

## **Town of Paradise Valley Action Report**

**TO: Chair and Planning Commission**

**FROM: Eva Cutro, Community Development Director**

**DATE: December 1, 2015**

**CONTACT:**

Eva Cutro, 480-348-3522

**AGENDA TITLE:**

Public Hearing – Special Use Permit Minor Amendment  
Cottonwoods Resort  
7150 E. Rose Lane (SUP-15-3)

**SUBJECT:**

Consideration of an application requesting a minor amendment to the Cottonwoods Resort Special Use Permit to allow for: 1) exterior lighting, 2) resort signage, and 3) modifications to the presidential suite building. The subject property is located at 7150 E. Rose Lane (Assessor's Parcel Numbers 174-64-002B, 174-64-001B, 174-64-004, 174-65-012B, 174-65-006B, 174-65-006A).

**RECOMMENDATION A**

It is recommended the Planning Commission deem the requested amendment to the Cottonwoods Resort Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

**RECOMMENDATION B**

It is recommended that the Planning Commission approve the Cottonwoods Resort Minor Special Use Permit Amendment to allow for exterior lighting, resort signage, and modifications to the presidential suite building, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Cover letter/Narrative, dated November 10, 2015, from M. Andrew Rodrigues, AIA.
  - b. Lighting Narrative, dated November 25, 2015 and prepared by Ruzika Company.
  - c. Lighting Cut Sheets prepared by The Ruzika Company.
  - d. Lighting Plans, dated November 11, 2014 and prepared by The Ruzika Company and Delawie Architecture.

- e. Sign Plans, dated November 2, 2015, November 10, 2015, November 20, 2015 and November 24, 2015, and prepared by Airpark Signs and Graphics.
  - f. Restricted land Use Area and Wall Exhibit, Exhibit A, dated October 6, 2015, and prepared by Hubbard Engineering
  - g. Planting Plan, Exhibit B, dated October 7, 2015, and prepared by Burton Landscape Architecture Studio.
  - h. Presidential F Plan, Exhibit C, dated October 5, 2015, and prepared by Delawie Architecture.
2. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-15-3.

### **REQUEST**

On May 22, 2014, the Cottonwoods Resort received a major amendment to their Special Use Permit to completely renovate the resort. At that time it was stipulated that the lighting and signage plans shall be submitted at a later date as a minor amendment to the Special Use Permit (SUP). The applicant has now submitted those plans, and is applying to amend the SUP. The amendment to the SUP not only includes the necessary lighting and signage plans, but also includes a request to revise the Presidential Suite located at the southern end of the property.

### **BACKGROUND**

The proposed improvements consist of new signage, lighting and changes to the Presidential Suite:

- **Signage**  
All proposed signage is interior to the property and not visible off-site. The signs will not exceed 48" in height, and when illuminated shall meet the lighting guidelines.
- **Lighting**  
The applicant submitted a complete lighting plan showing locations of all fixtures, lighting cut sheets, and lighting photometric. The SUP Guidelines state that up-lighting shall be permitted so long as no light emitting device is greater than 25 watts or emits more than 250 lumens. Several of the proposed up-lights are less than 25 watts but are greater than 250 lumens. According to the photometric plan, the lighting plan is compliant with the foot-candles measured at the property line.
- **Presidential Unit**  
The height of the revised unit will vary between 11' and 15' 11" tall, measured to the top of the mechanical screen. The setback is approximately 100' from the nearest property line. The applicant has also included a landscape plan for this area, as well as a No Tent/Event Area plan for this part of the resort.

### Planning Commission Discussion

The Planning Commission discussed this at the November 17, 2015 work session. The Commission requested the applicant provide photometrics measured at the property line, highlight the appropriate fixtures on the cut sheets, and provide a key sheet for the separate lighting areas. A neighbor also voiced concern over the 12' height of the proposed parking lot pole lights. The applicant has provided the requested information and reviewed, but did not change, the height of the parking lot pole lights. The lighting guidelines recommend a height up to 16' tall and the applicant is proposing a 12' tall fixture.

### **ATTACHMENT(S):**

- Vicinity Map & Aerial Photo.
- Application.
- Cover letter/Narrative, dated November 10, 2015, from M. Andrew Rodrigues, AIA.
- Lighting Narrative, dated November 25, 2015 and prepared by Ruzika Company.
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C: - Travis Keele (Applicant)