



Action Report

File #: 16-022

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: January 19, 2016

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Discussion of a Minor Amendment to the Hermosa Inn Special Use Permit (SUP-15-5)
5532 N. Palo Cristi Road (Assessor No. 170-03-129)

BACKGROUND

History

The Town annexed the subject property in 1961. The original Special Use Permit (SUP) was issued in 1976 and has been amended several times. The two most recent amendments were approved in 2007 and 2014. The 2007 amendment was a major amendment that included the modification of the existing room count, a redesign of the pool area, a new spa/fitness facility, and reconfiguration of the restaurant area and parking area. The 2014 amendment was a managerial amendment that reconfigured buildings, eliminated the second story on the guest rooms, and enlarged the event space.

Request:

The applicant requests a minor amendment to the Special Use Permit to reconfigure and re-orientate buildings, add fireplaces and fountains, modify and add fence walls, and modify the parking area. The room count, parking space count and floor area will remain the same (with a total of 49 rooms, 156 parking spaces and 55,690 square feet of conditioned space).

- Reconfigure and Re-Orientate Buildings

The number of guest rooms and the square footage of the buildings will remain the same (for a total of 49 rooms and 55,690 square feet of conditioned space). Fireplaces will be added to all guest rooms and the all guest room buildings will be single story.

Guest Room Buildings 15, 16, 17 and 18 - Northwest Corner of the Resort

The four guest room buildings located at the northwest corner of the property will be reconfigured. They will be setback a minimum of 20' from the adjoining property lines, will

have a maximum height of 16' tall (with chimneys at 18' tall), and will be finished and painted to match the existing structures. Due to the 16' height limit, these buildings are compliant with the Open Space Criteria.

Guest Room Building 5 - Southwest Corner of the Resort

The footprint and elevation of Building #5 will be modified. The building will be setback 20' from the south property line and the height varies from 12' tall to 18' tall (with chimneys extending 2' above the adjoining parapet). The building is compliant with Open Space Criteria and the highest part of the building (at 18' tall) will be setback 40' from the south property line. This building will also be finished and painted to match the existing structures.

Also, the applicant is currently planning to use this building as a suite and has added four (4) parking spaces on the west side of the building. These parking spaces are accessible via a secondary access on Stanford Drive.

Guest Room Building 1 and 2 - Southeast Corner of the Resort

A 16' tall guest room addition will be placed between Buildings #1 and #2. The addition is 16' tall (with the chimney at 18' tall) and is setback 20' from the east property line. The addition is compliant with the Open Space Criteria and will be finished and painted to match the existing structures (e.g. stucco and paint).

Resort Buildings - Near the Center of the Resort

The resort buildings located near the center of the resort will be modified and reconfigured. The proposed chapel (Building #26) will be removed and the free standing fitness center (Building #19) will be attached and intergraded into the spa building (Building #20). All of the buildings in this area will be single story and have a maximum height of 26' tall. The architecture and color of these buildings will match the existing structures. These buildings will have a minimum setback of 62' from the nearest/eastern property line.

▪ Addition of Outdoor Fireplaces and Fountains

Several outdoor fireplaces (Key Note #38 and #39) and fountains (Key Note #40) will be placed around the resort campus. The outdoor fireplaces are 16' tall and will be setback a minimum of 20' from the nearest property line. The fountains are 8' tall and will also be setback a minimum of 20' from the nearest property line.

▪ New and Modified Fence Walls

Several fence walls (Key Note #39) will be placed around the resort campus. The walls are 6' tall, with the majority of walls used to create courtyard areas for the guest room buildings.

Also, the existing gate located at Stanford Drive will be relocated to provide access to Guest Room Building #5. Fence walls will be added on either side of the gate to connect it to the existing fence.

The new fences are masonry walls that will be painted and stuccoes to match the existing resort architecture.

- Modified Parking Lot

The applicant is proposing to modify the parking lot. The approved 2007 SUP amendment allowed for the removal of the existing garden (located on the north side of the property) in order to accommodate additional parking spaces. However, the applicant is now proposing to keep the garden and place the additional parking spaces along the west side of the garden.

Also, four parking spaces will be placed next to Building #5 and will be accessible from Stanford Drive. The existing gate at Stanford Drive will be relocated and setback 20' from the south property line to provide vehicle staking for this secondary access.

With these modifications, the parking count will remain the same at 156 provided parking spaces.

DISCUSSION/FACTS

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing resort use. The modified buildings, new fence walls, new fountains, new fireplaces, and modified parking lot are components which do not change the use or architectural style of the Special Use Permit. The improvements are also substantially compliant with the SUP Guidelines. The guidelines recommend that principal buildings be limited to a height of 36' tall and non-principal structures be limited to a maximum height of 24' tall. The modified guest room buildings are limited to a maximum height of 18' tall and the modified resort buildings maintain the previously approved height of 26' tall. The output of the proposed lighting is also compliant with the SUP Guidelines. The proposed lights have a output of 0.13 foot candles measured at the east property line and 0.5 foot candles measured at the north property line. The SUP Guidelines recommend a maximum output of 1.6 foot candles for parking lots and 0.5 foot candles adjoining residential properties (measured at the property line). Also, the modified parking lot maintains the previously approved parking count of 156 spaces.

General Plan:

The proposed improvements are consistent with Section 2.1 of the Town's General Plan which encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods.

Minor Amendment Criteria

Per the new SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or

File #: 16-022

3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

The proposed improvements are substantially compliant with the SUP Guidelines, do not increase the floor area, and do not change the use or architectural style of the SUP.

Public Comment

Public notification was performed in accordance with the public hearing process. Staff received no inquiries or comments from neighboring residents regarding proposed improvements.

ATTACHMENT(S)

Vicinity Map
Aerial
Narrative
2014 Hermosa Inn Site Plan
Plans with Proposed Improvements
Noticing Material

C: - Doug Jorden and Leo Miller (Applicants)
- Case File: SUP-15-5