



MEMO

**TO:** Planning and Zoning Commission  
**FROM:** Sheila DeSchaaf, Planning & Development Director  
**DATE:** April 6, 2015  
**SUBJECT:** **Conditional Use Permit- CUP15-002**  
111 W. Longhorn Road, Hotel use in C-2 Zoning District

**Background**

This is a request by Payson Hotel Investors, LLC, property owner; Brian Laubenthal, agent, for a Conditional Use Permit to allow hotel use of a C-2 zoned property located at 111 W. Longhorn Road, Gila County Assessor parcel number 304-02-027J and 304-02-027F. The property is presently undeveloped and is bordered by C-3 zoned property to the north, C-2 property to the east and west, and R1-8MH zoned property to the south. It is important to note, that portions of the C-2 property to the west of this site are currently utilized for single family residential uses.

**Analysis**

The applicant has proposed a three-story, 70-room hotel with an outdoor swimming pool. The site plan for the 1.63 acre site proposes access onto both W. Longhorn Road and S. Beeline Highway. The easternmost entry/exit on Longhorn Road would be a joint use access with the Walgreens store. The Beeline Highway entry/exit would be a joint use access with both Walgreens and Del Taco.

This project has been reviewed by the Development Services Committee and the applicant is aware of Town of Payson requirements for permitting. The site is within the Town's Commercial Design Review overlay district and will require Design Review approval prior to permitting.

Areas for retention or detention should maintain existing native plants on the site and be landscaped with appropriate materials and integrated into the overall design and layout of the development. Development on this site proposes a 24' wide, 5' deep concrete channel along the west property line. This appears to be in conflict with the proposed pool location, and does not meaningfully integrate drainage facilities in a manner that enhances the future appearance of the open space or existing Ponderosa Pines on the property. Given the heavy flows of water through this site, achieving a "natural" looking project upon completion may have to rely heavily upon non-traditional concrete finishes and/or wall materials for the proposed channel improvements.

When any non-residential use or structure is commenced, a solid, continuously opaque, masonry wall of 6 feet in height shall be constructed along side and rear property lines adjacent to any residential zoned district. In this case, a wall would be required to be constructed along the south property boundary of this project. When the adjacent use is residential, like the south portion of the western boundary of this property, screening shall be required between uses. Specifically, in this portion of the site a continuous planting of native coniferous trees and shrubs or a continuous masonry type wall that is architecturally compatible with the project aesthetic or an approved combination thereof for an opaque “screen” at a minimum initial height of 6’.

Screening of parking facilities from the Longhorn Road right of way will be required. The proposed parking area at the rear of this site shall include planted islands large enough to accommodate trees and low shrubs between opposing rows and at the ends of parking rows. A tree and plant conservation plan shall be completed and submitted with the Design Review application for this project to show how significant trees over six inches in diameter will be protected in place within the overall development.

The number of parking spaces provided is adequate. However, obtaining a shared parking agreement with adjacent businesses could help alleviate the amount of parking spaces required for this project. This could also allow for more natural looking drainage improvements and the preservation of existing native trees.

**Staff Recommendation:**

This use could be compatible with the topography and adjacent land uses, and staff recommends approval of this application subject to the conditions listed below:

1. The applicant shall address the drainage, tree preservation, landscaping, screening/buffering considerations highlighted in this review prior to the submittal of a Design Review application for this project.
2. Development shall be in substantial conformance with the site plan submitted dated March 21, 2015.
3. 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 hotel use then the use permit is applicable. Change in uses or additional uses may require separate approvals or a modification to this Conditional Use Permit.

**Suggested Motion to Approve:**

“I move the Planning & Zoning Commission approve CUP15-002, a request to allow a hotel use on the property located at 111 W. Longhorn Road, Assessor Parcel number 304-02-027J and 304-02-027F subject to the conditions recommended by staff.”

**Neighborhood Involvement**

A Citizens Participation meeting was conducted on the property on March 11, 2015. The Citizens Participation Report and related correspondence are attached for review.

**TOWN OF PAYSON  
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Abandonment Request               | <input type="checkbox"/> Devel. Agreement, PAD & SPD          | <input type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU                               | <input type="checkbox"/> Development Master Plan              | <input type="checkbox"/> P & Z Commission Appeal      |
| <input type="checkbox"/> Administrative Appeal             | <input type="checkbox"/> Final Subdivision Plat               | <input type="checkbox"/> Temporary Use Permit         |
| <input type="checkbox"/> Administrative Relief             | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance                     |
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Guest Quarters                       | <input type="checkbox"/> Zone Change                  |
| <input type="checkbox"/> Code Amendment                    | <input type="checkbox"/> Minor Land Division                  |   |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage                       |   |

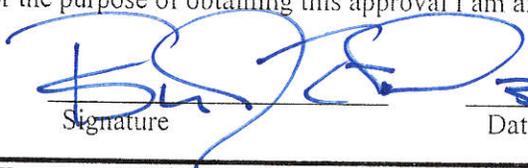
Jul, 2014

Project Address: 111 WEST LONGHORN Tax Parcel Number: 304.02.027 J. & F.  
 Subdivision: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
 Name of Applicant(s): BRIAN LAUBENTHAL Phone #: 480 980 9039  
 Mailing Address: 7340 E. MAIN ST 220 Town: SCOTTSDALE St: AZ Zip: 85257  
 Name of Property Owner(s): PAYSON HOTEL INVESTORS, LLC  
 Mailing Address: 4545 N. 36th #214 Town: PHOENIX St: AZ Zip: 85018  
 Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Payson Business License # \_\_\_\_\_ Sales Tax # \_\_\_\_\_

Detailed Description of Request:  
GROUND UP 3 STORY HOTEL W/ 70 ROOMS & 75  
PARKING SPACES

(Note: Additional Description area can be included in an attachment)

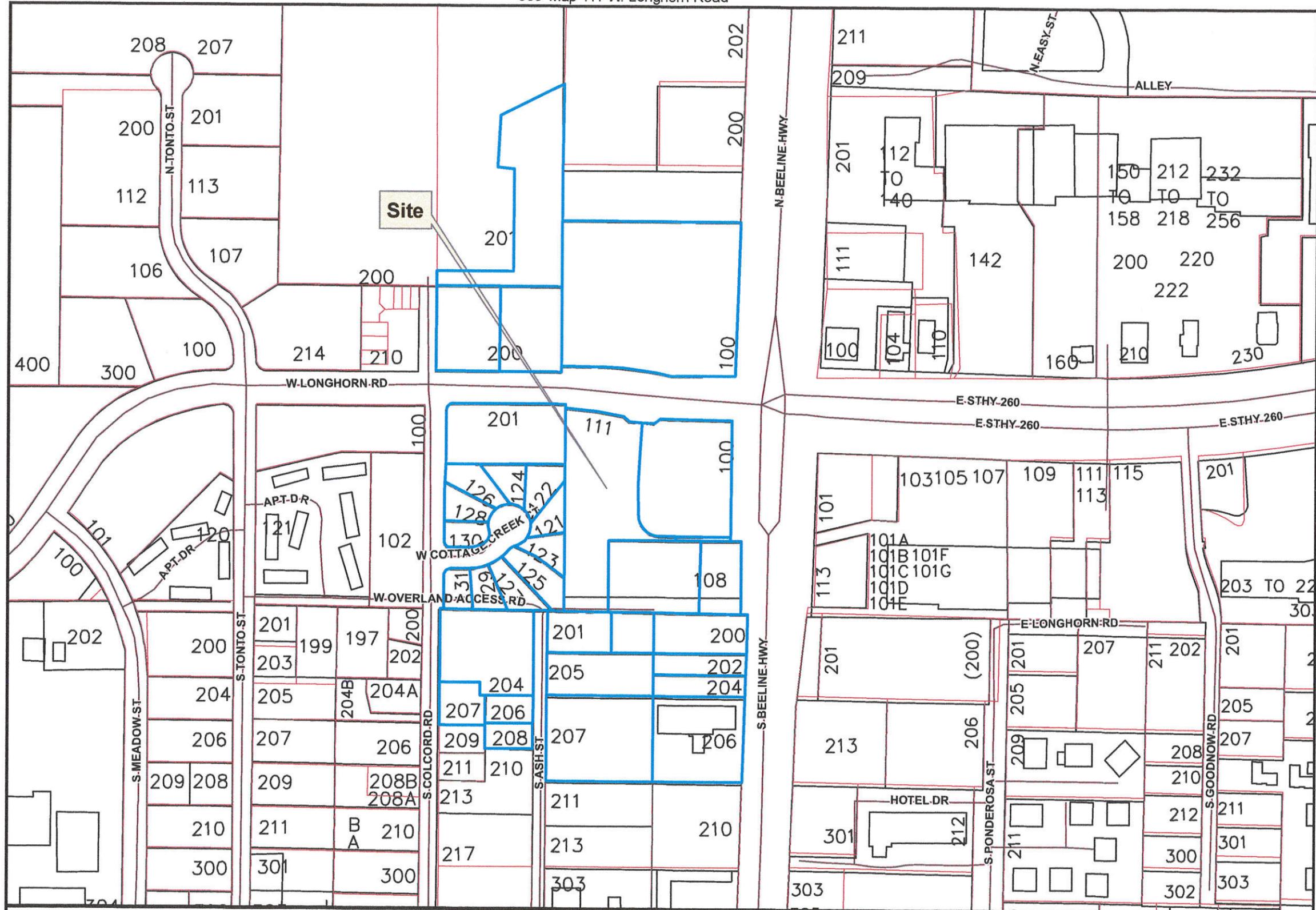
Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his/her behalf.

BRIAN LAUBENTHAL  3.15.15  
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	<u>3/16/15</u>	<u>SLD</u>	<u>Conditional Use Permit (other than SFR) \$ 500.00</u>
COMPLETED APPLICATION	<u>3/27/15</u>	<u>SLD</u>	
NEWSPAPER PUBLICATION	<u>3/20/15</u>	<u>SLD</u>	
300' NOTIFICATION MAILOUT	<u>3/20/15</u>	<u>SLD</u>	
POSTING DATE	<u>3/19/15</u>	<u>SLD</u>	
			CHECK NUMBER: <u>001919</u> DATE: <u>3/27/15</u>

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

300' Map 111 W. Longhorn Road



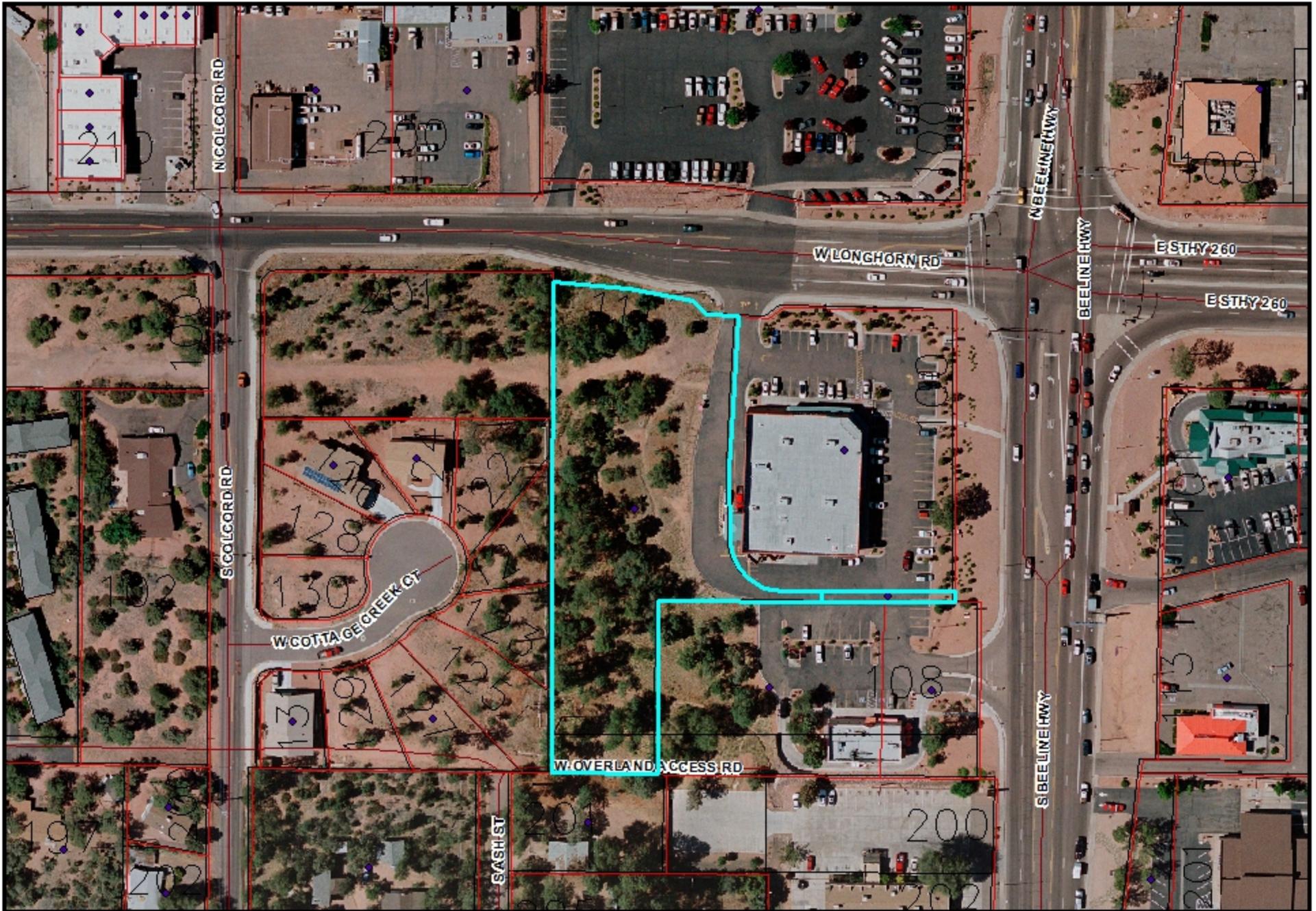
303 North Beeline Highway  
Payson, Arizona 85541  
(928) 474-5242 www.ci.payson.az.us  
GIS/PaysonGIS\_Master.mxd 11/28/2007



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.



# 111 W. Longhorn Rd - CUP15-002



303 North Beeline Highway  
Payson, Arizona 85541  
(928) 474-6242 [www.ci.payson.az.us](http://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.



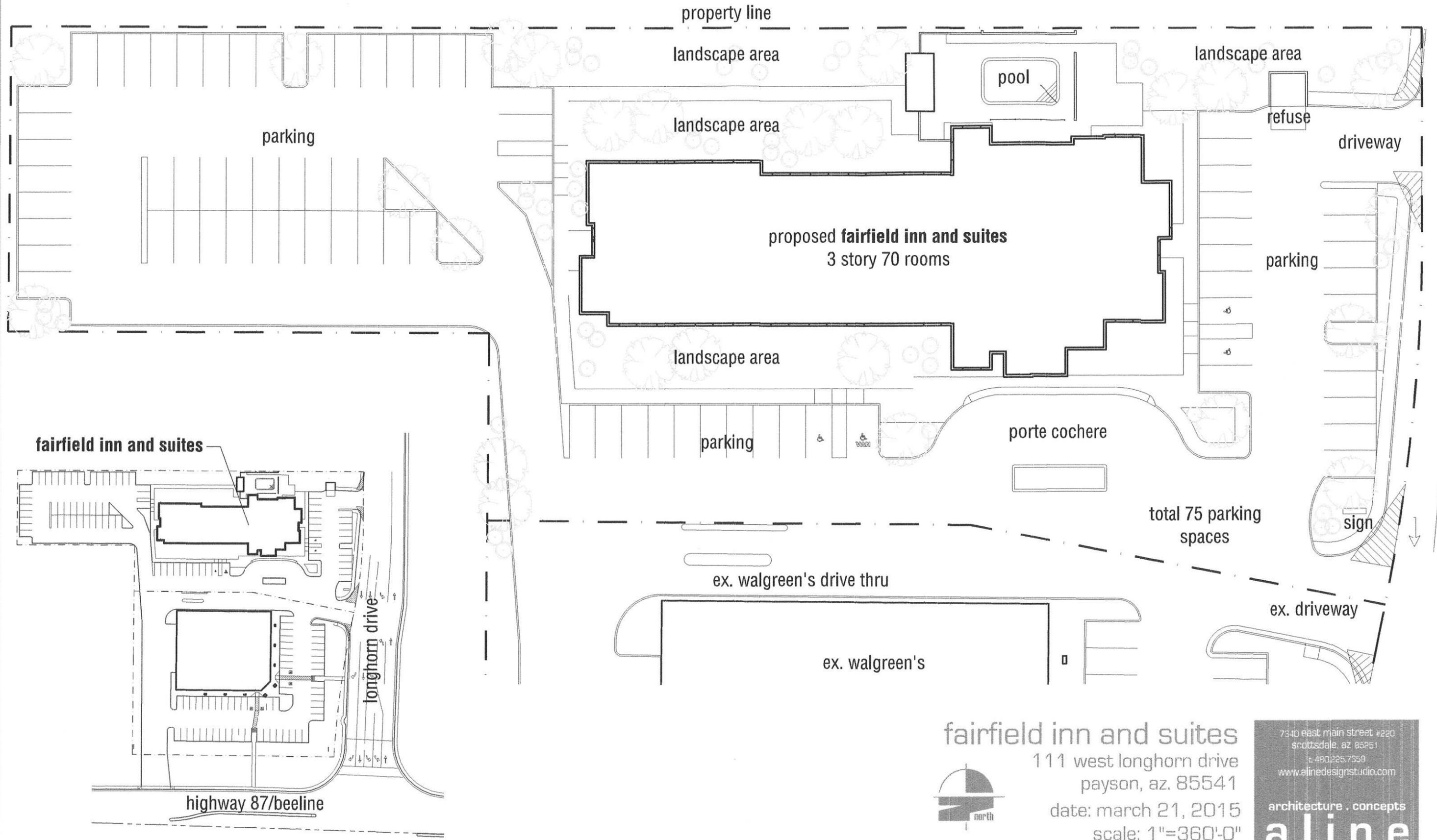
payson



fairfield inn & suites



site plan



fairfield inn and suites

property line

landscape area

pool

landscape area

refuse

driveway

parking

landscape area

proposed fairfield inn and suites  
3 story 70 rooms

parking

landscape area

parking

porte cochere

total 75 parking spaces

sign

ex. walgreen's drive thru

ex. driveway

ex. walgreen's

highway 87/beeline

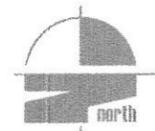
longhorn drive

fairfield inn and suites

111 west longhorn drive  
payson, az. 85541

date: march 21, 2015

scale: 1"=360'-0"



7340 east main street #220  
scottsdale, az 85251  
t. 480.225.7559  
www.alinedesignstudio.com

architecture . concepts

aline



Fairfield Inn and Suites  
111 West Longhorn Road  
Payson, AZ. 85541



**RE; Citizen Participation Report**

**Date: March 11<sup>th</sup>, 2015 at 10:00am**

**Location: Project site, 111 West Longhorn Road, Payson, AZ. 85541; Located at the southwest corner of Longhorn and South Beeline Highway 87, directly west of Walgreens. Site is currently not developed.**

To Town of Payson;

The community meeting for the proposed Fairfield Inn was very well received by the members of the community who attended. There were no written responses to the letters sent.

Attendees included;

Clark Jones, member of the planning commission

Clark's concerns were in relation to the site retention and drainage. Ralph Bossert, civil engineer, was there to answer Clark's questions and Clark was in favor of the hotel

Son of Jane Whitlock, Adjacent Neighbor, 131 West Cottage Creek Court; concerned about 3 story hotel adjacent to residential. We explained that we would landscape the west side of the hotel as best we can to buffer the hotel from the homes. He was supportive of the design and the hotel.

Gary Krohn and wife, Adjacent neighbor, 201 South Ash Street; located on south end of property they were concerned about the site drainage and flooding of their property. Ralph Bossert explained the drainage design to them. They also wanted to know the height of the cmu site wall separating the properties.

Mary Forsman, Adjacent Neighbor, 124 West Cottage Creek Court; had no concerns and was happy with the aesthetic of the hotel.

Alexis Beckman, Payson Roundup reporter; had questions about the nature of the project for an article.

I provided my business card to each of the attendees and requested that they email me for more information and that I would update them on the status of the project as we move forward.

**Brian Laubenthal**, Assoc. AIA

Principal, LEED AP

**a l i n e** architecture . concepts

7340 East Main Street, Suite 220

Scottsdale, AZ. 85251

[t] 480.980.9039

[b.laub@alinedesignstudio.com](mailto:b.laub@alinedesignstudio.com)

[www.alinedesignstudio.com](http://www.alinedesignstudio.com)

Fairfield Inn and Suites  
111 West Longhorn Road  
Payson, AZ. 85541



**RE; Citizen Participation Meeting**

**Date: March 11<sup>th</sup>, 2015 at 10:00am**

**Location: Project site, 111 West Longhorn Road, Payson, AZ. 85541; Located at the southwest corner of Longhorn and South Beeline Highway 87, directly west of Walgreens. Site is currently not developed.**

To our Payson neighbors;

This notification is to inform the surrounding neighbors that the owner of the property mentioned above has requested your attendance at the Citizen Participation Meeting regarding a request to approve a conditional use permit to allow the proposed Fairfield Inn and Suites.

The Fairfield Inn and Suites will be a 70 room hotel with ground level hotel amenities and outdoor pool area on the west side of the property. The required parking will be located on site with landscaping to tie in with the surrounding Payson context. Hotel colors and façade will be submitted for approval with the planning department and will meet their requirements for a mountain architecture vernacular. The hotel will be an amenity to Payson and help bring in and house additional visitors in an area lacking hotel amenities at this time. We hope to increase business for our neighbors and fit in seamlessly with the town.

The site meeting will be an opportunity for us to present the rendering board with our proposed design and preliminary site plan that I will walk you through on the property. I, the applicant, will be there to greet and talk to you about any questions or concerns you may have.

For any additional questions please feel free to contact me per the information below;  
Thank you for your time.

**Brian Laubenthal**, Assoc. AIA  
Principal, LEED AP

**a l i n e** architecture . concepts

7340 East Main Street, Suite 220  
Scottsdale, AZ. 85251

[t] 480.980.9039

[b.laub@alinedesignstudio.com](mailto:b.laub@alinedesignstudio.com)

[www.alinedesignstudio.com](http://www.alinedesignstudio.com)



[b.krob@alinedesignstudio.com](mailto:b.krob@alinedesignstudio.com)  
[b.laub@alinedesignstudio.com](mailto:b.laub@alinedesignstudio.com)

b. krob 480.225.7359  
b. laubenthal 480.980.9039

7340 east main street, #220  
scottsdale, az 85251