



Legislation Text

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Town of Paradise Valley Action Report

TO: Chair and Planning Commission

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

DATE: May 16, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Consideration of a Minor Special Use Permit Amendment
Mountain Shadows Resort (SUP 17-02). 5445 E Lincoln Drive.

REQUEST:

The Mountain Shadows Resort SUP stipulates that all exterior lighting shall comply with the Special Use Permit Guidelines and must be submitted for review by the Town Manager. However, one of the proposed light fixtures on the resort building exceeds the height limit. Town Code limits accent building lights to a height of 3' tall and the applicant is requesting an amendment to their SUP to allow for the use of building accent lights at a height of 24' tall.

Accent light fixtures will be placed on the resort building. The light fixtures will be placed on 16 I-beams/columns of the east guest room wing and are located between the second and third floor. The light fixtures are directional lights that direct light both upward and downward, accenting the columns of the resort building. The fixtures are concealed behind opaque metal housing panels and have an output of 0.01 foot candles measured at the property line. A translucent colored panel will be placed between the fixture housing panel and the roof overhang/canopy in order to provide a softer light.

RECOMMENDATION A:

Deem the requested amendment to the Mountain Shadows Resort Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

Approve the Mountain Shadows Resort Minor Special Use Permit Amendment for the addition of accent building lights, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Narrative, prepared by Allen+Philp Partners and dated March 10, 2017;
 - b. Sheet A-10.10, Site Plan, prepared by Allen+Philp Partners and dated January 17,

- 2017;
- c. Product Specification sheet prepared by Lumineering Industries;
 - d. Sheet 0450.300, Down Lighting at Steel Column, prepared by Allen+Philp Partners and dated February 19, 2016;
 - e. Sheet 0450.301, LED Lighting at Steel Column, prepared by Allen+Philp Partners and dated February 19, 2016;
 - f. Sheet 0450.302, Column Lighting Elevation - 3rd Level, prepared by Allen+Philp Partners and dated February 19, 2016;
 - g. Sheet 0450.303, Down Lighting at Steel Column, prepared by Allen+Philp Partners and dated February 19, 2016;
2. If the Town receives a complaint from an offsite owner that the light emitting element (e.g. the bulb) is visible from off the Property, the Town Manager may inspect the Property and may require the Owner to shield the light source if the light emitting element is visible from outside the Property and/or reduce the output or brightness if they exceeds the allowable output.
 3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-17-02.

BACKGROUND:

History and Lot Conditions

In 1992, the Town annexed Mountain Shadows Resort. The site is approximately 68 acres in size with a golf course. On April 18, 2013, a Special Use Permit (SUP) was approved to redevelop the resort and golf course. The Mountain Shadows SUP includes a mix of resort, residential, and golf course uses. The east side of 56th Street is residential and the west side contains a resort hotel, resort residential units, resort retail, and golf facilities.

DISCUSSION/FACTS:

General Plan:

The proposed improvements are consistent with Section 1.3 of the Town's General Plan which encourages the continued revitalization and improvement of the Town's resorts 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
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.

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing resort use. The lights accent the architectural style of the building, do not increase the amount of floor area, and will have limited visibility since they are partially screened by the condo building to the east and the resort building to the west. Also, the fixtures have a low output of approximately 0.01 foot candles measured at the property line.

Public Comment

Public notification was performed in accordance with the public hearing process.

Planning Commission Discussion

The Planning Commission discussed this application at the May 2nd work study session. The Commission asked the applicant to leave the subject lights on until Sunday, May 7th in order for people to view the lights and assess any potential impact.

ATTACHMENTS:

Vicinity Map & Aerial Photo
Application
Narrative & Plans
SUP Guidelines and Section 1023
SUP Stipulation #J

CC: Matt Kosednar, Applicant