



Legislation Text

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TO: Chair and Planning Commission

FROM: Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner

DATE: March 19, 2019

CONTACT:

Paul Michaud, Senior Planner, 480-348-3574

AGENDA TITLE:

Consideration of a Minor Amendment to the Camelback Golf Club Special Use Permit located at 7847 N Mockingbird Lane to add protective netting over part of the maintenance facility yard located off Caballo Drive. (SUP-19-01)

RECOMMENDATION A

Deem the requested amendment at the Camelback Golf Club as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B

Approve the Minor Special Use Permit Amendment at the Camelback Golf Club located at 7847 N Mockingbird Lane to add protective netting over part of the maintenance facility yard located off Golf Drive, subject to the following stipulations:

1. All improvements shall be in substantial compliance with the following:
 - a. Maintenance Yard Site Plan, Elevations & Section, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A1.0;
 - b. Project Mock-Up, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A2.0;
 - c. Overall Site Plan, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A3.0; and the
 - d. Sample black netting material.

2. Any landscaping that dies adjoining the maintenance facility shall be replaced in substantial conformance with the landscape plans approved as part of the March 28, 2002 approval (SUP-01-08) to ensure adequate screening of the netting.

3. 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.

4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 19-01.

REQUEST

Jan Mittelstaedt with Mittelstaedt, Cooper & Associates on behalf of Camelback Golf Club located at 7847 N Mockingbird Lane (Assessor Parcel 174-36-188A) is requesting a Minor Special Use Permit amendment to add protective netting over part of the maintenance facility yard located off Golf Drive. This netting will cover approximately 17,113 square feet of the existing walled in maintenance yard to mitigate errant golf balls entering this area. The actual twine area that obstructs the sky is 2,139 square feet. The poles and netting proposed are black in color, mounted at an average height of 15'0", not to exceed a maximum height of 17'0". The maintenance facility/yard is located off Golf Drive between Caballo Circle and Oakmont Drive.

BACKGROUND

Update:

The Planning Commission discussed this application request at its February 19th work session. It was noted that the netting is specifically for safety and those Planning Commissioners visiting the site stated the netting should not be very noticeable.

History:

The golf club is 159.6 acres. It has two separate golf courses, the Ambiente Course and the Padre Course. The subject maintenance yard is located on the Padre Course. The last Special Use Permit approval to the maintenance yard was in 2002. The prior maintenance structure was replaced with the building/yard that presently exists. Other amendments have occurred to the site, these relate to other parts of the property as summarized in Attachment C.

General Plan/Zoning:

The subject property has a "Private Open Space" and "Resort/Country Club" General Plan designations and is zoned "Special Use Permit - Country Club and Golf Course" for a golf club and course. The proposed request complies with this designation/zoning. General Plan policies the Planning Commission may wish to consider during its review include:

Policy LU 2.1.2.3, Compatibility of Adjoining Uses

The Town shall ensure that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring such features as ... Increased building setbacks from rear or side yard property lines adjoining single-family residential uses; Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy, ... [and other features].

Policy CC&H 3.1.1.2 Protect Established Neighborhoods

The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.

Enforcement:

There are no open known violations at this property as of the date of this report.

DISCUSSION/FACTS

Compliance with Special Use Permit (SUP), SUP Guidelines and Other Standards

There are no specific code requirements or specific SUP guidelines for netting per se. The proposed netting is a structure at an average height of 15'0" and maximum height of 17'0". It is setback from the adjoining residential properties at a minimum of 77'2" to the nearest property line (and 134'0" to the property wall as the adjoining residential lots include golf course easements).

Reference the Planning Commission can use in evaluating this request include, and are not limited to, the following:

- The Town approved maintenance height limitations as part of the 2002 SUP. The approved maintenance yard plans restrict the maintenance wall height to 8' tall and the maintenance building to a maximum height of 16'8" from natural grade. Approval of this maintenance facility resulted in many stipulations, meetings and discussions/input from area residents at the time. Additional structures and its impact will likely be sensitive to the neighborhood.
- Since vehicles must pass underneath this netting, the netting must meet certain clearances per building/safety regulations. The Town's Building Official noted that the minimum clearance per Section 503.2.1 of the International Fire Code requires that there be 14' vertical clearance for fire apparatus. The proposed netting varies in height since the design uses poles mounted at the maintenance yard wall to address sagging that will occur to cover the width of the maintenance yard without adding a support poles within the yard. The clearance of various equipment used at the maintenance yard is another reason the applicant proposes the 15'0" minimum height.
- The SUP guidelines suggest structures associated with a country club/golf course not exceed one story or 24'0" in height and 40' setback. The proposed netting is under 24'0" in height and setback 77'0" or more. The guideline also suggests structures meet the Open Space Criteria whereby the height not be greater than 16' at the 20' setback up to the maximum building height using a 20% slope. The proposed netting complies with the Open Space Criteria.

Minor Amendment Criteria Conformance

Planning Commission will need to take two actions related to this application request at a future meeting. First, the application request must be deemed a minor amendment pursuant to the four criteria in Section 1102.7.B of the Town Zoning Ordinance. Second, the Planning Commission must take action on the application with any relevant stipulations. This request meets the four minor amendment criteria as follows:

1. Change or add any uses.

There is no change in allowable use or addition of a new use. Use of netting to protect structures and people from errant golf balls is common at a golf course.

2. Increase the floor area of the project by more than 5000 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.

The increase in floor area is under the allowable criteria. The total proposed additional square footage is approximately 2,139 square feet. The solid portion(s) of trellises and/or open weave are only included when calculating lot coverage/total floor area. The last SUP amendment on the site within the past 60 months was for a personal wireless on the existing clubhouse in 2016 that did not increase square footage.

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.

The proposed netting will exceed the height of the 8' tall maintenance wall. The perimeter of the maintenance yard is vegetated which will aid in screening the netting. The black color and open weave of the netting will also help screen the netting. The applicant has provided photos as viewed from the neighboring properties for the Commission to determine whether the netting is sufficiently mitigated.

4. Change the architectural style.

The proposed netting is not directly the same architectural style as the maintenance building and wall. However, the netting would appear to be less visible than allowing a covered roof structure.

Public Comment & Noticing

Mailing notification was done in advance of the scheduled hearing date of March 19, 2019 to all property owners within a radius of 1,500', along with a newspaper advertisement and property posting. Comments received by staff a week prior to the hearing date are included in the packet under Attachment G. There is one comment.

ATTACHMENTS

- A. Vicinity Map
- B. Application
- C. SUP History
- D. Submittal Material
- E. Noticing
- F. Stipulations
- G. Comments

- C: - Applicant
- Case File