



Legislation Details (With Text)

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Title: Consideration of a Minor Amendment to the El Chorro Lodge Special Use Permit
5550 E Lincoln Drive - Office/Kitchen Renovation and Monument Entry Sign

Sponsors:

Indexes:

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Attachments: 1. 1 Vicinity Map et al, 2. 2 Application & Narrative, 3. 3 SUP History, 4. 4 Corner Vision Documentation, 5. 5 Noticing, 6. 6 Plans & Related Material

Date	Ver.	Action By	Action	Result
5/2/2017	1	Planning Commission	Approved	Pass
5/2/2017	1	Planning Commission	Approved Subject to Stipulations	Pass

TO: Chair and Planning Commission

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

DATE: May 2, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Consideration of a Minor Amendment to the El Chorro Lodge Special Use Permit
5550 E Lincoln Drive - Office/Kitchen Renovation and Monument Entry Sign

REQUEST

Doug Jorden of Jorden Hiser & Joy, P.L.C. on behalf of Santor Ventures, L.L.C. is requesting a Minor Special Use Permit amendment for El Chorro Lodge located at 5550 E Lincoln Drive (Assessor Parcels 169-28-004D & 169-31-019G) for renovation of office space used by their human resource and sales personnel, along with additional kitchen/storage space. The request also includes replacement of the entry monument sign along Lincoln Drive with a new monument sign.

RECOMMENDATION A

Deem the requested amendment at the El Chorro Lodge 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 El Chorro Lodge related to the new entry monument and the renovation and addition of office, kitchen, and storage space, subject to the following stipulations:

1. All improvements shall be in substantial compliance with the following:
 - a. Project Narrative, prepared by Jorden Hiser & Joy, P.L.C., document "00071572 2";
 - b. Site Plan Sheets SP1, SP2, and SP3, prepared by Ideation Design Group, sealed by registered architect Carl Frederick Schaffer, dated April 25, 2017;
 - c. Building Sign Elevation, Sheets SK2, prepared by Ideation Design Group, dated March 29, 2017;
 - d. Monument Sign Elevation/Plan View, prepared by Ideation Design Group, dated April 6, 2017 showing sign at 4'6" in height;
 - e. Photometric Plan, prepared by eDesign Group, dated April 25, 2017;
 - f. Lighting cut sheets for the Focus Industries LED Flood Light, Kichler Mount Vernon Collection wall light, and Philips LED wall sconce 102L light; and
 - g. Corner Vision documentation prepared by prepared by CivTECH Inc., sealed by registered professional engineer Douglas Ostler, dated April 7, 2017 and April 18, 2017;
2. Lighting
 - a. The lighting for the entry monument sign shall be placed on a timer to shut off between the hours of 12:00 a.m. and 7:00 a.m., unless otherwise approved by the Town Manager or designee for special events.
 - b. The loading dock emergency light shall be on a motion sensor that limits operation to five minutes per incidence.
3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 17-01.

PRIOR DISCUSSION

The Planning Commission discussed the application request at the work session of April 18, 2017. The applicant requested to modify the height of the monument from three feet to four feet and six inches. Lighting was discussed, with the applicant to provide a photometric that demonstrates the sign is in compliance with the maximum 0.75 foot-candles at the property line.

BACKGROUND

History:

El Chorro Lodge was annexed into the Town in 1991. Prior to this date, El Chorro Lodge was comprised of a 1.61-acre parcel within the Town and a 9.36-acre parcel within unincorporated Maricopa County. The Town entered into an agreement with the then owners of El Chorro Lodge to annex the entire site and to designate the lodge as a non-conforming use. The original Special Use Permit (SUP) was granted on April 30, 1992 for a guest ranch (resort). Since 1992, only minor or managerial amendments have been processed at this site. The use has historically been primarily a dining establishment with a couple guest rooms. Attached is a summary of many of the most recent

amendments.

Enforcement:

As of the date of this report, there are no outstanding code violations on this SUP property.

General Plan/Zoning:

The subject property has a General Plan designation of “Resort/Country Club” according to the Town’s General Plan Land Use Map. The zoning on the subject property is “Special Use Permit - Resort.” The proposed renovations and signage are in conformance with this designation and zoning.

DISCUSSION/FACTS

Compliance with SUP Guidelines and Other Standards

Height and Setback

Presently there are several small one-story structures located northwest of the lodge that adjoins a walled in service-delivery area. These structures serve several functions from housing staff offices, kitchen, and storage. These structures were built decades ago.

The proposed renovation will demolish approximately 3,500 square feet of existing structure near this delivery area. There is also an approved addition of 497 square feet not built structure that will be deleted if the subject application is approved. The replacement structures will be one-story and total approximately 5,750 square feet, for a net increase of approximately 1,750 square feet. The structures will be in relatively the same location, with a height of approximately 18 feet and 12 feet. The shortest setback is 245 feet to the north exterior property line.

The new structure housing the staff offices, storage, and bakery would be considered an accessory structure. This new structure fully complies with the SUP guidelines. The guidelines allow for an accessory structure height of 24 feet. The guidelines allow for an accessory structure setback of 60 feet to the exterior property line adjoining residential uses. Similarly, the kitchen expansion to the La Paloma structure fully complies with height and setback guidelines for an accessory structure.

New HVAC equipment will be roof-mounted and hidden behind the 36-inch high roof parapet. This is similar to the approach taken on the other structures at this site.

Lot Coverage

The SUP guidelines suggest maximum lot coverages of 25-percent and an impervious coverage of 60-percent. The proposed renovations result in lot coverages well below these suggested maximums. The lot coverage will increase from 11.1-percent to 11.4-percent, and the impervious coverage will be at 24-percent.

Parking and Circulation

The proposed amendment will have a net increase of 1,750 square feet of structure. However, this increase relates to back-of-house functions that will not increase staffing or parking demand. The site presently has 349 parking spaces, which meets the minimum required parking for the dining and event uses. No additional parking is proposed.

The circulation of the parking area and onto Lincoln Drive will remain the same. There will be a slight modification to the entry landscape island and east driveway behind the entry gate to accommodate easier turning maneuvers for large vehicles like buses that enter the site.

Signage

Except for sign lighting and double-sided signs considered as two signs, the Zoning Ordinance provides no specifications for signage on a property zoned Special Use Permit. In 2005, the Zoning Ordinance requirement that content of non-residential signage contain only the name of the use was removed. The Planning Commission and/or Town Council approve signage through the applicable Special Use Permit amendment process. To aid in reviewing this signage, the Town has SUP guidelines. The guidelines for signage at a resort include:

- An identification sign is allowable at each entrance
- Signs along major arterials like Lincoln Drive are suggested not to exceed 8 feet in height and have a maximum sign area of 40 square feet in the aggregate
- Signs mounted on a structure shall contain only structure identification necessary for emergency access

The building-mounted sign meets SUP guidelines. The new building will include a building sign to identify its use as sales and management office. The SUP guidelines suggest wall-mounted signs only contain structure identification necessary for emergency access. This sign only includes structure identification and is 10 square feet in area, mounted approximately 11 feet from the ground, and not illuminated.

The entry monument sign does not meet all SUP guidelines. It is well under the 8-foot height, but the proposal includes two signs and an aggregate sign area over 40 square feet. The entry monument sign consists of two sign faces in a V-shape. It contains identification of the lodge name, along with additional text of "Arizona Destination Dining" and the established date of 1937. Each sign face is 12 feet in length by four feet and six inches in height for a sign area of 54 square feet, and 108 square feet aggregate. The architecture of the sign blends with the perimeter wall and lodge. The sign design and sign area is not out-of-character with other signs along Lincoln Drive.

The location of the proposed sign is setback further than the existing sign that will be removed. The sign is located within a 15-foot wide roadway easement. The Town generally prohibits structures within roadway easements. When allowed, the sign is constructed in a break-away design. The applicant has designed this sign with break-away construction. The sign is also within the typical 50-foot corner vision that limits structures over two feet in height. However, the Town Engineer has approved the applicant's request to modify the corner vision to 10 feet by 20 feet that results in the proposed sign not being within the corner vision. In part, this approved corner vision modification is due to the circumstance that the El Chorro driveway is at a signalized intersection.

Lighting

The existing pole lantern located in the Town's right-of-way will be removed.

Building Lighting

The proposed building lighting will meet SUP guidelines as illustrated on the attached cut sheets and lighting material. The proposed building fixtures would be considered security lighting adjacent to service buildings. The SUP guidelines refer to lighting adjacent to service

buildings shall not exceed 5.0 foot-candles. Based on the low mounted height and large setback from the nearest property line, it is unlikely the lighting adjacent to the building will exceed 5.0 foot-candles.

The proposed six wall sconces are located at doorways. These fixtures match previously-approved bronze-finish existing fixtures and will be mounted six feet above grade. The lighting element is within the cap, the fixture is hooded and shielded, and each fixture has an output of 525 lumens.

The lighting fixture within the walled loading area is within the cap; the fixture is hooded and shielded, mounted at a height of nine feet, and proposed at an output of 2,687 lumens. Requirement of this light on a timer and/or motion sensor may be warranted. The applicant has noted that this light will be on a motion sensor.

Monument Sign Lighting

The lighting at the entry monument sign follows Section 2506, Lighting, and Table XXV-1 of the Zoning Ordinance. The lighting standards for signs require each sign have not more than two lighting fixtures. Also, the standards require each fixture not exceed an output of 750 lumens, be completely shielded from view at the nearest property line, and the brightness at the property line not exceed 0.75 foot-candles.

The entry monument sign will be externally illuminated by two ground-mounted bronze finish fixtures for each sign face, for a total of four fixtures. The nearest fixture will be setback approximately two feet from the property line and 10 feet from the back of sidewalk. The illumination source will be directed away/shielded from Lincoln Drive. Each fixture will have an output of 1,080 lumens. The attached photometric plan demonstrates the proposed lighting does not exceed 0.75 foot-candles at the property line.

Landscaping

The existing trees adjoin the parking/drive areas near the proposed construction will remain, with new plantings around the buildings. Near the entry monument sign, some existing landscaping will be moved. Based on the limited changes to the landscaping, the applicant did not provide a detailed landscape plan.

Minor Amendment Criteria Conformance

The Planning Commission will need to take two actions related to this application request. 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. The use on the property will remain for dining with its associated guest units and back-of-house functions.

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 net increase of the proposed renovation is approximately 1,750 square feet and 3-percent of the existing square footage. Within the last 60 months, there were no square footage changes. Those prior amendments over the last 60 months related to additional lights.

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 renovation of the back-of-house buildings are in the same general location and height of the existing structures planned for demolition. These structures also fully comply with SUP guidelines. At a minimum setback of 245 feet from the nearest property line, any nuisances should be sufficiently mitigated.

The entry monument sign is larger in sign area and number then the SUP guidelines. However, this sign has an architectural style and size that is compatible with the lodge and other similar entry signs along Lincoln Drive.

4. Change the architectural style.

The new structure and entry monument signage will match the architectural style of the existing lodge. It will use a cream color stucco, red brick, and copper accents.

Public Comment & Noticing

Mailing notification to all property owners within a radius of 1,500 feet, newspaper advertisement, and property posting was done for the Planning Commission of May 2, 2017. As of writing this report, there are no comments.

ATTACHMENTS

1. Vicinity Map/Aerial/General Plan/Zoning
2. Application/Narrative
3. SUP History
4. Corner Vision Documentation
5. Noticing
6. Plans & Related Material

C: - Applicant
 - Case File