

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20130255564,03/20/2013 04:38  
ELECTRONIC RECORDING  
ORDINANCE667-7-1-1--,N

**ORDINANCE NUMBER 667**

**AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE AND AMENDING THE ZONING MAP TO PROVIDE FOR THE ISSUANCE OF A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 6909 E. LINCOLN DRIVE, WITH THE PROPOSED SUP DISTRICT (MEDICAL OFFICE) TO INCLUDE A PET RESORT AND KENNEL AND A VETERINARY CLINIC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on February 19, 2013, in the manner prescribed by law, for the purpose of considering the creation of a Special Use Permit for the Applewood Pet Resort and Veterinary Clinic, and recommended approval to the Town Council; and

WHEREAS, the Town Council at its meeting of March 14, 2013, held a public hearing as prescribed by law to hear the Special Use Permit and take action on the creation of the Special Use Permit as recommended by the Planning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**

SECTION 1. Rezoning. A parcel of land, as described in Exhibit A attached hereto, is hereby rezoned from R43 Single Family Residential to a new SUP District (Medical Office) designation, with such changes to be made on the Town's Official Zoning Map, such new SUP District (Medical Office) to allow for use of the Property as a pet resort/kennel and veterinary clinic and all related uses subject to the stipulations set forth in Exhibit B, attached hereto, the Special Use Permit SUP-12-09 for Applewood Pet Resort and Veterinary Clinic

SECTION 2. The proposed SUP District (Medical Office) rezoning is in accordance with Article 11 of the Town Zoning Ordinance, specifically:

- a. It is authorized in the town's adopted general plan, as amended;
- b. It will not be detrimental to, interfere with or adversely affect existing uses or character of adjacent properties, persons residing or working in the vicinity, the neighborhood, the public health, safety, peace, comfort and general welfare, or the purpose of the zone in which it is proposed; and
- c. It will be in full conformity to any conditions, requirements or standards prescribed in the permit, in the zoning ordinance and the ordinances of the Town.

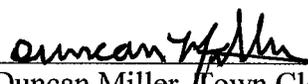
SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this 14<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
Scott P. LeMarr, Mayor

SIGNED AND ATTEST TO THIS 14 DAY OF March 2013.

  
\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

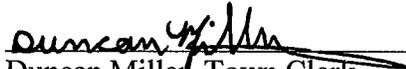
  
\_\_\_\_\_  
Andrew M. Miller, Town Attorney

STATE OF ARIZONA            )  
  :SS.  
COUNTY OF MARICOPA        )

**CERTIFICATION**

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the foregoing is a full, true, and correct copy of Ordinance Number 667 duly and regularly passed and adopted by a majority vote of the Town Council at a meeting duly called and held on the 14<sup>th</sup> day of March 2013. Said Ordinance appears in the minutes of said meeting, and it has not been rescinded or modified and is now in full force and effect.

I further certify that said municipal corporation is duly organized and existing, and has the power to take the action called for by the Ordinance.

  
Duncan Miller, Town Clerk

**VOTE**

AYES: LeMarr, Collins, Dembow, Kirby, Schweiker, Sherf, Trueblood

NAYES:

NOT PRESENT:

ABSTAIN:

**EXHIBIT A  
TO  
ORDINANCE NUMBER 667**

[Legal Description of Property]

The legal description of record in the office of the County Recorder of Maricopa County, Arizona, Assessors Parcel Number 174-63-003:

That part of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10;

Thence East (assumed bearing) along the North line of the Southeast quarter of said Section 10, a distance of 335 feet to the Northeast corner of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10;

Thence South 2 degrees 12 minutes West along the East line of the West half of the Northeast quarter of the Northwest quarter of the southeast quarter of said Section 10, a distance of 362.95 feet to a point from which the Southeast corner of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10 bears South 2 degrees 12 minutes West, 300.92 feet;

Thence North 84 degrees 42 minutes West, 334.83 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10;

Thence North 2 degrees 02 minutes East along the West line of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10, a distance of 381.85 feet to the point of beginning;

Except the East 15 feet thereof.

**EXHIBIT B  
TO  
ORDINANCE NUMBER 667**

**TOWN OF PARADISE VALLEY  
SPECIAL USE PERMIT FOR UNITARIAN UNIVERSALIST CONGREGATION OF PHOENIX  
SUP-12-09**

**I. PROJECT DESCRIPTION**

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (“Town”), the Town hereby grants to the Applewood Pet Resort and Veterinary Clinic, its successors and assigns (collectively, the “Owner”), this Special Use Permit governing the use of the real property described below (the “Property”). This amendment shall be effective as of the date of approval by the Town Council (the “Approval Date”).

The Property subject to this Special Use Permit is currently owned by the Owner and consists of approximately 2.3 acres located at the 6909 East Lincoln Drive in the Town, more particularly described in Exhibit A. This amendment is referred to throughout as “this Special Use Permit”. This Special Use Permit is being granted by the Town to permit the continued use and operation of the Property as a pet resort/kennel and to allow the development of a veterinary clinic in accordance with these stipulations.

**II. STIPULATIONS**

1. The real property (“Property”) subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at 6909 East Lincoln Drive, Paradise Valley, Arizona, and is more particularly described as follows:

The legal description of record in the office of the County Recorder of Maricopa County, Arizona, Assessors Parcel Number 174-63-003:

That part of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10;

Thence East (assumed bearing) along the North line of the Southeast quarter of said Section 10, a distance of 335 feet to the Northeast corner of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10;

Thence South 2 degrees 12 minutes West along the East line of the West half of the Northeast quarter of the Northwest quarter of the southeast quarter of said Section 10, a distance of 362.95 feet to a point from which the Southeast corner of the West half of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 10 bears South 2 degrees 12 minutes West, 300.92 feet;

Thence North 84 degrees 42 minutes West, 334.83 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10;

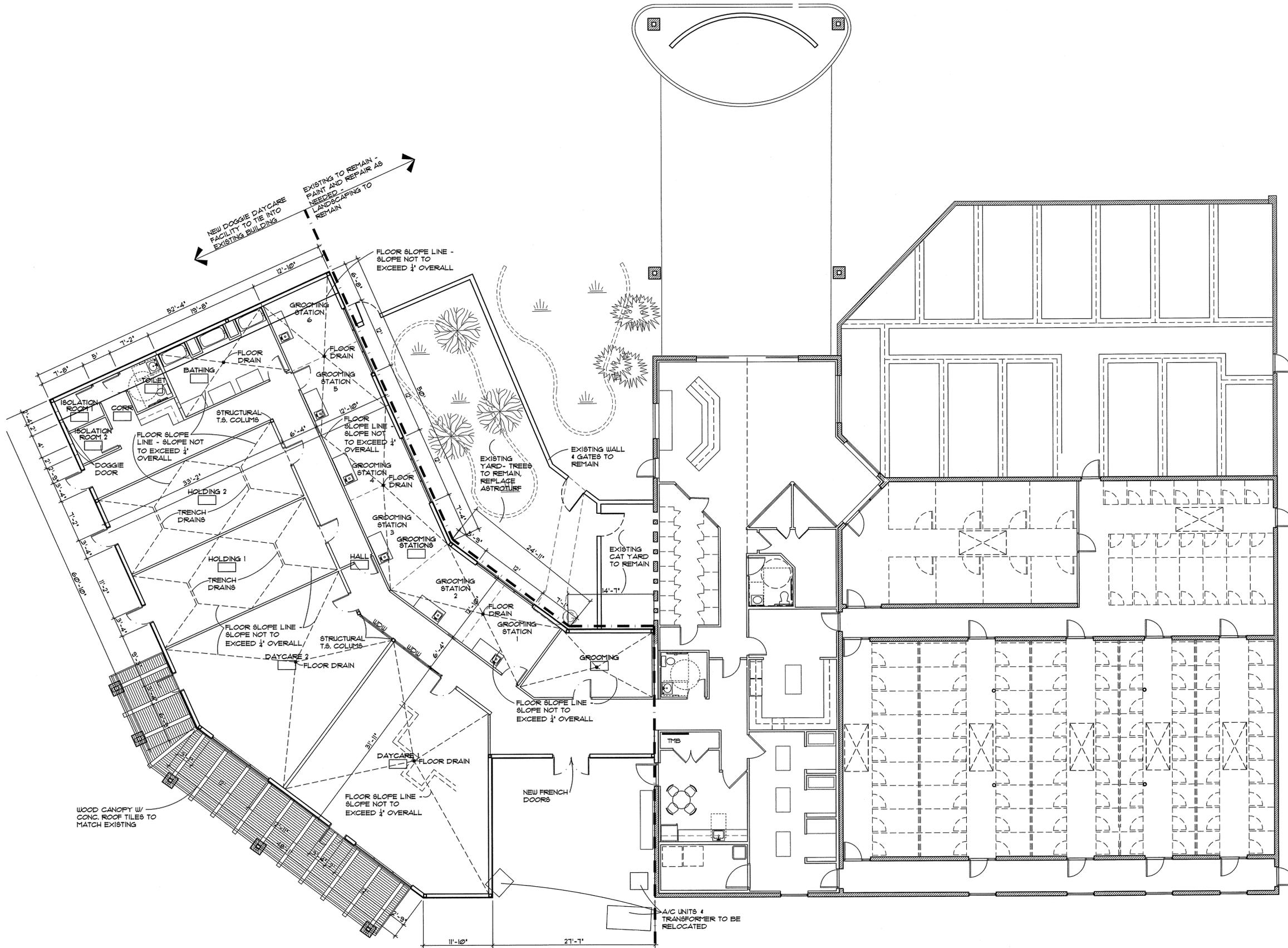
Thence North 2 degrees 02 minutes East along the West line of the Northeast quarter of the Northwest quarter of the Southeast quarter of said Section 10, a distance of 381.85 feet to the point of beginning;

Except the East 15 feet thereof.

2. The Conditions of Approval for Special Use Permit # SUP-12-09 are as follows:
  1. All improvements to the property shall be in substantial compliance with the following:
    - a. Site Plan, Sheet A1.1, prepared by Cawley Architects, dated January 30, 2013;
    - b. Exterior Elevations, Sheet A7.1, prepared by Cawley Architects, dated October 16, 2012.
  2. A twenty foot (20') wide landscape buffer shall be maintained along the southern property line at all times.
  3. The pet resort/kennel's public hours of operation shall be Monday through Saturday, 7:00 AM to 6:00 PM and Sundays, 11:00 AM to 3:00 PM. The hours of operation do not preclude employees from occupying the premises at other times for cleaning, maintenance, or animal care purposes.
  4. The veterinary clinic's public hours of operation shall be Monday through Saturday, 7:00 AM to 6:00 PM. The hours of operation do not preclude employees from occupying the premises at other times for cleaning, maintenance, or animal care purposes. The veterinary clinic's hours of operation may be expanded in the future via the Minor SUP Amendment process.
  5. The pet resort/kennel and the veterinary clinic shall serve customary domestic pets including dogs, cats, birds, small reptiles, rabbits, hamsters, gerbils, chinchillas, guinea pigs, and similar small domesticated pets. Large and/or exotic animal species shall not be accommodated.
  6. The new parking lot light shown on the Site Plan, Sheet A1.1, prepared by Cawley Architects, dated January 30, 2013, shall comply with Section 2, Lighting, of the Special Use Permit Guidelines.
  7. The existing monument sign may be altered or reconstructed subject to the Special Use Permit Guidelines Medical Office signage requirements.
  8. Any back-up generators on the premises shall only be tested during the hours of 9:00 AM to 4:00 PM Monday through Friday.
  9. All existing and future buildings on site shall comply with the Town's Open Space Criteria.
  10. The four new parallel decomposed granite parking spaces located along the western property line shall only be used as overflow employee parking spaces if the other employee parking spaces are occupied.

**EXHIBIT C  
TO  
ORDINANCE NUMBER 667  
(Master Site Plan)**





- FLOORING:**
- ALL PET RELATED AREAS TO BE EPOXY FLOORING WITH COVED EPOXY BASE. ALL WALLS ON 6" CONCRETE CURB
  - LOBBY AREA TO BE UPGRADED CERAMIC TILE AND BASE
  - TOILET ROOMS TO BE CERAMIC TILE
- INTERIOR WALLS:**
- ALL ROOMS & CORRIDORS TO HAVE WALLS TO 4" ABOVE CEILING WITH FULL HEIGHT 'GREENBOARD' AND BE ON 6" CONCRETE CURBS.
  - WALL SURROUNDING HOLDING TO BE FULL HEIGHT WALLS W/ 'GREENBOARD' AND BE ON 6" CONCRETE CURBS
  - TOILET ROOMS TO BE CERAMIC TILE WAINSCOT (4'-0" AFF.) OVER WURGS 'GREENBOARD' AT WET WALL AND ADJACENT WALLS
  - EXTERIOR STRUCTURAL WALLS TO BE WOOD STUD W/ R-19 FIBERGLASS INSULATION FULL HEIGHT TO FLATE FOR INSULATION
  - PROVIDE FULL HEIGHT INSULATED SOUND WALLS TO SEPARATE DAY CARE AREAS FROM OTHER AREAS - SEE FLANS
  - ALL PET RELATED AREAS TO BE EPOXY PAINTED WALLS.
  - ALL PET RELATED AREAS TO HAVE BRUSHED STAINLESS STEEL CORNER GUARDS AT EXPOSED WALL CORNERS, TYP. TO 48" AFF.
- CEILING:**
- TOILET ROOM CEILING TO BE 2' x 4' SUSP. VINYL COATED GRID CEILING @ 8'-0" AFF. W/ R-38 BATT INSULATION UNDER ROOF DECK
  - ALL PET RELATED AREAS TO BE WASHABLE DRYWALL TILE ARMSTRONG CEILING @ 12'-0" AFF W/ R-38 BATT INSULATION UNDER ROOF DECK
  - HOLDING ROOMS TO BE OPEN TO STRUCTURE ABOVE. STRUCTURE W/ VINYL FACED R-38 BATT INSULATION UNDER ROOF DECK TO BE PAINTED
- DOORS / WINDOWS:**
- OFFICES TO HAVE 8'-0" S.C. DOORS THROUGHOUT IN 'KNOCK DOWN' FRAME
  - ALL INTERIOR GLASS TO BE CLEAR
- MECHANICAL / PLUMBING:**
- ALL SPACE TO BE AIR CONDITIONED
  - ALL AREAS FOR DAY CARE & HOLDING ROOMS, GROOMING ROOMS & BATHING TO HAVE FLOOR DRAINS AS SHOWN
  - ALL GROOMING SINKS TO HAVE (1) SHARED P-TRAP
  - BATHING TO HAVE INDIVIDUAL P-TRAPS PER TUB
- ELECTRICAL:**
- PROVIDE SINGLE LAMP METAL HALIDE WALL PAKS, BLDG MOUNT FOR SECURITY LIGHTING FULL PERIMETER OF EXTERIOR
  - PROVIDE (2) LAMP FLUORESCENT LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS
  - ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME CLOCK
  - PROVIDE 2x4 INDIRECT LIGHT FIXTURES AT ALL AREAS - PROVIDE PRISMATIC LENS FIXTURES AT ALL AREAS
- MILLWORK / FURNITURE:**
- ALL MILLWORK BASE AND UPERS TO HAVE AN ALLOWANCE BY G.C.
  - PROVIDE SOLID SURFACE TOPS AT GROOMING STATIONS
- EQUIPMENT:**
- ALL PET INCLUDING CAGES, BENCHES, APPLIANCES, ETC. BY OWNER
- ORIGINALLY PROPOSED BUILDING AREA: 5,635SF  
 REVISED BUILDING AREA PER THE MINOR SUP: 5,334SF



www.cawleyarchitects.com  
 730 N. 52nd Street  
 Suite 203  
 Phoenix, AZ 85008  
 602.393.5060



**APPLEWOOD REMODEL**

6909 E LINCOLN  
 PARADISE VALLEY  
 ARIZONA

DATE  
 05 - 17 - 2013

**LGE**  
 DESIGN BUILD  
 740 N. 52nd St.  
 Phoenix, AZ  
 480.966.4001

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects for the exclusive use by L.G.E. Corporation in connection with a Design/Build construction contract. Any other use or release of these drawings may result in civil damages.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work, or proceed at contractor's own risk.

Discrepancies between bid amounts presented to L.G.E. Corporation and these documents shall be reported to L.G.E. prior to commencement of work.

Project: APR4

A2.1

A NEW BUILDING PROJECT  
BY:

**LGE**

**APPLEWOOD 4**

PROJECT: APPLEWOOD 4  
740 NORTH 52ND STREET  
PHOENIX, ARIZONA 85008

ADDRESS: PARADISE VALLEY, ARIZONA

DEVELOPER: LGE CORPORATION

SCOPE: A NEW COMMERCIAL REMODEL

LEGAL DESCRIPTION: SEE CIVIL

ASSESSOR PARCEL #: 17-443-003

ZONING: SUP - MEDICAL OFFICE

SITE AREA: +/- 100,624 S.F. (+/- 2.3 ACRES)

BUILDING AREA: SEE BELOW

STORIES: SINGLE STORY

LOT COVERAGE: 17.1%

LANDSCAPE AREA: - 5 S.F.

LANDSCAPE COVERAGE: -%

OCCUPANCY: B

CONSTRUCTION: V-3 W/ A.F.E.S.

TYPE: ALLOWABLE

AREA: 36,000 S.F. (SINGLE STORY)

CEILING HEIGHT: 10'-0"

FLOOR TO FLOOR DEPTH: 16"

SLOPE DEPTH: 1/4" PER 1'-0" MIN.

SCREENING: 50' MAX.

HEIGHT: 16'-0" MAX PROPOSED NEW BUILDING HEIGHT

BUILDING HEIGHT:

AREA CALC. 1ST FLOOR TOTALS

EXISTING PET RESORT 7,854 7,854

EXISTING PET CLINIC 3,685 3,685

EXISTING GROOMING 3,563 3,563

FACILITY 15,102 15,102

NEW GROOMING 5,635 5,635

FACILITY 17,174 17,174

NEW TOTAL

REQUIRED PARKING CALC.	S.F.	FACTOR	TOTAL
OFFICE	5,349	300	18
KENNEL/PARADOCK	8,478	0	0
CLINIC	3,685	300	13
PRODUCTION	-	-	-
TOTAL:	-	-	31
PARKING: ROUNDED	-	-	30
TOTAL REGULAR SPACES	-	-	1
TOTAL ACCESSIBLE SPACES	-	-	1
TOTAL COVERED SPACES	-	-	31
TOTAL SPACES ON SITE	-	-	31

NOTE: OFFICE AREA IS THE TOTAL OFFICE AREA FROM TWO PORTIONS, PET RESORT AND GROOMING FACILITY.  
THE KENNEL/PARADOCK AREA IS FOR ANIMALS ONLY AND DOES NOT REQUIRE PARKING SPACES. THE CLINIC AREA AND PARKING WERE BASED OFF OF MEDICAL USE PER THE TOWN OF PARADISE VALLEY

/ CAR OR / 1,000 S.F.

**LEGEND**

- PROPERTY LINE
- EASEMENT/BETBACK LINE
- CAR OVERLAP/MEASURED FRONT FACE OF CURB WAS DIMENSIONED ON SITE PLAN.
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RIBBER

LINCOLN DRIVE  
SCOTTSDALE ROAD

THIS PROJECT

VICINITY MAP

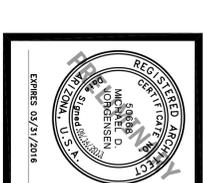
**SITE PLAN**  
1" = 20'-0"  
0 5 10 20 40



**LGE**  
DESIGN BUILD  
740 N. 52ND ST.  
PHOENIX, AZ  
480.966.4001

**APPLEWOOD REMODEL**  
6909 E LINCOLN  
PARADISE VALLEY  
ARIZONA

DATE: 06 - 14 - 2013



**CRAWLEY**  
ARCHITECTS  
730 N. 52nd Street  
Suite 203  
Phoenix, AZ 85008  
602.393.5060  
www.crawleyarchitects.com



**APPLEWOOD REMODEL**

6909 E LINCOLN  
PARADISE VALLEY  
ARIZONA

DATE  
05 - 17 - 2013

**LGE**  
DESIGN BUILD  
730 N. 52nd St.  
Phoenix, AZ  
480.966.0001

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Project: APR4

A7.1

**GENERAL NOTES**

- SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

**MATERIAL KEY**

MATERIAL DESCRIPTION	MATERIAL	COLOR / FINISH
3/8" STUCCO OVER 2x8 WOOD FRAMING PROVIDE WESTERN ONE-COAT AS ALTERNATE	[ST]	
'CALIFORNIA PAVER' BLOCK 1 X 4 X 12 (#158) CALIFORNIA PAVERS TO BE CLEAR SEALED	[TB]	
'CALIFORNIA PAVER' BLOCK 1 X 4 X 8 (#158) CALIFORNIA PAVERS TO BE CLEAR SEALED	[TB2]	
CONC TILE PAVES 'MONRAY'	[CT]	

**GLAZING KEY**

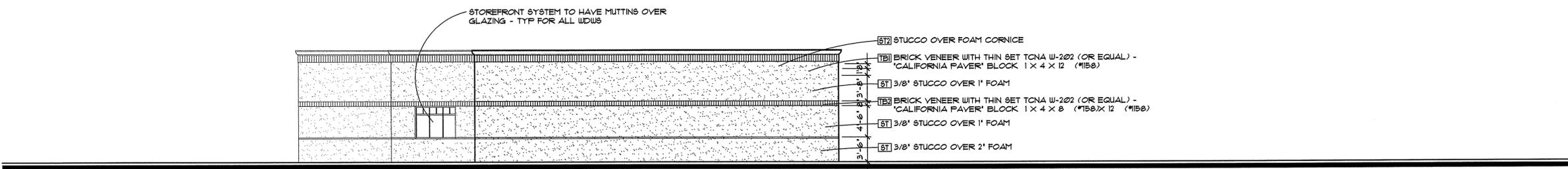
MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1" INSULATED BRONZE NON-REFLECTIVE	
INTERIOR GLASS	1/4" CLEAR	

- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

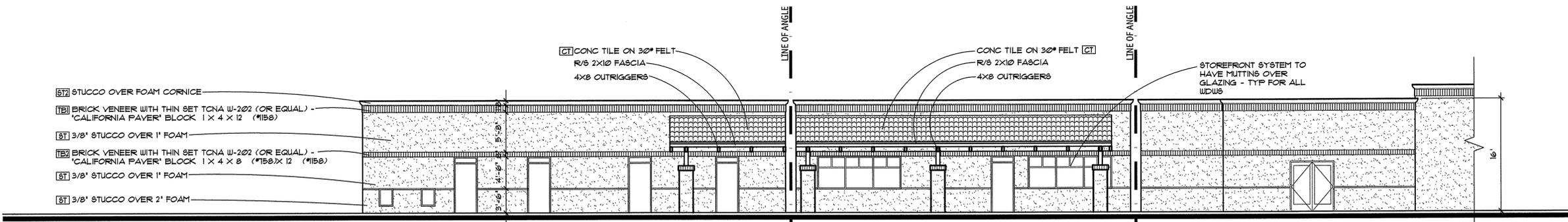
**COLOR KEY**

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
(1)	CLEAR SEALER	
(2)	PRATICAL TAN	DUNN EDWARDS DE6115
(3)	DOVER PLAINS	DUNN EDWARDS DE6116
SEALANTS	SEE NOTE #3	
WALL LIGHT	DK BRONZE	PER MFG.
GATES	DK BRONZE/ W/D PAINT TO MATCH	
SES	VERONA BEACH	DUNN EDWARDS DE6131

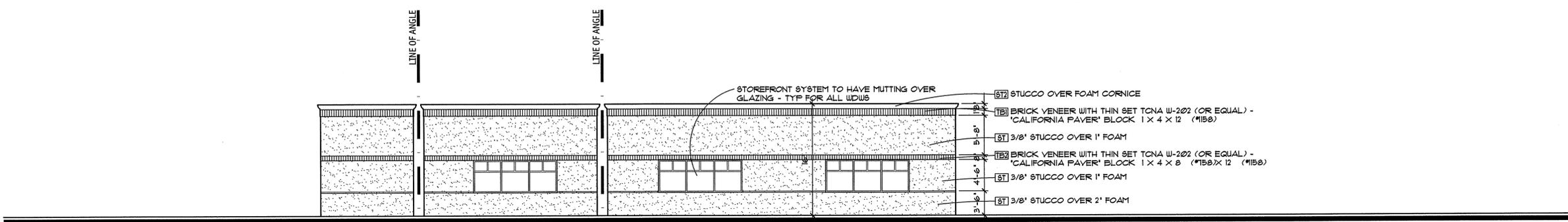
- PAINTER TO MATCH EXISTING BUILDING COLORS. PAINT COLORS SPECIFIED MAY BE USED AS A STARTING POINT FINAL COLORS TO BE APPROVED BY OWNER
- PAINTER TO PROVIDE DECORATIVE BANDS MASKED AND PAINTED TO MATCH EXISTING BUILDING IN COLORS TO BE APPROVED BY OWNER
- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
- PAINTER TO PREPARE STUCCO OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, NATURAL WOOD, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**

**EXTERIOR ELEVATIONS**



**TOWN OF PARADISE VALLEY  
PLANNING COMMISSION  
JULY 16, 2013  
MINUTES**

**PRESENT:** Richard Mahrle, Chairman  
Jerald Bien-Willner, Commissioner  
Thomas Campbell, Commissioner  
Pat Hurley, Commissioner  
Scott McPherson, Commissioner  
Dolf Strom, Commissioner  
Maria Syms, Commissioner (telephonically)

**STAFF:** Eva Cutro, Community Development Director  
Molly Hood, Senior Planner  
George Burton, Planner  
Andrew Miller, Town Attorney  
Jim Shano, Town Engineer

**CALL TO ORDER**

The meeting of the Town of Paradise Valley Planning & Zoning Commission was called to order by Chair Mahrle at 6:00 p.m.

**WORK/STUDY DISCUSSION**

**Discussion of Applewood Pet Resort Minor SUP Amendment, 6909 East Lincoln Drive.**

Ms. Hood provided an overview of this request. She stated the applicant is requesting a Minor SUP Amendment to reconstruct the existing grooming/dog-day care building in the same location and configuration. The new facility will increase from 3,663 square feet to 5,365 square feet and it will be 16 feet high. The project lot coverage will increase from 14 percent to 17.1 percent.

Ms. Hood stated the use of the building will remain the same with grooming facilities, holding areas, and dog-day care areas. No new parking spaces will be required.

Ms. Hood reviewed the minor amendment criteria. She reported the proposed improvements do not change the use of the SUP and will have limited impact on the neighboring properties. The proposed improvements do not increase the floor area of the project by more than 5,000 square feet or 15 percent of the existing square footage. The reconstructed grooming facility will be 2,072 square feet larger than the existing facility which results in a 13.7 percent increase over the existing approved square footage for the property. The new building will match the architectural style of the pet resort and complies with the SUP Guidelines and parking requirements.

## **PUBLIC HEARING**

### **Consideration of Applewood Pet Resort Minor SUP Amendment, 6909 East Lincoln Drive.**

Ms. Hood stated it is recommended that the Planning Commission deem the requested amendment to the Applewood Pet Resort and Veterinary Clinic a minor amendment per the criteria listed in Section 1102.B of the Zoning Ordinance.

Ms. Hood stated it is recommended that the Planning Commission approve the minor amendment to the Special Use Permit for the Applewood Pet Resort, subject to the stipulations contained in the action report.

Chair Mahrle opened and closed public comment as there were no residents wishing to speak on this request.

Commissioner Campbell moved to deem the requested amendment to the Applewood Pet Resort and Veterinary Clinic Special Use Permit a minor amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. Seconded by Commissioner Strom.

The motion passed unanimously by a vote of seven (7) to zero (0).

Commissioner Bien-Wilner moved to approve the minor amendment to the Special Use Permit for the Applewood Pet Resort subject to the stipulations contained in the action report. Seconded by Commissioner Campbell.

The motion passed unanimously by a vote of seven (7) to zero (0).

### **Discussion of Mountain Shadows Preliminary Plat**

Ms. Hood provided an overview of this request. The applicant is requesting approval of a Preliminary Plat for the Mountain Shadows Resort Estates, a 40-lot single-family subdivision with private roads and open space tracts (Tracts C and D) on the east side of 56<sup>th</sup> Street. The subdivision shall be held to the development standards set forth in the Mountain Shadows SUP as approved by the Town Council on April 18, 2013. Lots 1-39 are subject to the stipulations listed in Ordinance #653 and Lot 40 is subject to the stipulations in Ordinance #665. The stipulations are identical for all practical purposes. The subdivision is also subject to the approved Amended and Restated Development Agreement dated April 18, 2013.

Ms. Hood responded to questions and comments from the Commissioners regarding this request.

Ms. Hood reported this application is scheduled for an August 20, 2013 public meeting for Commission action.