



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks,
Planning Specialist

DATE: July 11, 2016

SUBJECT: Conditional Use Permit Request
707-709 S. Beeline Highway-minor vehicle repair (tire shop) **CUP16-002**

Background

This is a request by Dimitru and Virginia Hiticus, property owner; Jose Arellano Coronel and Avdiel Torres, agents, for a conditional use permit (CUP) to allow minor vehicular repair/tire shop use on the site of 707&709 South Beeline Highway, APN 304-16-150. The property is zoned C-2, General Commercial. The Unified Development Code (UDC) requires a conditional use permit (CUP) for minor vehicular repair in C-2 zoning districts. Minor vehicular repair is defined as an establishment which provides minor services 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 site is surrounded on all sides by C-2 zoned properties. The adjacent property at the south eastern corner is zoned R3-MH (multi-family residential), but is currently used as Payson Care Center. The property directly south is a carwash use and at the rear (east) is vacant and medical offices further east. The property fronts Beeline Highway and East Frontier Street with C-2 across the Highway and Frontier as well. This site is also a part of the Green Valley Redevelopment District.

Analysis

The site has been included in the Green Valley Redevelopment Area/District (GVRA) for many reasons. The purpose of applying this overlay zoning is to, ensure that current and future development provide a higher level of aesthetic value and to encourage more appropriate use of properties that are currently used for outside storage of vehicles and other equipment. 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.” To ensure a higher level of aesthetic value and move away from outside storage of vehicles and equipment, it is important that this minor vehicle repair use be restricted to a tire shop only. All tire and vehicle maintenance services shall be limited to the area inside the rear building. All vehicles parked on site shall be operable. Vehicles in need of major repair services or other than maintenance services shall not be parked or stored on the exterior of the premises..

This property is also in the Commercial Design Review Overlay District. The purpose of the Design Review Overlay District is to encourage the enhancement of the aesthetic environment. The existing wood fence is currently in need of repair and should be repaired, removed, or replaced in a manner consistent with the Commercial Design Review standards prior to the effective date of this permit (within 30 days of Commission action). The future/proposed building will need to receive Design Review approval prior to building permit application; it shall not require additional approval through the CUP process for the expansion of the proposed use as it is being reviewed as part of this initial application. This Future building that will house the alignment rack shall meet all applicable Town of Payson codes in effect at the time a building permit is applied for.

The existing bathroom at the rear of the property was constructed as a structure exempt from the building code and may only be used for storage purposes, unless a building permit is obtained and the structure meets all applicable Town of Payson code in effect at the time a building permit is applied for.

There is no existing wall signage on the building. Any building/wall signage shall require a sign permit. Currently the property has a legal, non-conforming pole sign. The 87/260 sign study found that pole signs are predominately used for every type of business and signage need. There is a need to reduce the number of “pole” signs along the roadways in order to eliminate the visual clutter that presently exists in this section of the highway. Lowering the signage to a low profile sign would enhance the aesthetic as well as visibility and scale/level for signage in this corridor of town.

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

Staff Recommendation:

Staff recommends: **Approval** of CUP16-002 with the conditions listed below:

1. All repair/maintenance/tire changing shall be done within the building(s) and not on the exterior of the premises.
2. Any building signage shall obtain a sign permit.
3. Proposed future building shall require Design Review approval prior to building permit submittal. Expanded use shall not require consideration for approval as part of this permit.
4. Existing exempt structure located at the rear of the property proposed as a bathroom shall only be used for storage.
5. Existing pole sign shall be replaced with low-profile sign that conforms to the current zoning code.
6. Existing wood fence shall be repaired, removed or replaced with Design Review approved material.
7. 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 707 & 709 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 CUP16-002, a request to minor allow vehicular repair use in a C-2 zoning district at 707 & 709 S. Beeline Highway subject to the conditions recommended by staff.”

A Citizens’ Participation meeting was held May 12, 2016. Citizen Participation report is attached.

To: Town of Payson – Community Development Department
From: Jose Coronel – Rim Country Tire & Auto
Subject: Citizen Participation Report, Conditional Use Permit
Date: May 13, 2016

On April 12th, 2016 we mailed invitations to our Citizens Participation Meeting to every business on the list within 300' of our 707 S Beeline Hwy location, so we could give them firsthand information on our business intentions for this location.

The Citizens Participation Meeting was held Thursday the 12th of May at 10:00am at the Rim Country Tire & Auto location 707 S beeline Hwy Payson, AZ.

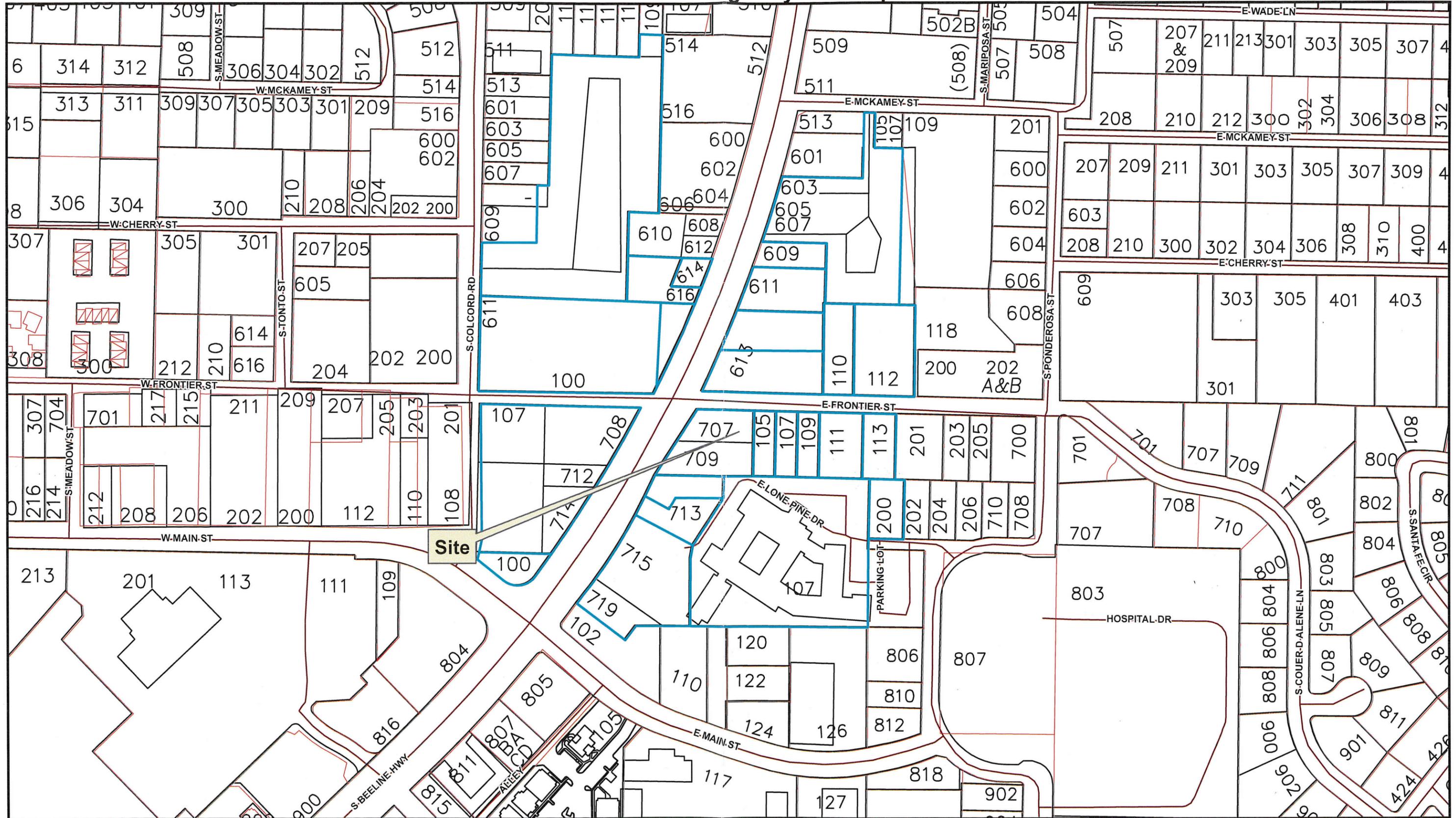
The only response and only person who showed up to the meeting was BJ Bollier, manager of the BBVA Compass branch in Payson. He expressed his approval of our opening, wished us luck and stated he would return as a customer once we were open. I was at the location for an additional 1.5 hours waiting for anyone who might have a question or concern and nobody at all showed up.

Sincerely,

Jose Coronel
Owner
Rim Country Tire & Auto

Jose Coronel

707 S. Beeline Highway- 300' Map



303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.paysonaz.gov

1:2,396 0 175 350 700 1,050 1,400 Feet

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.



W FRONTIER ST

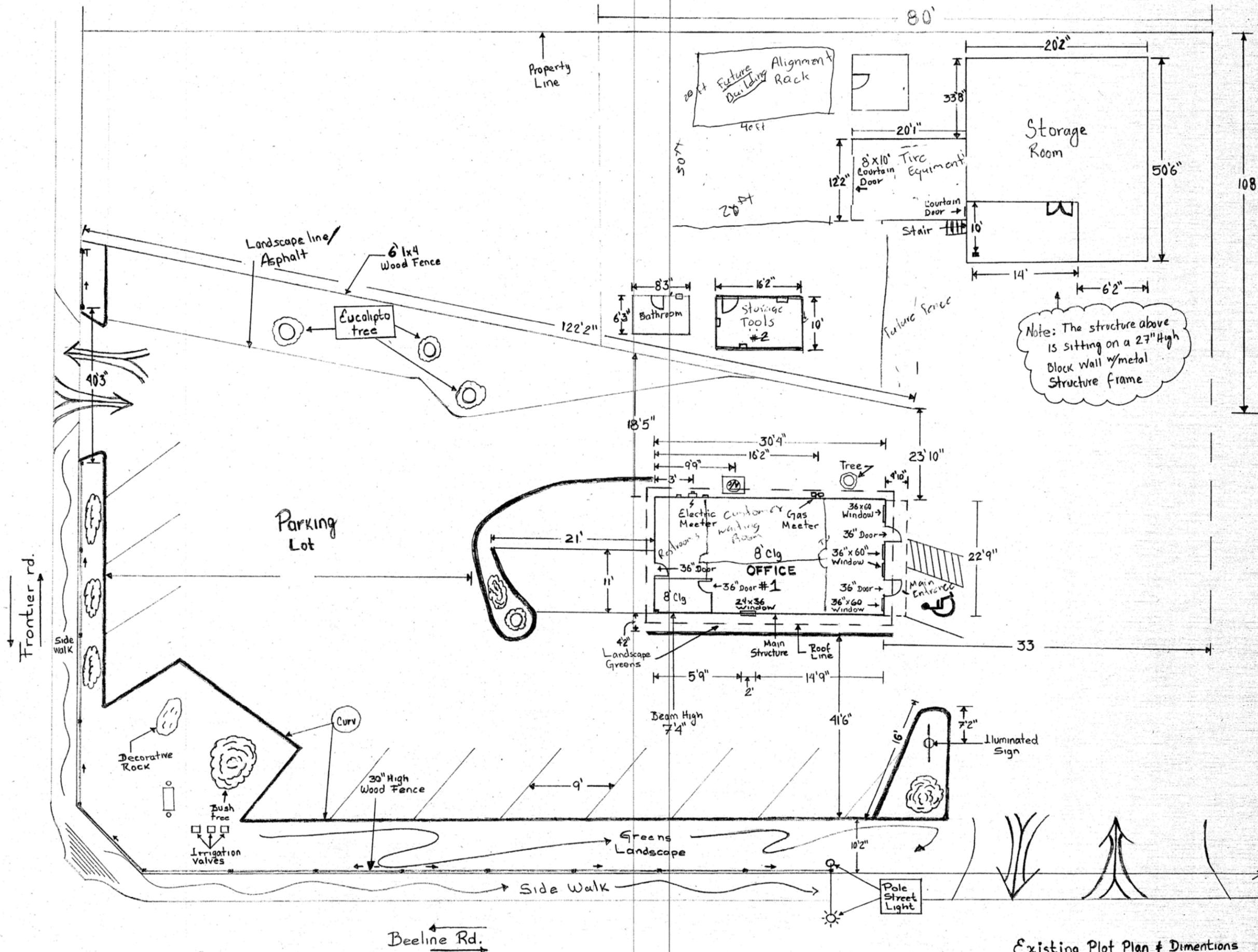
E FRONTIER ST

S BEELINE HWY

E LONE PINE DR

PARKING LOT





Existing Plot Plan & Dimentions

RECEIVED

CASE NUMBER CUP16-002

MAY 25 2016

TOWN OF PAYSON

COMMUNITY DEVELOPMENT DEPARTMENT

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: 707 S Beeline Hwy Tax Parcel Number: 304-16-150
 Subdivision: Rim View Addition plat E Lot Number: 11+12
 Name of Applicant(s): Jose m Arellano Phone #: 480-243-4991 or 480-797-4870
 Mailing Address: _____ Town: _____ St: _____ Zip: _____
 Name of Property Owner(s): Dimitra + Virginia Hitecas
 Mailing Address: 8129 W Sepia Rd Town: PAYSON St: AZ Zip: 85541
 Contact Person: Jose m Arellano Phone #: 480-243-4991 Fax #: _____
 Payson Business License # not applied for yet Sales Tax # _____

Detailed Description of Request:

To start a Tire Shop

(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.

Jose m. Arellano
Print Name

Jose m Arellano casanel 4-18-16
Signature Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5/25/16	sed	Conditional Use permit (other than SFR): \$500.00
COMPLETED APPLICATION	6/22/16	SLD	
NEWSPAPER PUBLICATION	6/24/16		
300' NOTIFICATION MAILOUT	6/24/16		
POSTING DATE	6/24/16		

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