



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final Planning Commission

Tuesday, November 17, 2015

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Strom called the meeting to order to 6:00 p.m.

2. ROLL CALL

Present 6 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Scott Moore, Commissioner Jonathan Wainwright, Commissioner Daran Wastchak and Commissioner Jeff Wincel

Absent 1 - Commissioner Richard K. Mahrle

3. EXECUTIVE SESSION

Chairman called for an executive session to discuss Item 15-280, Cottonwoods Resort.

4. STUDY SESSION ITEMS

- A. 15-271** Discussion of "Mountain Shadows Resort - Condominium Hotel"
Preliminary Condominium Map (PP 15-04)
SWC Lincoln Drive & 56th Street

Paul Michaud presented the material in the action report.

Chairman Strom asked about the tandem parking spaces and valet service noted in the CivTech parking study report. Mr. Michaud clarified that the condominium hotel will share the same valet service as the hotel. He continued that if a condominium unit is elected by the unit owner to go into the rental program that this owner will be required to use the valet service. Scott Lyon, the applicant, addressed questions regarding how the valet will access the vehicles, noting that the parking area to the condominium hotel will not be gated as any vehicles will be required to pass through the new guard gate on Mountain Shadows Drive.

Chairman Strom asked about the check in procedure for the hotel. Scott Lyons identified the location of three entrances from the public rights-of-way.

Chairman Strom asked if there are new proposed fire hydrants. Mr. Michaud replied that the site is within 400 feet of several fire hydrants

approved with the other plats for Mountain Shadows Resort.

With no other Planning Commissioner comment, Chairman Strom closed the study session on this application.

No Reportable Action

B. 15-280

Discussion of Minor SUP Amendment Cottonwoods Resort
7150 E Rose Lane

Eva presented the application in accordance with the packet. She discussed the proposed lighting, sign package, and presidential suite.

Lighting

Commissioner Campbell requested that the applicant's next submittal include an arrow showing which fixture is being used on the table.

Chairman Strom asked about the photometric and wants to make sure the development standards are noted to identify compliance. The applicant agreed to provide a photometric showing compliance with the SUP Guidelines and to show which fixture is being used on each data sheet with an arrow for the next submittal.

Lee Story, resident adjoining the resort to the south, asked to speak about lighting. She asked for clarification of the type of lighting around the meeting areas and the parking areas. She was concerned about the illumination of the ground and it looking like a commercial establishment. It was noted that 12-foot tall pole lights are proposed for the parking lot. Chairman Strom explained the lighting performance standards noted in the SUP Guidelines. He continued that the Town wants the lighting to be as dark as possible and still meet safety standards. He noted that this lighting will need to meet the SUP guidelines. He also provided some local sites for her to see examples of similar lighting.

Signs

Commissioner Wainwright asked if there will be an address on any of the proposed signs. The applicant noted that they have not determined that at this point, but there will likely be an address on the entrance monument sign. The applicant also clarified that the entrance sign will be channel lit and the others will be externally lit. Chairman Strom requested that the applicant indicate which signs are lit from the ground and how the light is contained.

like. Responding to timing, Ms. Cutro stated she would bring this item back for discussion in January 2016.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

- A. 15-272** Recommendation of "Mountain Shadows Resort - Condominium Hotel"
Preliminary Condominium Map (PP 15-04)
SWC Corner Lincoln Drive & 56th Street

Chairman Strom opened the item for public comment. He closed the public comment, being there were no persons requesting to speak on this application.

Commissioner Wastchak asked the applicant if he could explain the tentative timeframe they hope to break ground. Scott Lyon explained the plan is to construct west to east, with the hotel opening in early 2017, noting the condominium hotel opening will likely lag three to four months after the hotel opening.

Chairman Strom inquired about the timing of the perimeter landscaping along Lincoln Drive. Scott Lyon stated it was his goal to keep as many of the oleanders to screen the site, but many have to be removed due to the turn lanes. Also, he remarked he does not recall his landscape and sidewalk schedule. Commissioner Campbell requested that staff check if the perimeter landscape was required to be installed and to enforce it if required. Eva Cutro stated she would get back with the Planning Commission on this matter. Stipulation 24.c of Ordinance 653 requires:

"Upon or prior to substantial completion of the civil improvements and site work as reasonably necessary to commence perimeter walls and landscaping for such phase, including areas immediately adjoining such phase, the perimeter landscape planes) shall be submitted, reviewed and approved by the Town Manager. Installation of perimeter landscaping shall not be required to commence until adjacent site or structure improvements are sufficiently complete such that additional work will not harm the proposed landscape elements perimeter landscaping is landscaping between a public right-of-way and any proposed perimeter wall on the Property, or twenty (20) feet back of such right-of-way, whichever is less."

The Planning Commission deleted the proposed Stipulation 5, as it pertained to submittal of the updated Certificate of Assured Water Supply that was provided to the Town on November 12, 2015.

A motion was made by Commissioner Wainwright, seconded by Commissioner Wincel, to recommend approval of the application to the Town Council with Stipualtions 1 through 4, and Stipualtion 6, in the action report. Stipulation 5 was deleted since the applicant provided the updated Certificate of Assured Water Supply. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

Absent: 1 - Commissioner Mahrle

7. CONSENT AGENDA

A. 15-270 October 19, 2015 Planning Commission Minutes

A motion was made by Commissioner Moore, seconded by Commissioner Campbell, to approve the Planning Commission minutes of October 19, 2015. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

Absent: 1 - Commissioner Mahrle

8. STAFF REPORTS

Paul Michaud reminded the Commissioners that December 4, 2015 is the Boards Conference by ULI. It was confirmed that four members will attend.

Eva Cuto reminded the Commissioners to RSVP for the upcoming holiday party.

9. PUBLIC BODY REPORTS

Chairman Strom reviewed the Planning Commisison representation for the upcoming Council meetings.

Commissioner Campbell inquired about the wireless coverage for Verizon. Eva Cutro replied that staff would follow up with him on this matter.

10. FUTURE AGENDA ITEMS

Staff reviewed the future agenda items.

11. ADJOURNMENT

A motion was made at 8:15 p.m. by Chairperson Strom, seconded by Commissioner Wastchak, to adjourn. The motion carried by the following vote:



Action Summary Planning Commission

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4. STUDY SESSION ITEMS

- A. 15-271** Discussion of "Mountain Shadows Resort - Condominium Hotel"
Preliminary Condominium Map (PP 15-04)
Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-102)
- B. 15-280** Work Study Session - Special Use Permit Minor Amendment
Cottonwoods Resort
7150 E. Rose Lane
- C. 15-282** Discussion of Visually Significant Corridors

5. PUBLIC HEARINGS

6. ACTION ITEMS

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