



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks
Planning Specialist

DATE: May 4, 2015

SUBJECT: Conditional Use Permit Request
610 ½ S. Beeline Highway-ATV and motorcycle service and repair
CUP15-004

Background

This is a request by Buffalo Chip Enterprises, property owner; Rough Cut Motorsports, applicant; Ron Saunders, agent, for a conditional use permit (CUP) to allow vehicular repair use on the site of 610 ½ South Beeline Highway, APN 304-03-029. The property is zoned C-2, General Commercial. The Unified Development Code (UDC) requires a conditional use permit (CUP) for “general automotive services, rental, towing, major vehicular repair, gasoline sales, automotive maintenance, and minor vehicular repair.” in C-2 zoning districts.

The site is surrounded on all sides by C-2 zoned properties. The property to the rear is currently used as a manufactured home park; properties to the north and south are both retail/commercial. The property fronts Beeline Highway with C-2 across the Highway as well.

Analysis

Major vehicular repair by definition is “the services and repair of major components of vehicles including engines, and transmissions. These vehicles may include automobiles, boats, motorcycles, trucks, motor homes, or travel trailers.” Minor vehicular repair is “an establishment which provides minor service and maintenance of the ancillary systems of vehicles including accessories, lubrication, minor repair and tune-up of engines, and/or washing and polishing services.” The applicant proposes to repair and service motorcycles and all terrain vehicles (ATVs) to include some engine work, but not complete engine rebuilds.

The site, in the past, hosted a custom cycle shop that consisted of minor work on motorcycles. The business did not have any violations or complaints while in operation. The business was permitted without a CUP as an accessory use to the primary use of the property as retail sales of motorcycle accessories, parts, and apparel. Accessory uses are outright permitted in all districts so long as they are incidental and subordinate to the primary use. That business occupied 610 ½ and 612 S. Beeline Highway buildings where the front building consisted of two-thirds of the business as the retail sales shop. This applicant occupies two of the rear buildings (610 ½ S.

Beeline Highway); the front two buildings are occupied by an archery shop (608 S. Beeline Highway) and a motorcycle club (612 S. Beeline Highway).

It is important that vehicles in need of repair be screened from public view. The location of the business is at the rear of the property with no actual highway frontage. Vehicles being repaired should remain inside the building to avoid taking up parking spaces and becoming visually obtrusive.

Staff finds that the applicant's request could be compatible with the surrounding area.

Staff Recommendation:

Staff recommends: **Approval** of CUP15-004 with the conditions listed below:

1. All vehicles in need of repair or associated with the automotive use on this site shall be stored inside the building if the vehicle appears to be in a state of disrepair, is partially or wholly dismantled, wrecked, stripped, or scrapped.
2. All repair/maintenance shall be done within the garage bay and not on the exterior of the building.
3. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the vehicle repair and service use at 610 ½ 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 CUP15-004, a request to allow vehicular repair use in a C-2 zoning district at 610 ½ S. Beeline Highway subject to the conditions recommended by staff.”

Citizens' Participation meeting was held April 2, 2015. Materials are attached.

CITIZENS
PARTICIPATION
MATERIAL

4/3/2015

Rough Cut Motorsports
610 ½ South Beeline Highway
Payson, Az. 85541

To Whom it may concern;

The citizens participation meeting was held on Thursday April 2, 2015 from 10- 11am at -
Rough Cut Motorsports located at 610 ½ South Beeline Highway in Payson.

No phone calls were received and no one was in attendance for this meeting to voice
concerns and/opinions. We also received 6 letters back in the mail that were not able to be
delivered due to no current resident being at the address, according to the postal service.

Sincerely,
Rough Cut Motorsports
928-468-2428

-----ROUGH CUT MOTORSPORTS-----

March 13, 2015

Dear Property Owner:

As you may be aware, Rough Cut Motorsports will be opening a shop in Payson in the coming weeks. On behalf of Rough Cut Motorsports, you are invited to a Citizen Participation Meeting regarding a request to approve a conditional use permit to allow Rough Cut Motorsports to operator a motorcycle and ATV repair and parts service located at 610 1/2 South Beeline Highway in Payson, Arizona.

April 2, 2015

This meeting will be held on Monday, ~~March 30, 2015~~ from 10am -11 am at the Rough Cut Motorsports location at 610 1/2 South Beeline Highway in Payson. The purpose of this meeting is to provide information to property owners and residents that are adjacent to the subject property regarding our business. This will also be the time to ask questions and /or state comments.

If you are unable to attend the meeting and have questions regarding our business, please call Ron Saunders 928-468-2428. We look forward to hearing from you or meeting you at our new shop in Payson, Arizona.

Sincerely,

Ron Saunders

Rough Cut Motorsports

928-468-2428

Doni - please call Ron to provide comments if any and/or labels so he can get moving

Ronal W S I @ msn . com

**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: 610 1/2 S. Beechline Hwy Tax Parcel Number: 304-03-029
 Subdivision: Monellon Rim Addition Amended Lot Number: 32+33
 Name of Applicant(s): Rough Ron Saunders/Rough Cut Motorsports Phone #: 928-468-2428 cell 520-850-0116
 Mailing Address: 610 1/2 S. Beechline Hwy Town: Payson St: AZ Zip: 85541
 Name of Property Owner(s): Buffalo Chip Enterprises
 Mailing Address: 1009 N Mud Springs Rd Town: Payson St: AZ Zip: 85541
 Contact Person: Zory Johnson Phone #: 928-472-7851 Fax #: _____
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:

TO Service + Repairs of motorcycles and ATV

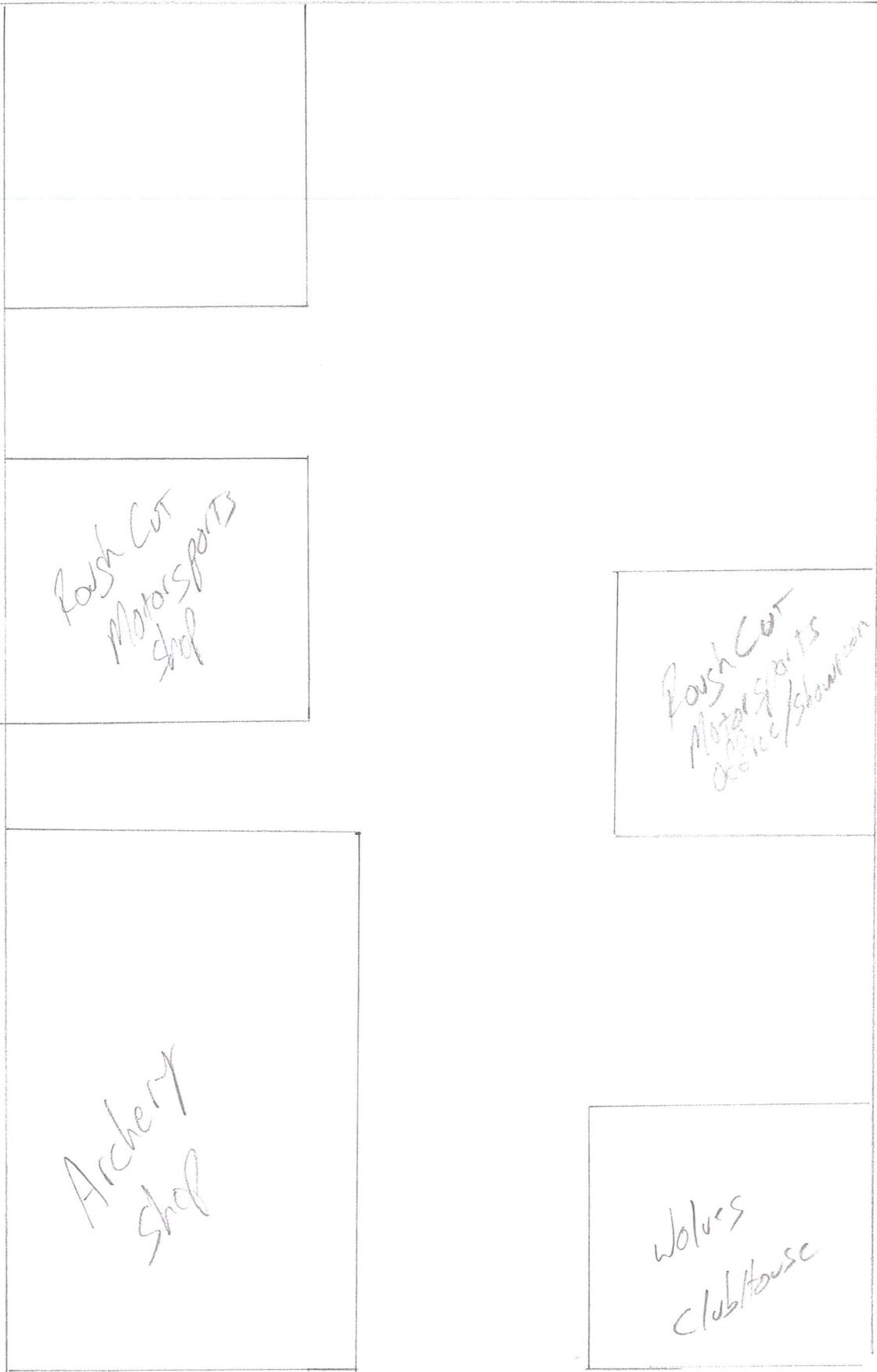
(Note: Additional Description area can be included in an attachment)

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.

Ron Saunders Print Name [Signature] Signature 3-12-15 Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	4/7/15	DW	\$500 Paid DW CHECK NUMBER: 1001 DATE: 4/7/15
COMPLETED APPLICATION	4/7/15	DW	
NEWSPAPER PUBLICATION			
300' NOTIFICATION MAILOUT			
POSTING DATE			

RECOMMENDATION	DECISIONS
By: <u>DW</u> Date: <u>4/7/15</u> <u>Approval</u>	By: _____ Date: _____



Rough Cut
Motorsports
Shop

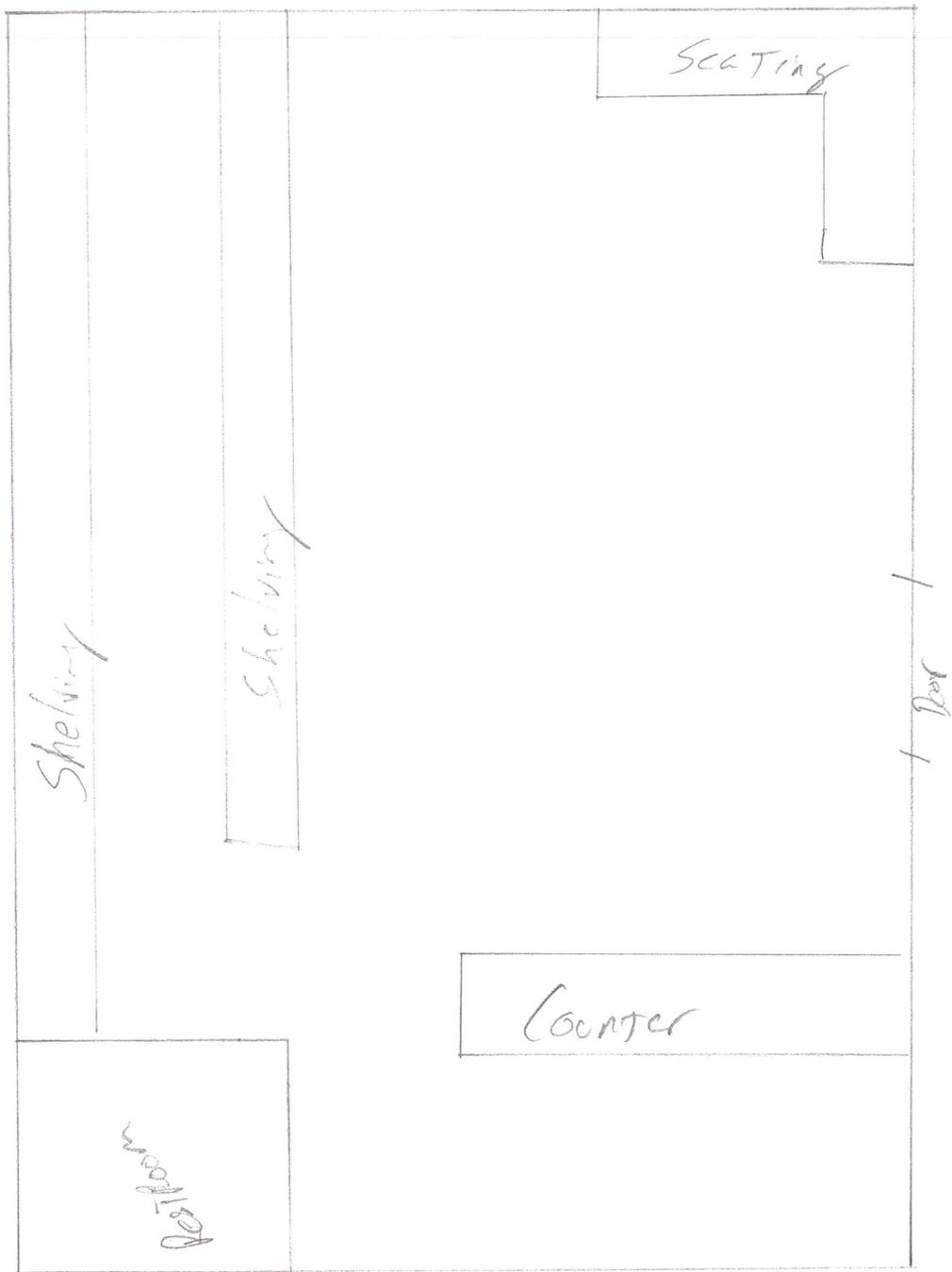
Rough Cut
Motorsports
Shop
www.roughcutmotorsports.com

Archery
Shop

Wolves
Clubhouse

Belinc Hwy

20' x 24' 1/2



Rough Cut Motor Shop
Office/showroom

11' x 10'

Air
Compressor

COUNTER

Bike lift

Bike lift

Fire
Extinguisher

Door

Garage Door

Rough Cut Motor Sports
Shop

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

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

Ron Saunders / Rough Cut Motorsports [Principal(s)] and
Lori Anne Johnson / Buffalo Chip (Agent),
Einar James Johnson / Buffalo Chip Enterprises
for the purpose of:
Motorcycles and Repair and Parts Sales.
Obtaining CUP

[Signature]
Principal
(Need both signatures, if husband and wife)

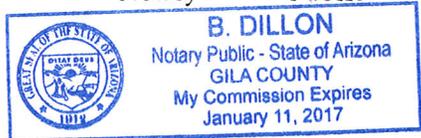
[Signature]
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 12th day of
March 12, 2015, by Lori B Einar Johnson [Principal(s)],
known to me to be the person(s) who signed said statement.

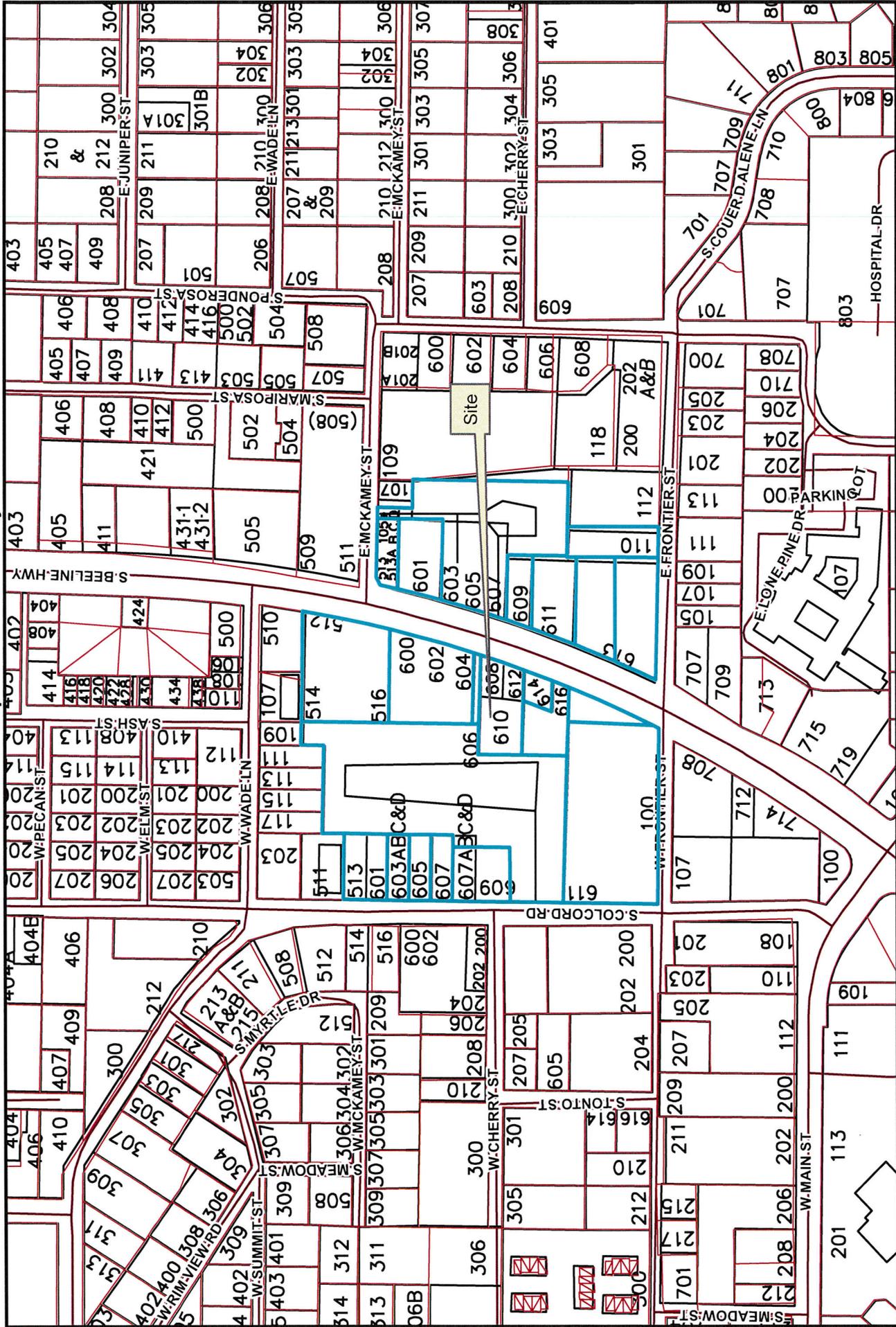
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: 1-11-17



300' Map 610 S. Beeline Hwy.



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
GIS/PaysonGIS_Master.mxd 11/28/2007





610

612

611

610

SIBELINE HWY