



Report to the Planning and Zoning Commission

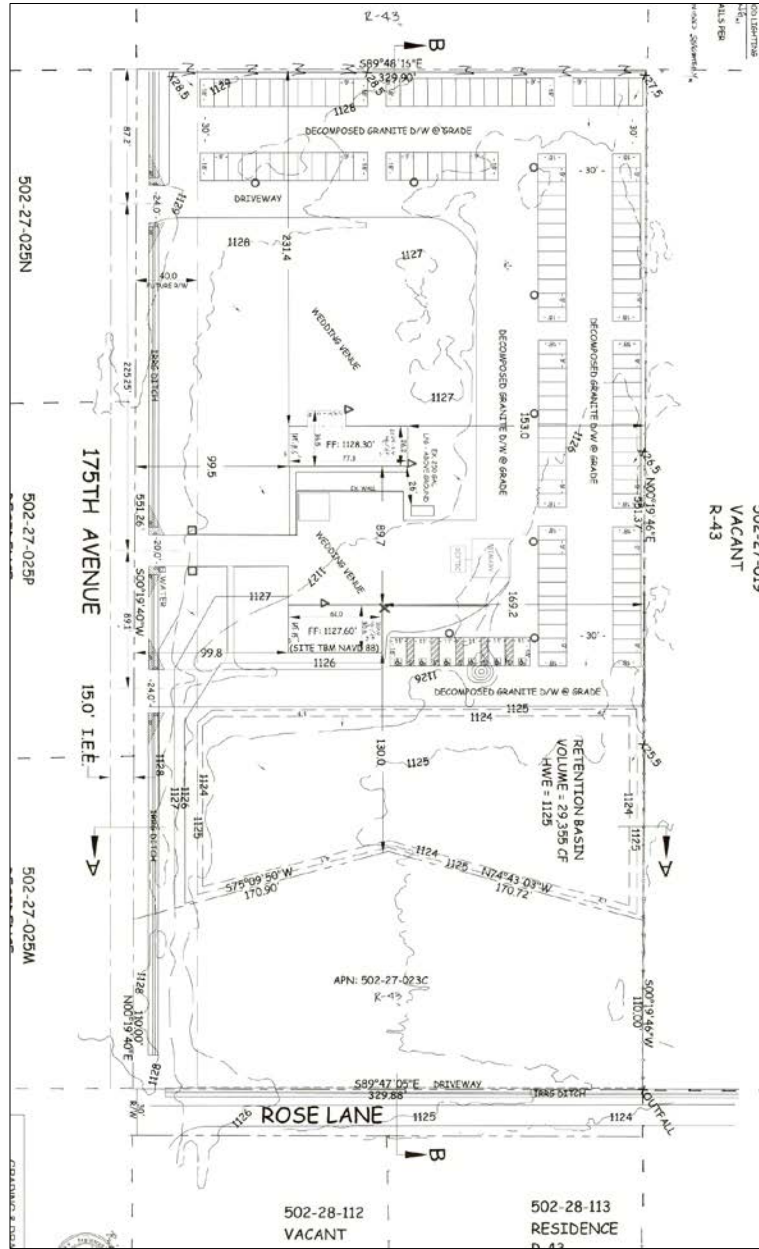
Prepared by the Maricopa County Planning and Development Department

Case:	Z2019016 – Ranch Venue LLC
Hearing Date:	September 26, 2019 (cont. from September 12, 2019)
Supervisor District:	4
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Applicant & Owner:	Keith Sartorius, Ranch Venue LLC
Request:	Special Use Permit for a wedding venue in the Rural-43 zoning district
Site Location:	Generally located east of 175th Ave. alignment, about ¼-mile north of Bethany Home Road in the Waddell area
Site Size:	Approx. 5 acres
Density:	NA
County Island:	No
County Plan:	White Tank Grand Ave. Area Plan – Rural Densities (0-1 d.u./ac.)
Municipal Plan:	Glendale – Low Density Residential (0-1 d.u./ac.)
Municipal Comments:	None received to date
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. Property owner Keith Sartorius is requesting a SUP for a wedding venue on two adjacent parcels totaling 5-acres in the Waddell area. The site is located in a predominantly residential area with lots of at least one acre. Existing buildings on the site include a home, a barn and a storage shed. No new construction is proposed with the SUP application, although there will be added decomposed granite for surface parking.
2. The property will primarily host weddings ceremonies and receptions. Additional functions may include quinceaneras, birthday parties, reunions, holiday gatherings and similar events and occasions. Operations will be limited by contract so as not to go beyond 200 guests/attendees per event and to conclude no later than 10:00 pm. Most events will be typically held Fridays and Saturdays. Events will typically be held when outdoor temperatures are not extreme and will therefore limit site use to about half of any calendar year.
3. Attendees will access the site via two access points along 175th Avenue, which is an ingress/egress easement at the western site boundary. The property will accommodate 123 vehicles, include six for ADA accessibility. Driveways will be surfaced at grade with decomposed granite. There is an existing block wall fence along the northern boundary. Following discussions with the neighboring landowner to the east, the applicant has decided that additional fencing is not necessary. Lighting for the designated parking area will be provided by portable solar-powered 15-foot light poles. These light poles will face downward and will be compliant with Section 1112 of the MCZO regarding outdoor lighting.
4. No persons will be residing at the site. The existing home will be used as a staging area. Although the home includes a kitchen, no food will be prepared at the site, but will be catered from outside businesses. The bathrooms will be utilized in addition to portable toilets that will be brought in during events. A portion of the barn may be used for smaller gatherings or as shelter during inclement weather. The remaining portion may be used for additional storage.

Site Plan



Existing On-Site and Adjacent Zoning / Land Use:

- 5. On-site: Rural-43 / Single Family Residence
- North: Rural-43 / Single Family Residence
- South: Rural-43 / Single Family Residence
- East: Rural-43 / Single Family Residence
- West: Rural-43 / Single Family Residence

Utilities and Services:

- 6. Water: Private well
- Wastewater: Septic
- School Districts: Litchfield Elementary & Agua Fria Union High
- Fire: Rural Metro
- Police: MCSO

Right-of-Way:

- 7. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Rose Ln.	40'	80'	Collector
175 th Ave.	40'	80'	Collector

Adopted Plans:

- 8. **White Tank Grand Ave. Area Plan (adopted December 2000):** The parcel is designated for Rural Densities (0-1 d.u./ac.).
- 9. **Glendale General Plan (adopted September 2016):** The parcel is designated for Low Density Residential (0-1 d.u./ac.).

Public Participation Summary:

- 10. The applicant complied with the Maricopa County Citizen Review Process with the required posting of the property and notification by first class mail to adjacent property owners within 300' of the subject parcel and interested parties. Prior to the SUP application submittal, the applicant held an open house on the property on November 25, 2019, where four people attended. The applicant sent another notification letter to each landowner within 300' after the application was filed. Neither outreach effort concluded with opposition.

Outstanding Concerns from Reviewing Agencies:

- 11. N/A.

Staff Analysis:

- 12. Staff believes the Special Use Permit request is reasonable given the proposed infrequency of the events and the lack of opposition following the applicant's multiple outreach efforts. Furthermore, MCDOT's review of the applicant's traffic statement indicated that no modifications need to be made to accommodate traffic associated with the events.
- 13. Although there is an existing 6-foot CMU block wall along the northern property line, staff is concerned about the lack of screening along the eastern site boundary with the

adjacent vacant property. Section 1102.7.8 of the MCZO requires weather a wall or a minimum six inches high curb or bumper guard be installed to ensure that no part of a parked vehicle extend past any property line. However, the applicant indicated that he has contacted the property owner and the results of the discussion indicated none of these measures would be necessary, and is therefore requesting a waiver from this requirement. Regardless of the neighbor's amenability to the waiver, staff recommends some type of physical barrier between the two properties to prevent encroachment, such as either a 6-foot CMU wall or landscaping. Staff has included a condition to address screening.

14. It is the opinion of staff that the SUP request proposes a high-intensity use for the area, and therefore recommends a duration of 10 years. Furthermore, staff recommends limiting the number of person at 250 for any one event, including guests and staff, and limiting events between the hours of 12:00pm to 12:00am, Fridays and Saturdays only. This includes time for staging and set-up and take-down for events.

Recommendation:

15. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' - 'j'.
 - a. Development of the site shall be in substantial conformance with the Site Plan entitled "Ranch Venue LLC", consisting of 2 full-size sheets, dated June 11, 2019, and stamped received June 11, 2019 except as modified by the following conditions.
 - b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Narrative Report", consisting of 5 pages, dated June 6, 2019, and stamped received June 11, 2019, except as modified by the following conditions.
 - c. This Special Use Permit shall expire 10 years from the date of approval by the Board of Supervisors. All of the site improvements shall be removed within 60 days of such termination or expiration.
 - d. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
 - e. The maximum number of guests and staff shall not exceed 250 at any one event.
 - f. The site shall be secured with a 6' (h) CMU wall along the east property line or shall be landscaped with Cat's Claw (*Uncaria tomentosa*), Mondell Pines (*Pinus eldarica*), and/or Mesquite (*Prosopis glandulosa* or *chilensis*) planted and maintained 20' on-center along the west perimeter property line.
 - g. Installation of temporary structures for each event shall occur no earlier than 12:00pm, Fridays and Saturdays only, and shall be fully removed by no later than 12:00 am. No live amplified music or speakers are permitted outside other than during a wedding ceremony officiated by an individual authorized to perform

weddings. Noise generated on site shall not exceed 55 dB average over a 10-minute period as measured outside the boundary of the special use permit.

- h. Outdoor parking lot lighting and wall lighting in excess of 60 watt incandescent or equivalent lumens shall be fully shielded and directed downward. Parking lot lighting, sign lighting, and wall lighting shall be turned off within 30 minutes after the event. This condition does not apply to outdoor light fixtures at the residential entrance to the building. There shall be no lighting on perimeter walls except at driveways. Light poles shall not exceed 15 feet.
- i. Prior to the first event, the existing residence and barn shall both be properly permitted and modified to accommodate public assembly per 2012 International Building Code.
- j. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Presented by: Farhad Tavassoli, AICP, CFM, Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)
Vicinity Map (1 page)
Site Plan (reduced 8.5"x11", 2 pages)
Excerpts from Narrative Report (10 pages)
Engineering Comments (2 pages)
MCDOT comments (1 page)
MCESD comments (1 page)
Email from Luke AFB (1 page)