



MEMO

TO: Planning and Zoning Commission
FROM: Doni Wilbanks
Planning Technician
DATE: June 10, 2013
SUBJECT: Conditional Use Permit Request
706 W. Longhorn Road, Taxi Service

CUP13-002

Background

This is a request by Howarth Rowe, property owner, for relief from the prohibition of taxi service use and the maximum vehicle trips per day associated with a Level One Home Occupation in an R2 Zoning District at 706 W. Longhorn Road parcel number 304-49-110B. The applicant proposes a Payson to Sky Harbor Airport shuttle service.

Analysis

As part of the Home Occupation section of The Unified Development Code (UDC) §15-04-005, taxi service (transit, express mail, or package carriers) is prohibited. Relief from this section requires a CUP. The property is a duplex home zoned R2 for multiple family residential development. It is bordered by single family residential in the rear and additional multi-family on both sides. It fronts Longhorn Road and is across the street from Payson High School.

Longhorn Road, adjacent to this property, is classified as an arterial roadway, which also allows relief from any of the standards set forth in §15-14-006 through §15-14-008 as part of this CUP process. The added traffic of this type of business would only have a small impact if any in addition to personal residential use. Commercial and industrial uses are also found along this street just east of the property. The Level One Home Occupation section states vehicles associated with the business be in a number and of type typically associated with a residential use. The applicant plans to use his own personal minivan for the shuttle/taxi and keep it parked in the driveway or garage. He intends to pick up clients at scheduled times and shuttle passengers to Phoenix Sky Harbor Airport or possible other Valley locations. Clients will not be meeting nor parking at the residence. No employees, other than immediate family members residing at the residence are permitted; therefore there are no added vehicles on the property. However, the total vehicle trips limit of 2 per day for a Level One Home Occupation would preclude more than one daily trip to the airport. A maximum of 10 vehicle trips per day would be more reasonable given the characteristics of this property.

Staff Recommendation:

Community Development staff recommends approval of this application subject to the following conditions:

1. Vehicle trips associated with the business shall not exceed ten (10) per day.
2. All vehicles shall be parked in the garage or on the paved/concrete portion of the property. Vehicles shall not park in the dirt /landscaped areas or on the sidewalk.
3. Vehicles associated with the business and parked on site shall not exceed two at any time.
4. 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 taxi/shuttle service use then the use permit is applicable. Change in use or additional uses may require separate approvals or a modification to this Conditional Use Permit.
5. 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 CUP13-002, a request to allow taxi services in conjunction with a Level One Home Occupation in an R2 Zoning district at 706 W. Longhorn Road subject to the conditions recommended by staff.”

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



W LONGHORN RD

710

708

704

702

700

698

**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 type="checkbox"/> Annexation |
| <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 | |

Jul, 2012

Project Address: 706 W. Longhorn Rd. Payson Tax Parcel Number: 304-49-110B
 Subdivision: Forest Park Addition I Lot Number: 110B
 Name of Applicant(s): Howarth Rowe Phone #: 805-338-0485
 Mailing Address: 706 W. Longhorn Rd Town: Payson St: AZ Zip: 85541
 Name of Property Owner(s): Howarth Rowe
 Mailing Address: 706 W. Longhorn Rd Town: Payson St: AZ Zip: 85541
 Contact Person: Howarth Rowe Phone #: 805-338-0485 Fax #: N/A
 Payson Business License # TBA Sales Tax # TBA

Detailed Description of Request:

parking for one personal use min: van that will also be used for a Payson to Sky Harbor Airport shuttle service driving from Payson to Phoenix.

(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.

Howarth Rowe Howarth Rowe 05-08-13
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5/8/13	DW	\$250 paid CHECK NUMBER: 1261 DATE: 5/8/13
COMPLETED APPLICATION	5/8/13	DW	
NEWSPAPER PUBLICATION	5/24/13	DW	
300' NOTIFICATION MAILOUT	5/23/13	DW	
POSTING DATE	5/23/13	DW	

RECOMMENDATION	DECISIONS
By: <u>Qui...</u> Date: <u>5/23/13</u> Approval	By: _____ Date: _____

