928) 474-5242 X. 263 • FAX (928) 472-7490 • TDD: (928) 472-6449

MEMO

TO: Arizona Commerce Authority
Gila County
Gila County Planning
Central Arizona Association of Governments
Town of Star Valley
All Interested Parties

FROM:  Sheila DeSchaaf, Zoning Administrator

RE: Proposed General Plan Amendment

DATE: June 29, 2012

The Town of Payson has filed a request to amend the Town of Payson General Plan Land Use Element text for “high density” uses.

This application constitutes a “major amendment” to the Payson General Plan. This notice is being sent to you pursuant to ARS § 9-461.06. Specific information concerning the proposed changes is attached hereto for your reference.

The Town of Payson requests your written comments on or before August 15, 2012 so comments may be forwarded to the Planning & Zoning Commission and Town Council for their consideration. It is anticipated that the Planning & Zoning Commission will conduct a public hearing on this request at its September 10, 2012 meeting. All interested persons are invited to attend.

Should you have any questions or comments please contact me at the address or phone number listed above.

xc Payson Town Council
Town of Payson Planning & Zoning Commission

2012 Major Amendment

Payson General Plan

Chapter 3: Land Use Element

The Town of Payson General Plan Land Use Plan map defines a number of locations that were found to accommodate future population growth in a *High Density Residential* style of development.

Currently, Section 3.5 Future Land Use Plan, subsection A Land Use Designations reads:

High Density Residential (5.5 to 18 DU/AC) - Denotes areas where multi-family residential development is appropriate. The density range of 5.5 to 18 dwelling units per acre (DU/Acre) is intended to provide areas for single-family homes, condominiums, apartments, town homes, or patio homes in appropriate locations. It is critical that these areas have good multimodal circulation (e.g. bicycle, transit) and transportation access and availability of public facilities/services.

The existing DU/Acre formula treats all units equally, without regard to unit size or number of bedrooms. In other words, the minimum area required for each unit is the same whether the units being constructed are 700 square foot one-bedroom apartments or 1,400 square foot three-bedroom condominiums.

This amendment could provide incentives for compact developments and innovative site planning by emphasizing the importance of topography, adjacent land uses, proximity to goods and services, adequacy of utilities and infrastructure, etc. rather than relying upon an arbitrary DU/Acre measurement.

The proposed amendment to Section 3.5 Future Land Use Plan, subsection A reads:

High Density Residential – Denotes areas where multi-family residential development could be appropriate. The density range of 5.5 to 18 dwelling units per acre (DU/Acre) is typical, but not specifically regulated. The maximum density for the development of single-family homes, condominiums, apartments, town homes or patio homes shall be limited by compliance with all other applicable development standards, including but not limited to building height, maximum lot coverage, hillside requirements, parking, setbacks, etc. Multimodal (e.g. bicycle, transit) circulation, transportation access and the proximity/accessibility of public facilities and services should be considered.

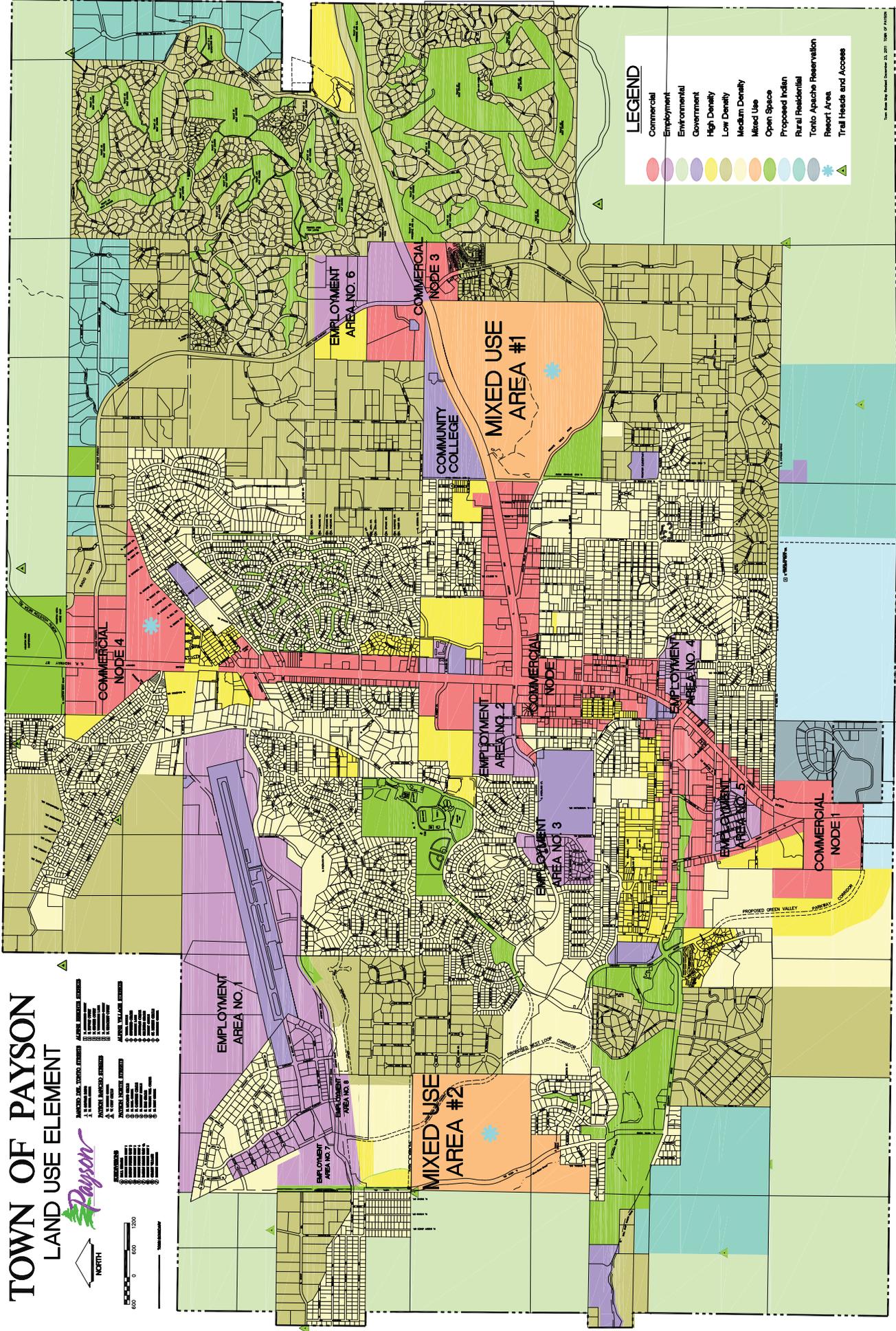
The Land Use Element Map showing areas designated for potential High Density development that may be affected by the proposed amendment is attached for your reference. The Town of Payson General Plan document may be found in its entirety on the Town of Payson website via the following link: <http://paysonaz.gov/Departments/CommunityDev/planning-zoning.html>.

TOWN OF PAYSON LAND USE ELEMENT



- MARKED AND TOWN STUDIES**
- 1. 1995
 - 2. 2000
 - 3. 2005
 - 4. 2010
 - 5. 2015
 - 6. 2020
- ADJACENT TOWN STUDIES**
- 1. 1995
 - 2. 2000
 - 3. 2005
 - 4. 2010
 - 5. 2015
 - 6. 2020
- ADJACENT TOWN STUDIES**
- 1. 1995
 - 2. 2000
 - 3. 2005
 - 4. 2010
 - 5. 2015
 - 6. 2020

- PROPERTY**
- 1. 1995
 - 2. 2000
 - 3. 2005
 - 4. 2010
 - 5. 2015
 - 6. 2020



LEGEND

- Commercial
- Employment
- Environmental
- Government
- High Density
- Low Density
- Medium Density
- Mixed Use
- Open Space
- Proposed Indian
- Rural Residential
- Tonto Apache Reservation
- Recreation Area
- Trail Heads and Access

Scale: 1" = 1000'