



Action Summary

Planning Commission

Tuesday, December 4, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Commissioner Covington attended by phone

Present 7 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

5. PUBLIC HEARINGS

- A. [18-465](#) **Consideration of a Minor Special Use Permit Amendment (SUP 18-14)**
Ritz-Carlton Area C - North East Corner of Mockingbird Lane and Lincoln Drive
7000 E Lincoln Drive
- A motion was made by Commissioner Wainwright, seconded by Commissioner Georgelos, to deem the requested amendment as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:
- Aye:** 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright
- A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to approve the Ritz-Carlton Minor Special Use Permit Amendment for Area C to modify the size and height of the guard house, add control arm gates to the guard house, and increase the fence wall heights, subject to the following stipulations:
1. All improvements to the property shall be in substantial compliance with the Narrative and Plans, Job # 01.0268908, prepared by CVL Consultants and dated

November 20, 2018.

2. Revised SUP Stipulation No. 29:

Stand-alone accessory and service structures over six (6) feet in height (as defined in the Special Use Permit Guidelines) in Areas A and A1, the guard houses (limited to eight-hundred (800) square feet of Floor Area) in Area B, and the guard house (limited to seventeen-hundred (1,700) square feet of Floor Area) in Area C, may be added to the Approved Plans, provided that the total square footage of all the accessory and service structures added together does not exceed fifteen thousand (15,000) square feet of Floor Area, such additions to be provided to the Town Manager as a revised conceptual site plan.

Stand-alone accessory and service structures cannot exceed sixteen (16) feet in height (with the exception of a maximum height limit of twenty (20) feet for the Area C guard house) and must be set back a minimum of forty (40) feet for any accessory structure and sixty (60) feet for any service structure from any rights-of-way or residential property lines outside of the SUP boundaries and ten (10) feet from any non-residentially zoned property outside of the SUP boundaries.

If the camera and intercom solution identified on page 1 of the narrative (per the approved plans for Minor SUP Amendment SUP-18-14) is problematic or ineffective in responding to traffic backing-up due to an unmanned guard house, then the gate arms located at the guard house must remain in the open position when the guard house is unmanned or be removed. The requirement for the guard house gate arms to be left in the open position or removed shall be required if the Town receives more than 3 complaints in a calendar year that traffic is backing-up due to an unmanned guard house.

The north curb of the entry drive shall abut the sidewalk so as to create a wider entry drive approaching the gate house and thus avoid potential traffic stacking issues.

3. Revised SUP Stipulation No. 45.c:

Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14, shall not exceed a maximum height of 9' tall and are limited to the location and heights as shown on the approved plans.

The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

B. [18-472](#)

**Discussion of a Minor Special Use Permit Amendment (SUP 18-13) Ritz-Carlton Area A - North East Corner of Mockingbird Lane and Lincoln Drive
7000 E Lincoln Drive**

A motion was made by Commissioner Anton, seconded by Commissioner Lewis, to deem the requested amendment as a minor amendment to the Special Use

Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote: The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Lewis, seconded by Commissioner Georgelos, to approve the Ritz-Carlton Minor Special Use Permit Amendment for Area A to allow for modifications to the hotel building footprint, changes in the hotel building heights, modified grades around the hotel building, and the addition of a new market building, subject to the following stipulations:

- 1. All improvements to the property shall be in substantial compliance with the Narrative, prepared by Nelsen Partners and dated November 16, 2018.
- 2. All improvements to the property shall be in substantial compliance with the Plans, prepared by Nelsen Partners and dated November 21, 2018.
- 3. The elevator overruns/enclosures on the hotel building are allowed to exceed the maximum height by three (3) feet.
- 4. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.
- 5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-18-13.

The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

4. STUDY SESSION ITEMS

- A. [18-463](#) Discussion of Intermediate Special Use Permit Amendment (SUP-18-10). 5410 N. Scottsdale Road - Paradise Valley Medical Plaza
No Reportable Action
- B. [18-427](#) Discussion of Major Special Use Permit Amendment (SUP-18-12) 10555 N Tatum Boulevard - Mountain View Medical Center
No Reportable Action
- C. [18-475](#) Discussion of Major Special Use Permit Amendment (SUP-18-05) 7101 E Lincoln Drive - Smoke Tree Resort Study Session #2

Indexes: Smoketree Resort

No Reportable Action

6. ACTION ITEMS

7. CONSENT AGENDA

A. [18-462](#) Approval of November 7, 2018 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Lewis, to approve the November 7, 2018 minutes with some minor edits. These edits included adding the word "of" after the word "neither" in the paragraph on Page 12 regarding Quail Run Road on the Smoke Tree Resort item, changing the word "delivers" to "deliveries" on Page 15 regarding the Ritz Carlton - Area C item, and noting the the "A Commissioner" references are from Commissioner Covington. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Anton at 10:05 p.m., seconded by Commissioner Lewis, to to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright