



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf
Planning & Development Director

DATE: June 6, 2016

SUBJECT: Conditional Use Permit Request
2003 W. Fairway Lane, Bed & Breakfast

CUP16-001

Background

This is a request by Geoffrey and Sandi Wolf, property owners, for approval of a country inn and/or bed and breakfast use in an R1-8 Residential Zoning District on the property located at 2003 W. Fairway Lane, Tract B of Fairway Oaks Subdivision (replat). The 0.52 acre site is bordered by R3 zoned property, Payson Golf Course, on the west and south and R1-8 zoned property on the north and east.

Analysis

Country Inns and/or B&B uses within R1 districts are conditional. The following Unified Development Code (UDC) provisions outline the parameters for this request:

§ 154-12-001 TABLE OF RESIDENTIAL DISTRICT USES.

<i>P = Permitted Use N = Use Not Permitted C = Conditional Use Permit</i>	<i>District</i>		
	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>
Public, Institutional and Quasi-Commercial Uses			
Bed and Breakfast establishments and country inns	C	C	P

§ 154-11-002 DEFINITIONS.

BED AND BREAKFAST ESTABLISHMENT. The use of a residential structure that is occupied by the owner for commercial lodging purposes and the serving of breakfast only, in which four or fewer rooms are used for overnight lodging of travelers. Any residential structure of more than four rooms shall be considered a hotel/motel.

COUNTRY INN. An owner occupied and operated establishment engaged in furnishing lodging to the general public on a fee basis, which does not have exterior access to individual rooms (excluding the owner's residence); does not have more than 12 rooms; and serve meals to lodging guests only.

The applicants have submitted a site plan and floor plan for the tri-level home in which they intend to live and operate the proposed bed and breakfast. Minimum parking requirements for the proposed use are one space for every guest room and two spaces for the owners. The home has a driveway and sufficient area for off-street parking to provide for one space per each of the four proposed guest rooms and two owners.

As the subject property is 2.8 times the size of minimum lot area within this zoning district, the property owners are allowed a Level Two Home Occupation use of the property. Level Two Home Occupations allow up to three (3) employees and 20 vehicle trips per day. The UDC defines vehicle trip as vehicle movement either to or from the property and includes customer, clients, and employees.

Staff Recommendation:

Staff finds the application can comply with the applicable provisions governing the proposed use of the property and recommends approval of CUP16-001 with the conditions listed below:

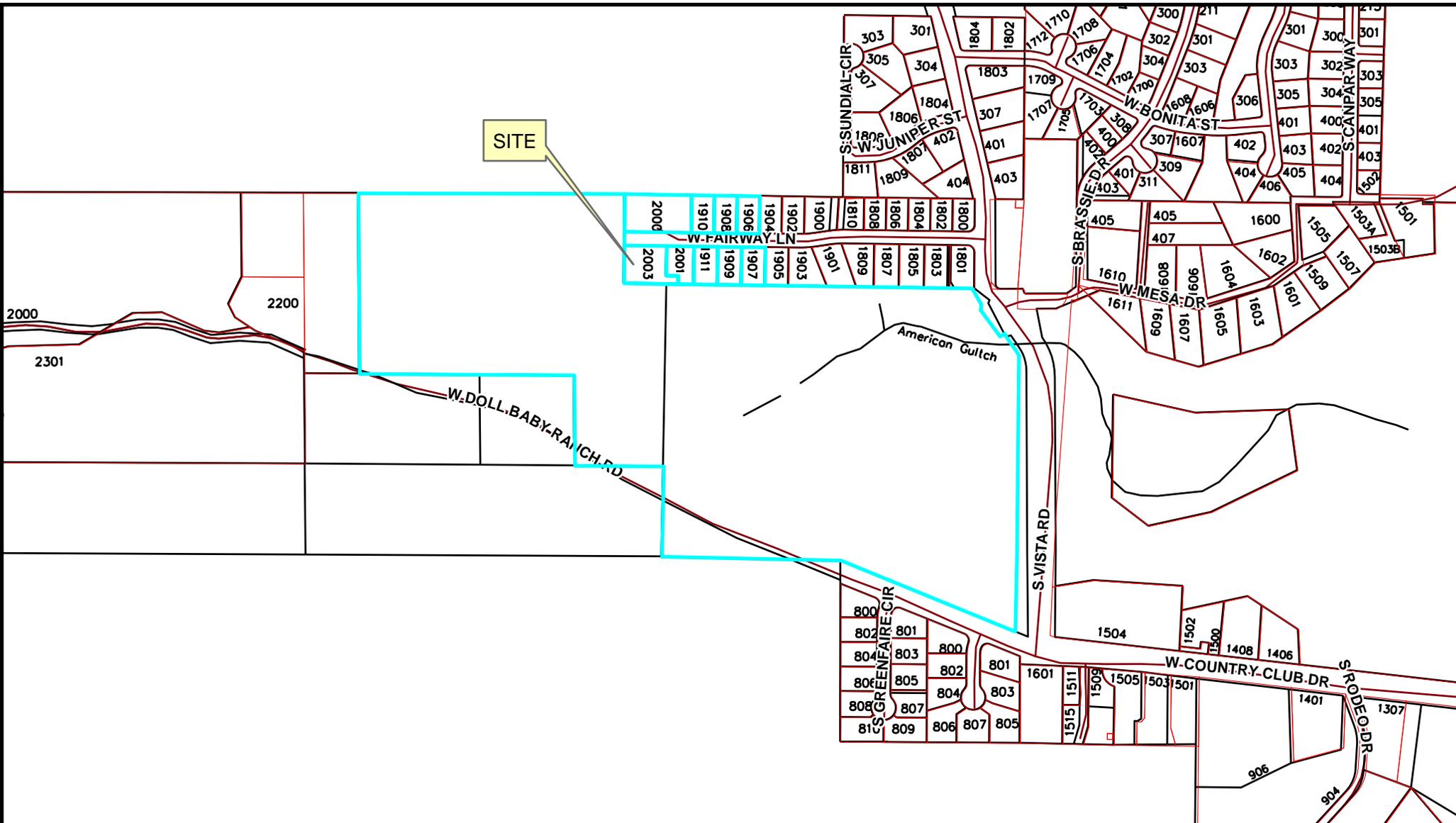
1. Applicants/owners shall obtain and maintain a Town of Payson Business License in compliance with all Level Two Home Occupation requirements of UDC §154-14-007.
2. All vehicles associated with the business, including customers and employees, shall only park in the designated parking areas as depicted on the site plan submitted.
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 bed and breakfast use with a maximum of four guest units then the use permit is applicable. Change in use or additional uses may require separate approvals or a modification to this Conditional Use Permit.
4. 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 CUP16-001, a request to allow a bed and breakfast use in an R1 Zoning district at 2003 W. Fairway Lane subject to the conditions recommended by staff.”

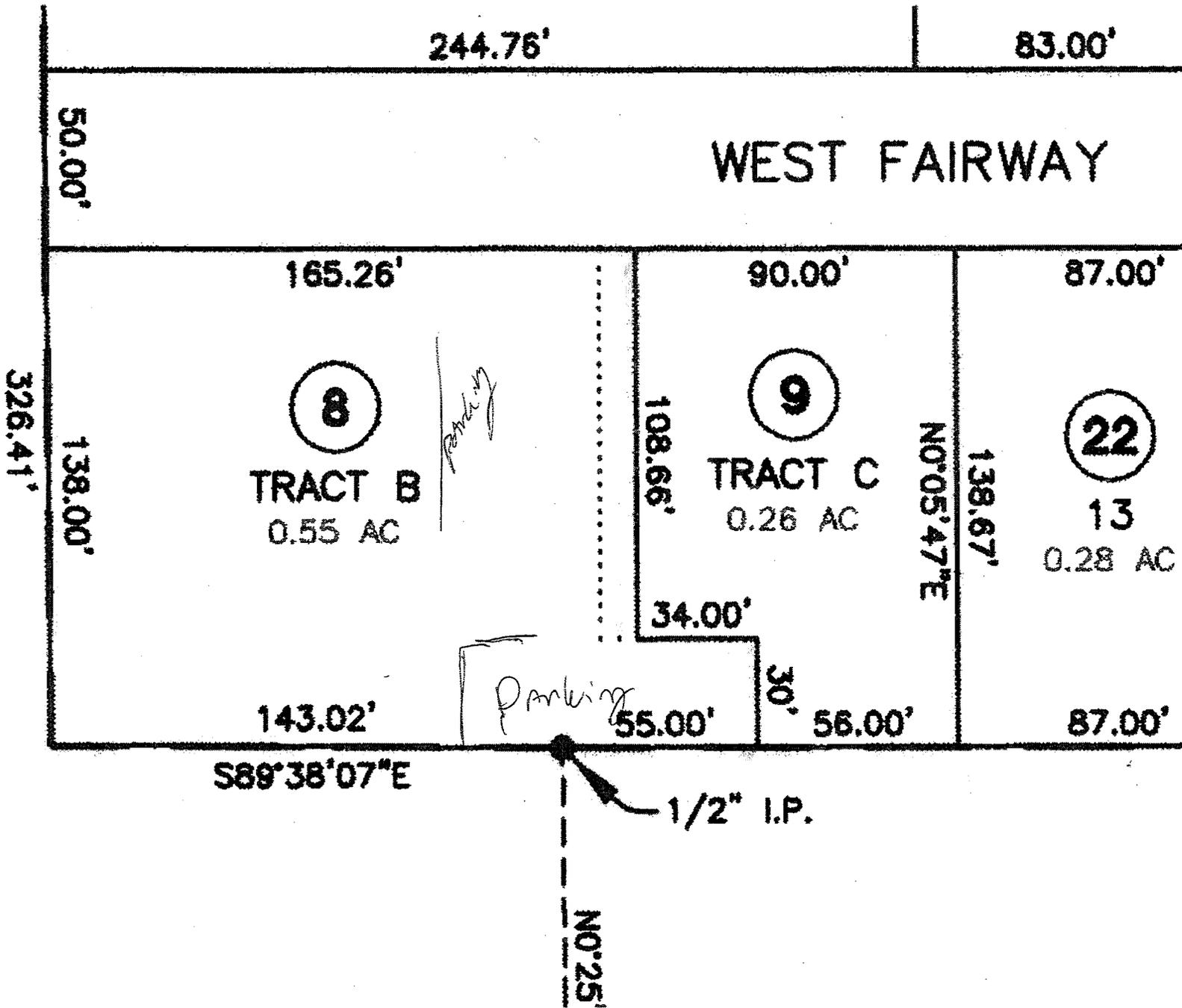
* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

300' MAP FOR 2003 W. FAIRWAY LN.



SITE







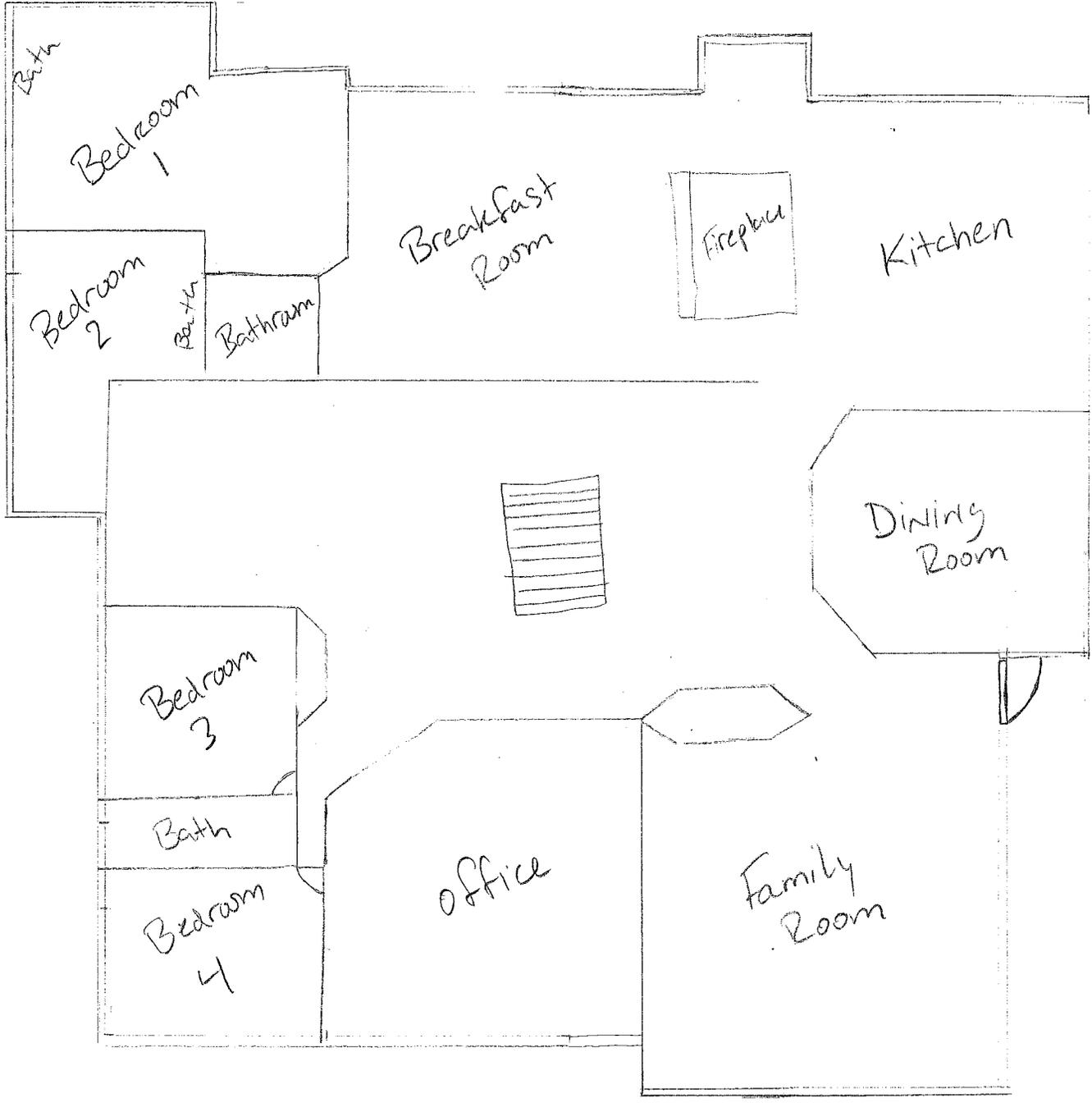
10111

20111

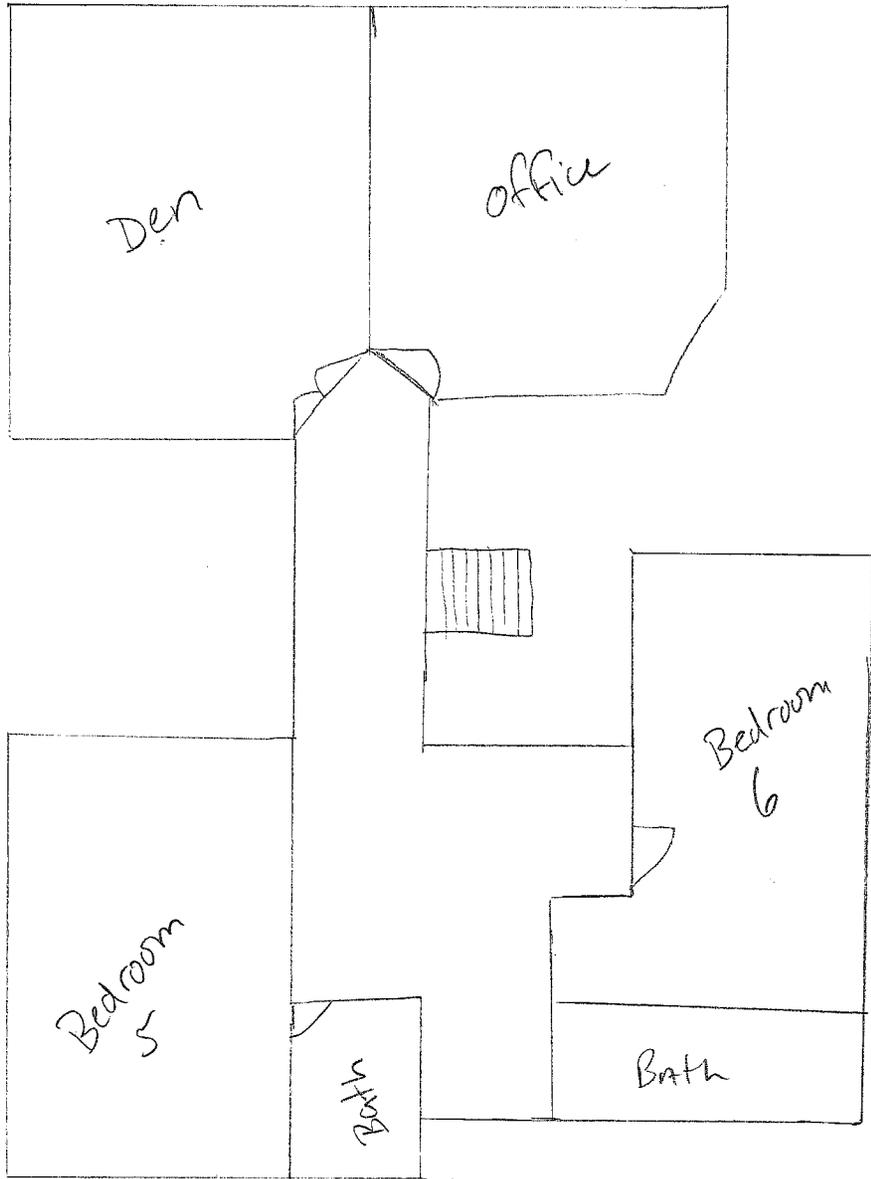
20112

20113

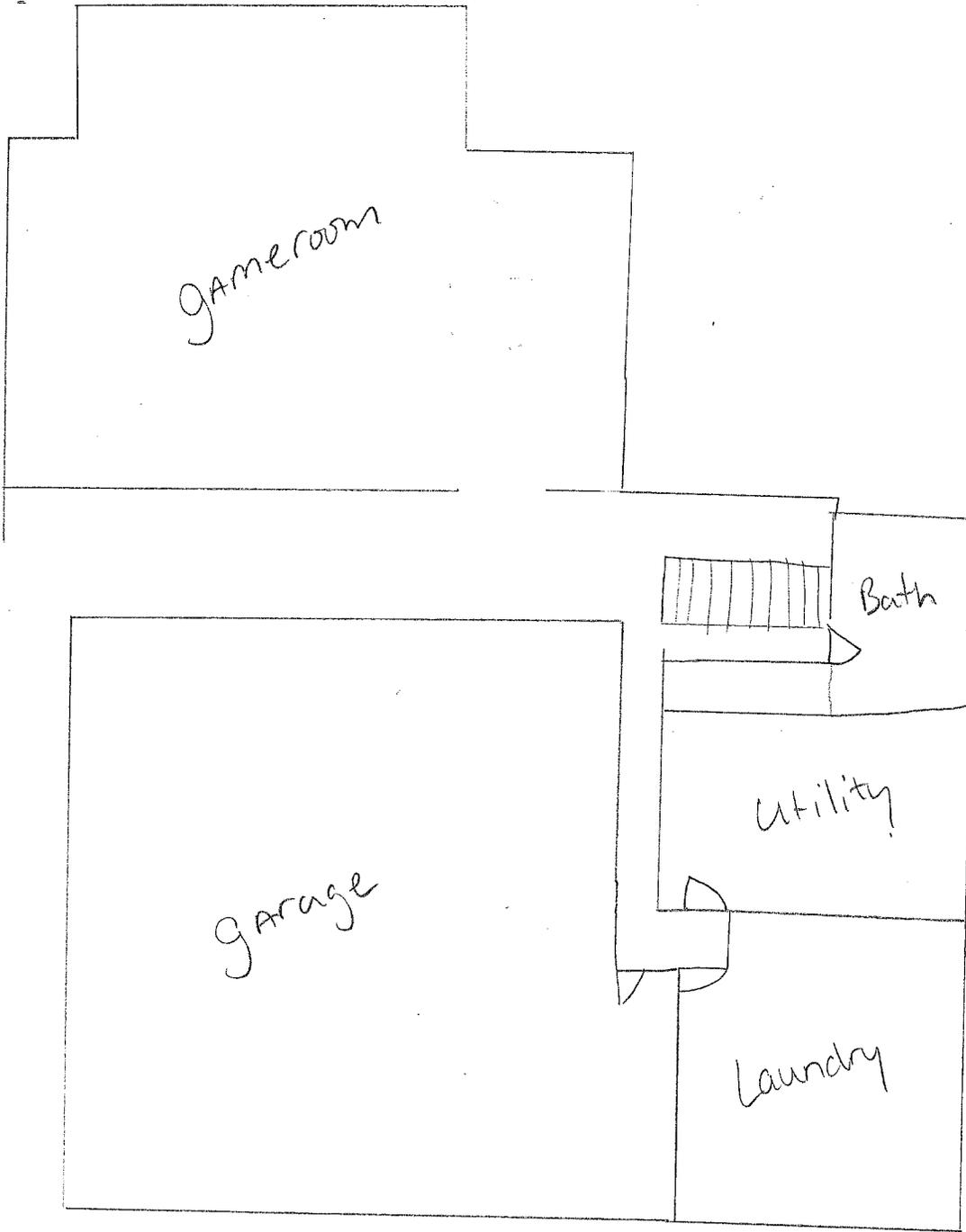
1st Floor



2nd Floor



Basement



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: 2003 W Fairway Ln **Tax Parcel Number:** 30413008
Subdivision: Fairway Oaks Estate **Lot Number:** _____
Name of Applicant(s): Geoffrey & Sandi Wolf **Phone #:** 928-978-1464
Mailing Address: 2003 W Fairway Ln **Town:** Payson **St:** AZ **Zip:** 85541
Name of Property Owner(s): Geoffrey & Sandi Wolf
Mailing Address: 2003 W Fairway Ln **Town:** Payson **St:** AZ **Zip:** 85541
Contact Person: Sandi Wolf **Phone #:** 928-978-1464 **Fax #:** 928-468-8592
Payson Business License # _____ **Sales Tax #** _____

Detailed Description of Request:

Want to make our home a country inn or bed and breakfast
renting out rooms in our home and providing breakfast
& snacks to guests

(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.

Sandi Wolf
Print Name

Sandi Wolf
Signature

4/27/2016
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5/9	JAF	\$250
COMPLETED APPLICATION	5/9	JAF	
NEWSPAPER PUBLICATION	5/20	DW	
300' NOTIFICATION MAILOUT	5/18	DW	
POSTING DATE	5/18		
			CHECK NUMBER: <u>1928</u> DATE: <u>5/9/16</u>

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