



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks,
Planning Specialist

DATE: December 7, 2015

SUBJECT: Rezone R3-MH to C-2 for RV/travel trailer park **P15-013**

Background

The applicant is requesting approval of a zone change from R3-MH to C-2 for the purpose of a 39 space Recreational Vehicle/Travel Trailer Park on 1.78 acres located at 109 E. McKamey Street. The site is bordered on the east and west sides, and rear by R3-MH zoned properties. Across McKamey is a C-3 zoned property that is currently vacant. The site presently has two site-built structures. One of the structures is proposed to be converted to a future laundry facility and manager's office for the RV Park. The proposed park has two, 24-foot wide access points onto East McKamey Street, and depicts 7,241 square feet of open space. The site would be fenced along the front and two sides. Each space would have a concrete slab with electric and sewer connections.

Analysis

The Unified Development Code requires changes in land use to be consistent with the General Plan. The Land Use Element (Section 6.4) of the 2014 Town of Payson General Plan designates this property for Mixed-Use development. Mixed-Use designations denote *areas where a vertical mix of uses is encouraged (i.e., buildings with retail or restaurants/cafes on the ground floor with office or residential units above). The buildings will range in density and intensity with the highest density of development focused at district cores or major intersections. Minimum FAR of 1.25.* C-2 (General Commercial District) accommodates the highest ranges of general commercial activities on a scale more intensive than permitted in C-1 with emphasis on shopping and business centers with indoor activities. RV/travel trailer parks are not permitted in any Residential District or C-1; they are conditionally allowed in C-2. The request for a C-2 designation could be consistent with the General Plan designation for this area.

There are many parts to an application for an amendment to the zoning map, including a site plan and Citizens Participation report, which have all been submitted. However, the narrative justifying the application and the development plan lack sufficient details to fully evaluate this application. Also, as this site is included in the Design Review Overlay District, Design Review approval is required and should be completed prior to Conditional Use Permit (CUP) application.

An RV/travel trailer park use would still require a Conditional Use Permit if a zoning change were to be approved. However, because RV parks are “conditional” uses in C-2 districts, the applicants could continue to refine the development plans if the change in zoning is approved and provide additional information as part of a subsequent CUP application.

The Unified Development Code contains development standards for Multi-family, Commercial, and Manufactured Home Parks (MHP), but lacks specific standards for RV/travel trailer park development except for RV spaces that are within a Manufactured Home Park District. The MHP zoning district allows for up to 15% of total spaces to be allocated for RVs/travel trailers. Each RV/travel trailer space is required to be a minimum of 1,000 square feet. There are also minimum separations between buildable areas within Manufactured Home Parks. If RV’s were allowed without maximum length of stay parameters, it is conceivable that permanent improvements may be desired by residents of the park. Therefore, if the zoning change request is approved, minimum development standards and separation requirements should be discussed during the Conditional Use Permit application.

The site has a number of large, mature native trees located within the western half. One of the goals within the General Plan is to actively protect native trees and require “Ponderosa Pine” protection/replacement town-wide. As part of the CUP application, the applicants shall specifically address how these trees will be incorporated into the development.

The Unified Development Code §154-07-002 Table C.1.1 determines the Town of Payson Street Design Standards. As part of the street design standards for this Local Street, the minimum sidewalk requirement is 5’ for each side of the road. This project would be required to provide sidewalk on one side of E. McKamey, along the frontage of the property.

This project has been reviewed by the Development Services Committee. The following items were presented and should be addressed pursuant to this request:

Engineering/Public Works Department has requested:

- 1) 5’ of right-of-way to help obtain 50’ of right-of-way width for McKamey Street
- 2) Extend culvert along McKamey Street.
- 3) Two driveways required for 30 or more spaces and asphalt driveways shall comply with Town of Payson’s Air Quality Agreement.
- 4) Engineering for grading plan, paving, storm-water detention and conveyance, and drainage report.
- 5) Grading shall be approved by Engineering Department and shall continue to receive water on the east property line.

Building Department requires:

- 1) A set of sealed construction drawings including electrical plan, underground water, sewer and plumbing, and any on-site community facilities.

Fire Department requires:

- 1) Any and all street parking, driveways, and roads and turning radii shall be approved by the Fire Department.

Staff Recommendation:

Staff finds that this rezoning request could be appropriate, so long as future development conforms to applicable Town Codes. Staff recommends approval of this rezoning application subject to the following conditions:

1. Applicant shall obtain Design Review approval prior to or concurrently with a Conditional Use Permit application.
2. No more than 39 RV's and/or 39 RV spaces shall be permitted on the site.
3. A 5 foot sidewalk shall be installed along E. McKamey adjacent to this property..
4. 5 feet of additional right of way shall be provided to the Town of Payson along the E. McKamey Street frontage of this property.
5. Culvert shall be extended along McKamey adjacent to the property
6. A Building Permit for the Park shall be issued before any work can commence.

Suggested Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of P15-013, a request to rezone a 1.78 acre property located at 109 E. McKamey Street from R3-MH to C-2 subject to the conditions listed in the staff report.”

Neighborhood Involvement

A Citizens Participation meeting was conducted on November 9, 2015 at 817 S. Beeline Hwy. The Citizens Participation Report is included with the submittal documents for review.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: McKamey RV Park

Dear Property Owner or Resident:

You are invited to attend a Citizen Participation Meeting to be held on Wednesday, November 4th, 2015 from 1:00 P.M. – 2:00 P.M. at Sexton Pest Control, Inc., 817 S. Beeline HWY, Payson, AZ 85541. The purpose of this meeting is to provide information to and receive input from property owners and residents in the vicinity of 109 E. McKamey with regards to rezoning the property for use as an RV Park.

Representatives of the McKamey RV Park will be available to discuss the purposes and intended use of the park once zoning has been approved. If you have questions about the project and are unable to attend the meeting please contact Paul Sexton at 928-978-3977.

Thank you for your time and consideration.



Paul Sexton

November 6, 2015

To: The Town of Payson

Community Development Department

303 North Beeline Highway

Payson, AZ 85541

Attn: Sheila DeSchaff, Zoning Administrator

Re: McKamey RV Park

CITIZEN PARTICIPATION REPORT

The purpose of this report is to inform the Town of Payson the outcome of the Citizens' Participation Meeting held on November 9, 2015 from 1:00 – 2:00 PM, at 817 S. Beeline HWY, Payson, AZ 85541 with regards to rezoning the property site: 109 E. McKamey, Payson, AZ 85541 for use as an RV Park.

A letter inviting possible interested parties to attend the CPM (see attached) was mailed to a list of addressees, provided by the Town of Payson, whose properties are in the vicinity of 109 E. McKamey and may be impacted by the rezoning. Two hundred fifty-six invitations were sent out. Three attendees showed at the CPM.

Please find below a summary of questions from attendees and answers provided by the property owner. A site plan was available at the meeting. All attendees had a chance to review the plans prior to and during the meeting to assist in clarification of concerns.

QUESTIONS & ANSWERS:

1. How many spaces?
 - a. 39
2. Number of entrances/exits?
 - a. Two, off McKamey consisting of 24' wide swing to allow for emergency service vehicles & waste management.
3. Will there be a fence around the park?
 - a. Yes, it will be fenced along the sides and at the front with 6' height fence or higher per the Town of Payson allowance at the time of construction.

4. How far off the Beeline Highway is it, due to traffic concerns?
 - a. Refer to address & site plan. Patrons will be advised to go to the light at Bonita and enter from the neighborhood rather than using the Beeline Highway to cut through by the gun shop.
5. Will residents be permanent or temporary?
 - a. They will have the option to stay or go based on their ability to pay and needs to be determined per resident.
6. Who determines the age limit on the RV's/trailers allowed in the park?
 - a. The park/property owner.
7. What length of & accommodations will the spaces have?
 - a. The longest space is 50'. Each space will have their own concrete slab, an electric utility connection & a sewage connection.
8. What will this do to the surrounding property values & tax ratio?
 - a. No way to determine at this time. Those values are market driven & set by the government agencies affiliated with property valuation.
9. Will there be a laundry facility on site?
 - a. Yes. Refer to site plan.
10. Will there be a resident manager on site?
 - a. Yes.
11. What rates will be charged for spaces & leasing?
 - a. To be determined. Intention is for fixed/low income adults to be the principle residents.

All questions were asked and answered in the time frame of the meeting. The attendees left the meeting in a timely & amenable manner. The site plans were left in the office at 817 S. Beeline HWY for any further review. The attendees were advised to contact the property owner with any future concerns.

Thank you,

Paul Sexton

928-978-3977

928-474-1760

Encl: Notice of Citizen Participation Meeting

DeSchaaf, Sheila

From: Rim Country Guns [scott@rimcountryguns.com]
Sent: Friday, November 06, 2015 10:01 AM
To: Carpenter, Fred; Connell, Su; Croy, Rick; Higgins, Chris; Hughes, Michael; Wilson, John
Cc: Evans, Kenny; DeSchaaf, Sheila

Dear Council,

I received a "notice of citizen participation meeting" letter from Mr. Paul Sexton for his planned RV park at 109 E. Mckamey.

My first reaction was very positive, as I am happy to see this property cleaned up and a nice RV park would be a nice addition to our Town. However, at the meeting I learned this will probably be an RV park for "full time" residents, like Mr. Sexton's current park on Bonita. The current plans are for over 40 units.

Did you know that are current Town Code makes it easier to put in an "RV park" as permanent living structures than it is to put in a nice manufactured home park?

Do we really want/need more of our families living in RV's?

Did you know there are no restrictions as to the snow load, insulation, and year of manufacture for our "RV parks".

I feel this is something the Town has inadvertently promoted by having restrictions on MHP's, but ignoring RV parks that offer full time residency.

Now, I own lots 65 and 91 at 509, 511, and 513 S. Beeline, some of which borders 109 E. McKamey, and plan on making some improvements in the near future. Even though there are a couple "modern" manufactured homes on Mariposa Street, I am not allowed to put any "modern" manufactured homes on my lot. But, I could sure make some inexpensive improvements and have families living in RV's.

I definitely wouldn't build anything like an apartment building,(nor would anybody else), on my vacant lot, if it surrounded by these type of RV parks. You will just continue to encourage more of the same.

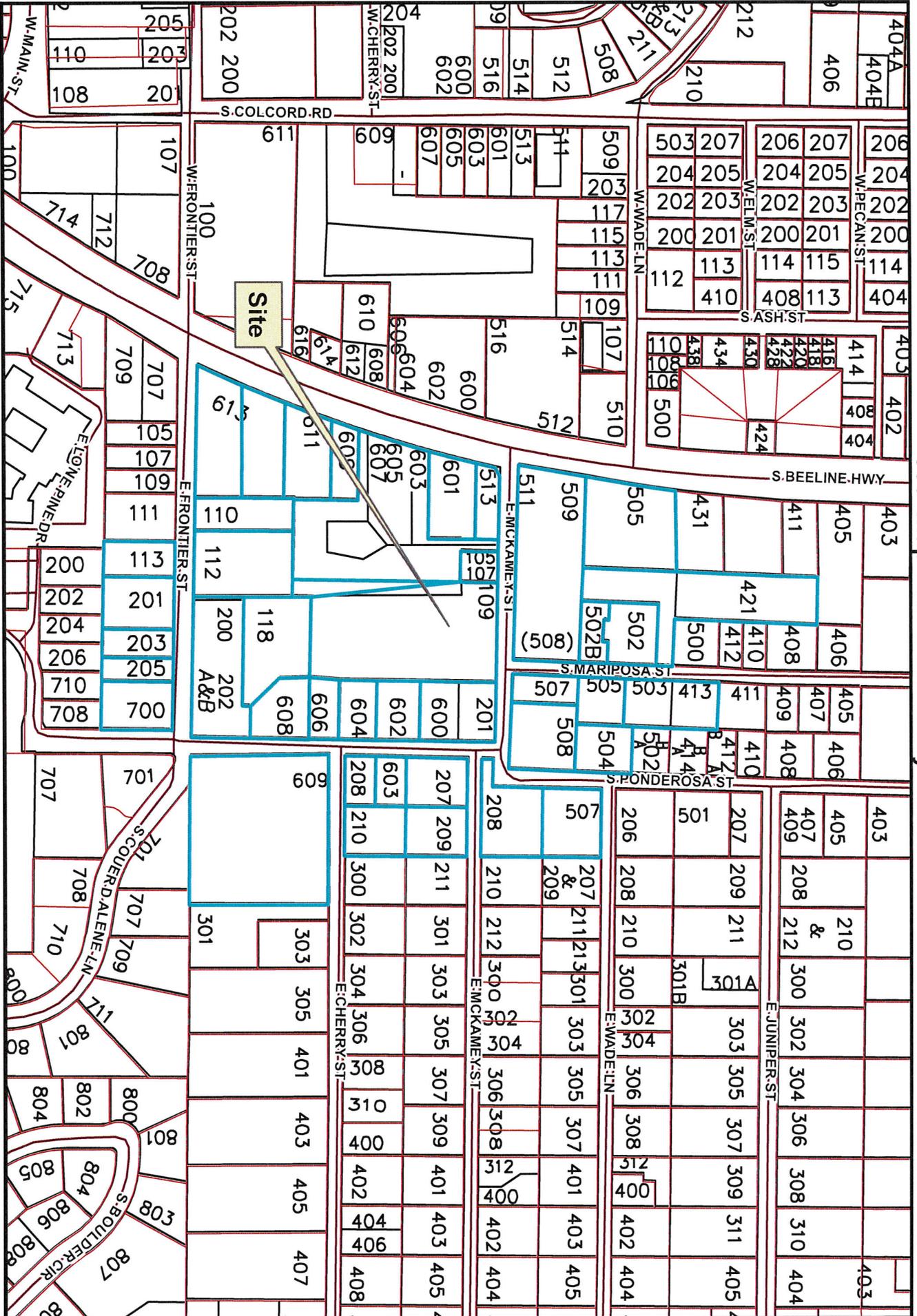
Might want to check into this...

Thanks for your time,

Scott Helmer

Scott Helmer
Rim Country Guns L.L.C.
513 S. Beeline Hwy.
Payson, Arizona 85541
928-474-8000 phone
928-752-1000 efax
rimcountryguns.com
scott@rimcountryguns.com

300' map 109 E. McKamey Street

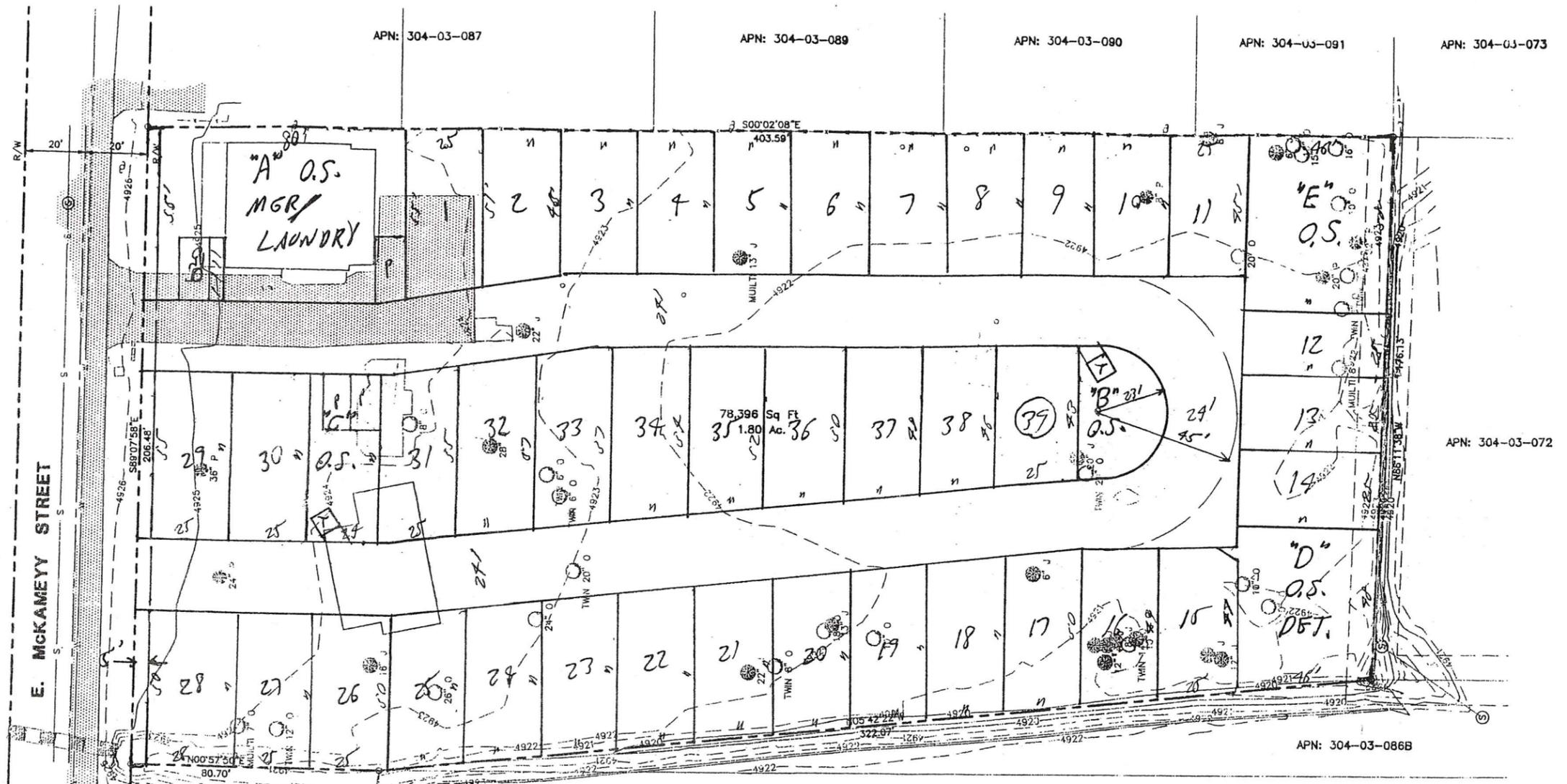


303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 1/12/2007

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.

1:3,329





E. MCKAMEY STREET

APN: 304-03-087

APN: 304-03-089

APN: 304-03-090

APN: 304-03-091

APN: 304-03-073

APN: 304-03-072

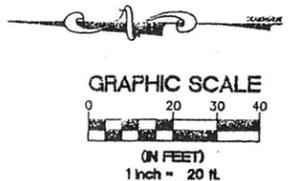
APN: 304-03-086B

APN: 304-03-085B

APN: 304-03-085C

OPEN SPACE

TRACT A	4400 SF
TRACT B	1038 SF
TRACT C	1320 SF
TRACT D	2250 SF
TRACT E	2633 SF
TOTAL	11,641 SF



SITE DATA

EXISTING ZONING	R3-MH
PROPOSED ZONING	C2
APN	804-03-086A
ADDRESS	209 EAST MCKAMEY STREET
GROSS AREA	1.80 ACRES
NET AREA	1.78 ACRES
NUMBER OF SPACES	39
OPEN SPACE REQUIRED	11,630 SF
OPEN SPACE PROVIDED	11,660 SF



NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
 1109 North McLane Road
 Payson, Arizona 85541
 Ralph Bossert P.E. R.L.S.
 (928) 978-4345
 Don Fitzpatrick P.E.
 (928) 595-2818

McKamey RV Park
 Payson, Arizona

JOB NO.	
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	

SITE PLAN

SCALE:	HORIZ: 1" = 20'
	CONT. INTERVAL = 1'
DRAWING NO.	
SHEET NO.	OF

EMCKAMEY ST



SPONDEROSA ST

E CHERRY ST

EMCKAMEY ST

**TOWN OF PAYSON
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

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

Jul, 2014

Project Address: 109 E McKamey Tax Parcel Number: _____
 Subdivision: _____ Lot Number: _____
 Name of Applicant(s): PAUL & RICK SEXTON Phone #: 928-474-9110
 Mailing Address: 9236 W. Stage Line Rd Town: PAYSON St: AZ Zip: 85541
 Name of Property Owner(s): PAUL SEXTON
 Mailing Address: 9236 W. Stage Line Town: PAYSON St: AZ Zip: 85541
 Contact Person: PAUL or RICK Phone #: 928-978-3977 Fax #: _____
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:
Re-zone for RV Park 39 space RV Park
Now zone R3 changed to C2
(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.

Paul Sexton _____ [Signature] _____ 11/10/15
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	11/16/15		<div style="font-size: 2em; color: red;">\$1500.00</div> <div style="font-size: 2em; color: red;">Paid</div> <div style="font-size: 1.2em; color: red;">CHECK NUMBER: 4045 DATE: 11/16/15</div>
COMPLETED APPLICATION	11/16/15	[Initials]	
NEWSPAPER PUBLICATION	11/20/15		
300' NOTIFICATION MAILOUT			
POSTING DATE			

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

**TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

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

Paul Sexton [Principal(s)] and
_____ (Agent),

for the purpose of:

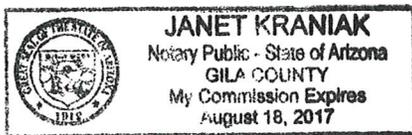
Re-zone for RV Park.


Principal
(Need both signatures, if husband and wife)

Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 10 day of November, 2015, by Paul K Sexton [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.



Janet Kraniak
Notary Public

My commission expires: Aug 18, 2017