

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/13/2019
Agenda Item: 4**

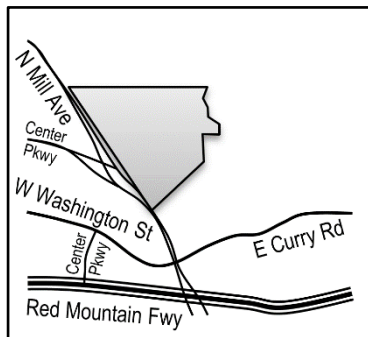
ACTION: Review of Compliance with assigned Conditions of Approval for a Use Permit approved on August 20, 2018 to allow entertainment as an accessory use to a golf course facility for ROLLING HILLS GOLF COURSE, located at 1415 North Mill Avenue. The applicant is the City of Tempe.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: ROLLING HILLS GOLF COURSE (PL180207) is an 18-hole executive golf course located on the east side of North Mill Avenue, North of East Curry Road in the AG, Agricultural District and within the RSOD, Rio Salado Overlay District. On August 20, 2018, the City of Tempe Hearing Officer approved a Use Permit to allow entertainment as an accessory use to a golf course facility on condition that the applicant return to the appropriate decision-making body for a Review of Compliance with the assigned Conditions of Approval of the Use Permit. The request includes the following:

ZUP180082 Review of Compliance with assigned Conditions of Approval for an approved Use Permit to allow to allow entertainment as an accessory use to a golf course facility (indoor/outdoor DJ, acoustic/amplified bands, karaoke, and dancing).



Property Owner	City of Tempe
Applicant	Craig Hayton, City of Tempe
Zoning & Overlay Districts	AG (RSOD)
Site Area	106 Acres.
Building Area	13,591 s.f.
Building Setbacks	144' front, 785' north side, 416' east side, 1,218' rear, (40', 20', 20', 35' min. required)
Vehicle Parking	No change in demand

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The first entertainment event was held on Saturday, December 15, 2018 which consisted of an acoustic performance in the restaurant and patio with 120 people in attendance. The next event was held on Friday, February 15, 2019 in the restaurant and patio which consisted of pre-programmed amplified music with 50 people in attendance. Lastly, an event was held on Saturday, February 23, 2019 in the restaurant and patio which consisted of dance music with 200 people in attendance.

PUBLIC INPUT

As of the publishing of this staff summary report, no public input has been received by staff.

POLICE INPUT

Tempe Police has received no calls for service related to the Use Permit.

USE PERMIT (Analysis from August 20, 2018 Hearing Officer Staff Report)

The proposed use requires a use permit to allow entertainment as accessory use to a golf course in the AG zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is not expected to significantly increase vehicular or pedestrian traffic more than the primary golf course use which includes a clubhouse and restaurant use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the closest residential property is located more than a quarter-mile away and the adjacent properties are the Phoenix Zoo to the north, the Salt River Project to the west, and Tempe Papago Preserve to the east and south.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use is not expected to downgrade property values since it is located far enough from residential property to become a nuisance.
4. *Compatibility with existing surrounding structures and uses*; the proposed use does not require any physical modifications site/building modifications and the use is compatible with golf course facilities as ancillary use.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use requires an implemented security plan which will be a condition of approval should the use permit be approved.

CONDITION(S) OF APPROVAL: (Review of Compliance provided in ***bold italicized font*** after each condition of approval)

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process. ***No other permits were required for the proposed use; the applicant has complied with this condition.***
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void. ***No other non-local permit, license, or clearance was required for the proposed use; the applicant has complied with this condition.***
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit. ***No complaints related to the entertainment use have been received by the City.***

4. Any intensification or expansion of use shall require a new Use Permit. ***The applicant has not intensified or expanded beyond the scope of the approved Use Permit.***
5. Live entertainment to cease at midnight (12:00 a.m.), daily. ***None of the entertainment has continued past midnight.***
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before September 19, 2018. ***The applicant contacted the Tempe Crime Prevention Unit for a security plan before September 19, 2018. The security plan was approved on September 13, 2018.***
7. Return to the Hearing Officer for review of compliance with conditions of approval within twelve (12) months. The timing for the twelve month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse. ***The applicant proactively scheduled a hearing for a Review of Compliance with assigned Conditions of Approval two months in advance of the anniversary of the Use Permit approval (August 20, 2018).***

CONCLUSION:

Based on the information provided by the applicant and the above analysis, staff supports the continuation of the approved Use Permit. The operation meets the required criteria and has complied with the assigned condition of approval.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

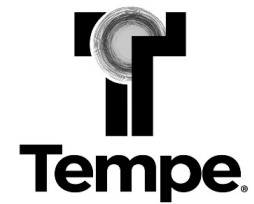
- The Use Permit is valid for ROLLING HILLS GOLF COURSE and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

HISTORY & FACTS:

August 20, 2018 Hearing Officer approved a Use Permit to allow entertainment as an accessory (indoor/outdoor DJ, acoustic/amplified bands, karaoke, and dancing) for ROLLING HILLS GOLF COURSE (PL180207), located at 1415 North Mill Avenue in the AG, Agricultural District, and within the RSOD, Rio Salado Overlay District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102, Permitted Uses in Residential Districts
 Section 6-308, Use Permit
 Section 6-313, Security Plan



DEVELOPMENT PROJECT FILE
for
ROLLING HILLS GOLF COURSE
(PL180207)

ATTACHMENTS:

- 1-2. Letter of Compliance from the Applicant dated June 24, 2019
- 3-4. Notice of Decision Letter from August 20, 2018 Hearing Officer
- 5-8. Meeting Minutes from August 20, 2018 Hearing Officer
- 9-20. Original Staff Report and Attachments from August 20, 2018 Hearing Officer (in original pagination)

City of Tempe
Community Services Dept.
Parks & Recreation Division
3500 S. Rural Rd., 2nd Floor
Tempe, AZ 85282
www.tempe.gov



June 24, 2019

Lee Jimenez
City of Tempe
31 East Fifth Street
Tempe, AZ 85280
Lee_Jimenez@tempe.gov

**RE: ROLLING HILLS GOLF COURSE
1415 NORTH MILL AVENUE
DS180753 / PL180207 / ZUP180082**

Mr. Jimenez:

The following provides a brief update on the entertainment portion of the golf operations at Rolling Hills Golf Course following the approval of the Use Permit in August 2018. Since the approval of the Use Permit, Rolling Hills Golf Course has supplemented its community-based golf operation by providing opportunities for businesses and residents to utilize the course and its facilities for entertainment purposes on a few occasions. The table below outlines the dates, days of the week, locations within the golf course property, type of entertainment, and the number of attendants as reported by our management partner, Gemini Golf.

Date	Day	Location/s	Entertainment Type	Number of Attendants
December 15, 2018	Saturday	Restaurant & Patio	Acoustic performance	120
February 15, 2019	Friday	Restaurant & Patio	Pre-programmed amplified music	50
February 23, 2019	Saturday	Restaurant & Patio	Dance music	200

Additionally, the following provides a brief update on each of the specific Conditions of Approval identified in the Use Permit; italicized text represents the updates:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process. *Staff has complied with this condition.*
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void. *Staff has complied with this condition.*
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City's Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit. *To our knowledge there have been no complaints.*
4. Any intensification of expansion of use shall require a new Use Permit. *Staff has not intensified or expanded use.*
5. Live entertainment to cease at midnight (12:00 a.m.), daily. *Staff has complied. None of the entertainment continued past midnight.*
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before September 19, 2018. *Staff contacted the City of Tempe Crime Prevention prior to September 19, 2018. The security plan was approved on September 13, 2018.*
7. Return to the Hearing Officer for review of compliance with conditions of approval within twelve (12) months. The timing for the twelve month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse. **ADDED BY HEARING OFFICER** *Staff is scheduled to attend the August 13, 2019 hearing.*

If you have any questions, please contact me at (480) 350-5234.

Sincerely,



Craig Hayton
Deputy Community Services Director
Parks & Recreation

City of Tempe
P. O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
www.tempe.gov



Community Development Dept.
Planning Division

August 22, 2018

Craig Hayton
City of Tempe
55 South Priest Drive
Tempe, Arizona 85281
craig_hayton@tempe.gov

**RE: ROLLING HILLS GOLF COURSE
1415 NORTH MILL AVENUE
DS180753 / PL180207 / ZUP180082**

Dear Mr. Hayton:

You are hereby advised that at the hearing held August 20, 2018, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-305, Paragraphs C and D, of the Zoning and Development Code:

Approved the request by **ROLLING HILLS GOLF COURSE (PL180207)**, located at 1415 North Mill Avenue in the AG, Agricultural District, and within the RIOSD, Rio Salado Overlay District, for the following:

ZUP180082 Use Permit to allow entertainment as an accessory use to a golf course facility (indoor/outdoor DJ, acoustic/amplified bands, karaoke, and dancing).

This approval is subject to the assigned Conditions of Approval as follows:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.
5. Live entertainment to cease at midnight (12:00 a.m.), daily.
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before September 19, 2018.
7. Return to the Hearing Officer for review of compliance with conditions of approval within twelve (12) months. The timing for the twelve month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse. **ADDED BY HEARING OFFICER**

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for ROLLING HILLS GOLF COURSE and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

Approvals are specifically conditioned upon the applicant proceeding with the proposed use(s) and/or variance(s) within twelve (12) months of the date of the approval by the Hearing Officer and required by the Zoning and Development Code.

In addition to proceeding with the approvals granted, it is understood that any and all conditions as stipulated by the Hearing Officer as indicated above, shall be fully complied with. If the action of the Hearing Officer was required for the purposes of rectifying any violations of the Zoning and Development Code, the violations shall be the responsibility of the applicant/owner to fully correct and achieve conformance.

In sign-related violations, corrections shall be made within five (5) days of Hearing Officer action; in all other matters, corrections shall be made within fifteen (15) days of Hearing Officer action, unless specifically conditioned otherwise by the Hearing Officer. You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary.

If you have any questions, please contact me at (480) 350-8486.

Sincerely,



Lee Jimenez
Senior Planner

LJ/bn

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**MINUTES
HEARING OFFICER
August 20, 2018**

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

STUDY SESSION 4:30 PM

Present:

Vanessa MacDonald, Hearing Officer
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Dalton Guerra, Planner I
Brittainy Nelson, Administrative Assistant I

There were 3 interested citizens present at the study session.

- Staff and Hearing Officer discussed overview of the scheduled cases

REGULAR SESSION 5:00 PM

Present:

There were 7 interested citizens present at the regular session.

Meeting convened at 5:00 PM and was called to order by Vanessa MacDonald. They stated that anyone wishing to appeal a decision made by the Hearing Officer would need to file a written appeal to that decision within fourteen (14) calendar days, by September 4, 2018 at 3:00 PM, to the Community Development Department.

1. The following was noted:

- **Agenda Item No. 1**

August 7, 2018 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated that the August 7, 2018 Hearing Officer Minutes had been reviewed and were approved.

9. Request a Use Permit to allow entertainment as an accessory use for **ROLLING HILLS GOLF COURSE**, located at 1415 North Mill Avenue. The applicant is Craig Hayton of the City of Tempe. (PL180207)

Lee Jimenez, Senior Planner, gave the following presentation:

- ROLLING HILLS GOLF COURSE (PL180207) is an 18-hole executive golf course located on the east side of North Mill Avenue, North of East Curry Road in the AG, Agricultural District and within the RSOD, Rio Salado Overlay District.
- The applicant, Craig Hayton of the City of Tempe, is requesting a Use Permit to allow entertainment as an accessory use to the golf course.
- The entertainment will take place indoors and outdoors and consist of acoustic and amplified bands, DJs, karaoke, and dancing.
- The areas where the entertainment will take place are inside the restaurant and outside on the patio and adjacent grassy areas.
- To date, no public comments has been received by staff.
- Based on the information provided by the applicant, the public input received, and the analysis provided in the staff report, staff supports approval of the requested use permit and believes the request meets the required approval criteria and will conform to the recommended conditions in the staff report.

Craig Hayton was present to represent the case.

Ms. MacDonald asked what is driving the application.

Mr. Hayton stated that they want to utilize throughout the day to also be accessible in the evening hours both in the restaurant, patio area and some of the green areas as well to highlight the beauty of the area, and to use it as a community space and diversify.

Ms. MacDonald went over the hours in which the golf course will be able to operate for entertainment uses.

Ms. MacDonald invited Darlene Justus up to speak.

Ms. Justus stated that she is happy that there is something more that is going to be done with Rolling Hills. She asked that in the conditions of approval if it could state that 12pm on weekends and Sunday through Thursday it says 10pm during the week. The security plan should be developed with different types of events. It is different when you have a small karaoke versus a teen program and to look beyond just the building security. The third point was how intense the lighting was going to be on the sign and to please make sure that the public has impute on that request as well. That the decorative light be down lighting because they are right next to the Botanical Garden and the Zoo. Last thing was about the decibel limits. When they have big events are they going to have decibel limits.

Ms. MacDonald asked that Mr. Hayton come back up to address the concerns that Ms. Justus gave.

Mr. Hayton stated that he anticipated that it would be inside of the restaurant like other golf courses around the valley and on the back patio. They do not have a goal of having large concerts at the site. If they did, they would go through the special events process that already exist with the City of Tempe. And he certainly wants to make sure that they cater a security plan with the police department. He does plan to keep with the current requirements that exist with the City of Phoenix which already calls for down lighting. He does want to be a good neighbor.

Ms. MacDonald stated that it would be beneficial for them to come back in a year and see how things are going.

Mr. Hayton said that he agrees because it would be a good checks and balance and he is willing to do that.

Ms. MacDonald asked if anyone in the public would like to speak on agenda item #10.

Ms. MacDonald noted that this request meets the criteria of the Zoning and Development Code, Section 6-309 D, Use Permit Criteria (in italics):

1. *Any significant increase in vehicular or pedestrian traffic*; Ms. MacDonald stated that this would not create an increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; Ms. MacDonald did not believe that the project would create a nuisance from any of the items listed.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; Ms. MacDonald did not believe that this project would deteriorate the neighborhood or downgrade property values
4. *Compatibility with existing surrounding structures and uses*; Ms. MacDonald did believe that the structure would be compatible with existing structures. She also noted that other similar projects have taken place in the neighborhood setting a precedent.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; Ms. MacDonald did believe that the property owners would have adequate control of behavior.

DECISION:

Ms. MacDonald Approved the Use Permit (ZUP180082) to allow entertainment as an accessory use to a golf course facility (indoor/outdoor DJ, acoustic/amplified bands, karaoke, and dancing). for **ROLLING HILLS GOLF COURSE**, located at 1415 North Mill Avenue, subject to the assigned Conditions of Approval as follows:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.
5. Live entertainment to cease at midnight (12:00 a.m.), daily.
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before September 19, 2018.
7. Return to the Hearing Officer for review of compliance with conditions of approval within twelve (12) months. The timing for the twelve month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse. **ADDED BY HEARING OFFICER**

DECISION:

Ms. MacDonald Approved the Use Permit (ZUP180018) to allow vehicle rentals (moving trucks/trailers) for **QUICK & EASY**, located at 7602 South McClintock Drive, subject to the assigned Conditions of Approval as follows:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.
5. The rental fleet shall only be parked within conforming parking stalls located along the south side yard area. At no time should rental trucks/trailers block drive aisles and driveways.
6. The maximum number of rental vehicles/trailers parked on-site shall not exceed six (6).
7. The rental fleet shall be limited to vehicles/trailers with a maximum length of twenty-seven (27) feet.

ANNOUNCEMENTS

- Vanessa McDonald noted that the next Hearing Officer public hearing is scheduled for Tuesday, September 4, 2018 at 5:00 PM with a study session scheduled for 4:30 PM.
- Mr. Steve Abrahamson, Principal Planner, noted the following:
 - He would like to welcome aboard Brittainy Nelson our new administrative assistant.

With no further business, the public hearing adjourned at 6:02 PM.

Prepared by: Brittainy Nelson
Reviewed by: Steve Abrahamson

Steve Abrahamson, Principal Planner
For Vanessa MacDonald, Hearing Officer

SA: bn

**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 8/20/2018
Agenda Item: 10

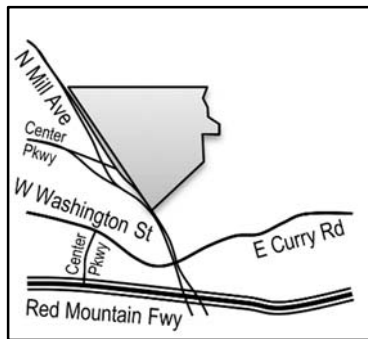
ACTION: Request a Use Permit to allow entertainment as an accessory use for **ROLLING HILLS GOLF COURSE**, located at 1415 North Mill Avenue. The applicant is Craig Hayton of the City of Tempe.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **ROLLING HILLS GOLF COURSE (PL180207)** is an 18-hole executive golf course located on the east side of North Mill Avenue, North of East Curry Road in the AG, Agricultural District and within the RSOD, Rio Salado Overlay District. The applicant, Craig Hayton of the City of Tempe, is requesting a Use Permit to allow entertainment as an accessory use to the golf course. The entertainment will take place indoors and outdoors and consist of acoustic and amplified bands, DJs, karaoke, and dancing. The areas where the entertainment will take place are inside the restaurant and outside on the patio and adjacent grassy areas. The request includes the following:

ZUP180082 Use Permit to allow entertainment as an accessory use to a golf course facility (indoor/outdoor DJ, acoustic/amplified bands, karaoke, and dancing).



Property Owner	City of Tempe
Applicant	Craig Hayton, City of Tempe
Zoning & Overlay Districts	AG (RSOD)
Site Area	106 Acres.
Building Area	13,591 s.f.
Building Setbacks	144' front, 785' north side, 416' east side, 1,218' rear, (40', 20', 20', 35' min. required)
Vehicle Parking	No change in demand

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The golf course is open 364 days a year. There are approximately five (5) City of Tempe maintenance workers and eight (8) vendor-contracted staff for a total of thirteen (13) employees who work at the golf course. The restaurant and patio are not only for golfers but for community members to use for gatherings, meetings and local events.

PUBLIC INPUT

As of the publishing of this staff report, no public comment has been received by staff.

POLICE INPUT

A security plan is required for the proposed use.

USE PERMIT

The proposed use requires a use permit to allow entertainment as accessory use to a golf course in the AG zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is not expected to significantly increase vehicular or pedestrian traffic more than the primary golf course use which includes a clubhouse and restaurant use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the closest residential property is located more than a quarter-mile away and the adjacent properties are the Phoenix Zoo to the north, the Salt River Project to the west, and Tempe Papago Preserve to the east and south.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use is not expected to downgrade property values since it is located far enough from residential property to become a nuisance.
4. *Compatibility with existing surrounding structures and uses*; the proposed use does not require any physical modifications site/building modifications and the use is compatible with golf course facilities as ancillary use.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use requires an implemented security plan which will be a condition of approval should the use permit be approved.

REASONS FOR APPROVAL:

Based on the information provided by the applicant and the above analysis, staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.

4. Any intensification or expansion of use shall require a new Use Permit.
5. Live entertainment to cease at midnight (12:00 a.m.), daily.
6. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before September 19, 2018.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for ROLLING HILLS GOLF COURSE and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

HISTORY & FACTS:

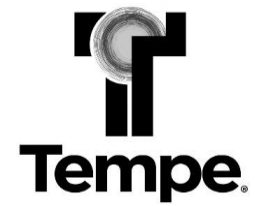
None relevant to this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts

Section 6-308 Use Permit

Section 6-313 Security Plan



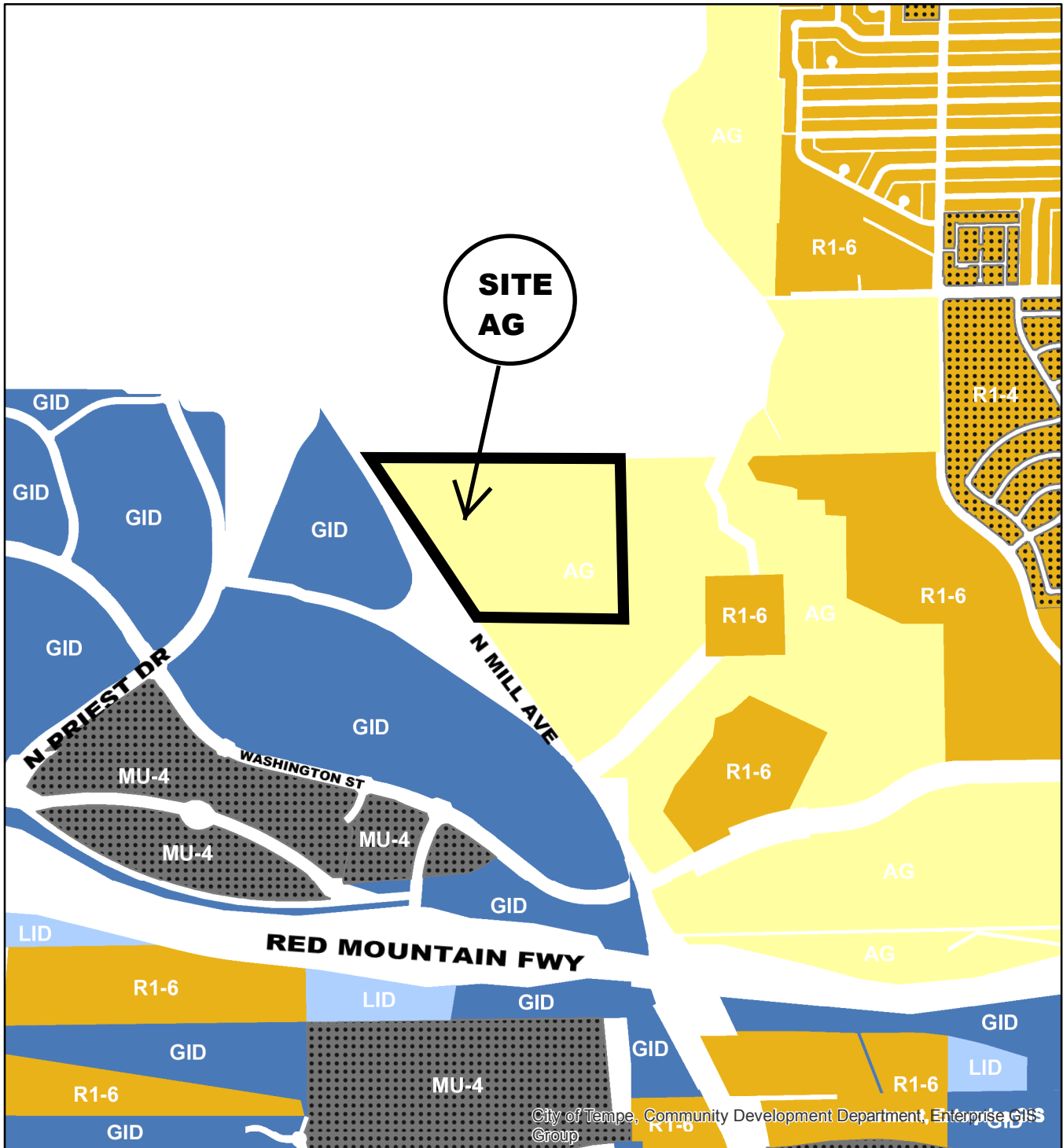
DEVELOPMENT PROJECT FILE
for
ROLLING HILLS GOLF COURSE
(PL180207)







ATTACHMENTS:

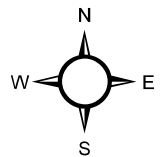
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Overall Site Plan
6. Enlarged Site Plan
7. Floor Plan
8. Building Elevations

Rolling Hills Golf Course

PL 180207



- | | |
|---|--|
|  Light Industrial District (LID) |  Agricultural (AG) |
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use High (MU-4) |  Single-Family Residential (R1-4) |



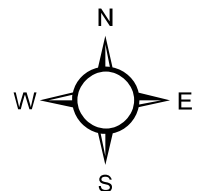
City of Tempe, Community Development Department, Enterprise GIS Group

Rolling Hills Golf Course

PL 180207



Aerial Map



Dear City Planner,

Rolling Hills golf course located at 1415 N Mill Ave, Tempe AZ 85281, just North of the 202 freeway, is requesting a Use Permit. Rolling Hills is a city owned public 18- hole executive golf course, nestled on the outskirts of Papago Park. This executive course is a Par 62, spread over 3828 yards of beautiful landscape and picturesque views of the Papago mountains. Approximately 117 golfers each day play Rolling Hills golf course which averages to 43,000 golfers a year. Rolling Hills golf course is open 364 days per year (closed Christmas Day). There are approximately five Tempe maintenance workers and eight vendor contracted staff, for a total of thirteen employees who work at Rolling Hills golf course on any given day.

The Rolling Hills golf course is a perfect venue for both outside and inside enjoyment and is a great community space for all residents to use. The Rolling Hills restaurant and patio is not only for golfers but for community members to use for gatherings, meetings and local events. Rolling Hills golf course is requesting a Use Permit for:

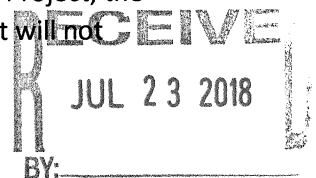
- Acoustic and amplified music both inside the restaurant and outside on the patio and any grassed area including but not limited to the driving range, 1st hole and 18th hole.
- Karaoke both inside the restaurant and outside on the patio.
- Live band or DJ both inside the restaurant and outside on the patio and any grassed area.
- Dancing both inside the restaurant and outside on the patio and any grassed area.
- Decorative lighting both inside the restaurant and outside on the patio and any grassed area.
- Performers both inside the restaurant and outside on the patio and any grassed area.
- Tents to be placed outside on the patio and any grassed area.

The addition of entertainment will not only enhance the golfers experience but will also be an asset to community members providing an additional venue for multi-use. This quality of life enhancement will be available for all residents and community members to enjoy.

At present there is not an established schedule for entertainment but to start it will be two days a week and could become a three to four night a week occurrence. Events will be held primarily in the evening and will last no later than 10:00 p.m, Sunday through Thursday and 12:00 midnight on Friday and Saturday according to our contract with our golf management partner.

The entertainment at Rolling Hills golf course will conform to the standards of Zoning and Development Code Criteria Section 6-308E as follows:

- A. Rolling Hills golf course has two points of entry and 180 parking spots and the entertainment will not cause any significant vehicular or pedestrian traffic in adjacent areas.
- B. Rolling Hills golf course is not located in a neighborhood, but is bordered to the east and south by Tempe's Papago Preserve, the west by Salt River Project, and the north by the Phoenix Zoo. The entertainment in the restaurant as well as outside will not cause a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
- C. Since Rolling Hills is not located in a neighborhood and its neighbors are Salt River Project, the Phoenix Zoo (an entertainment business), as well as a preserve, the entertainment will not



contribute to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan.

- D. No permanent entertainment structures will be put in place and Rolling Hills will remain compatible with existing surrounding structures and uses; and
- E. All city guidelines and procedures will be followed, including working with the city Task Force, PD and hiring of off duty security guards when necessary to maintain adequate control of disruptive behavior both inside and outside the premises, so as to not create a nuisance to the surrounding area or general public.

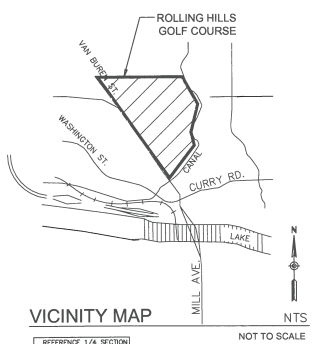
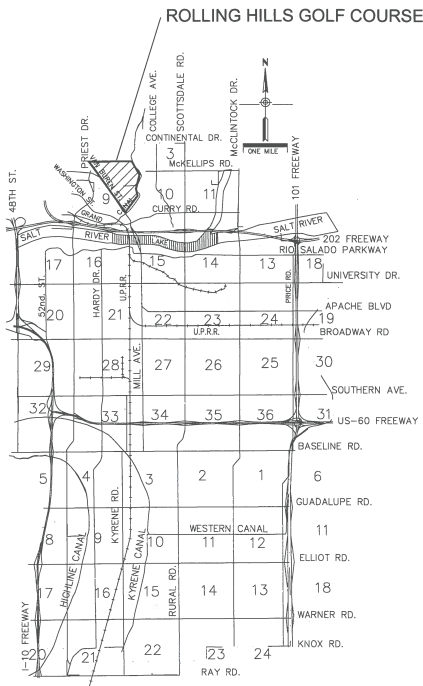
Respectfully,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line that ends in a small hook.

Craig Hayton

City of Tempe

Public Works Parks Manager



REFERENCE 1/4 SECTION
LOCATION:
SW10N4
NE09N4
SE09N4
NW10N4



SHEET INDEX

DESCRIPTION	SHEET NO.
OVERALL SITE PLAN	S-1
ENLARGED SITE PLAN	S-2

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JUL 23 2018
BY: _____

PARK RENOVATION AND RESTORATION DEPARTMENT			
CITY OF TEMPE			
PARKS DIVISION			
55 SOUTH PREST, TEMPE, AZ 85281			
SURVEYED:	DESCRIPTION:	DATE:	7/18/2018
DESIGNED: AM	ROLLING HILLS GOLF COURSE	PROJECT NO.:	
DRAWN: DM	1415 N. MILL AVENUE		
CHECKED:	Tempe, Arizona 85281		
SCALE:	OVERALL SITE PLAN	SHT. S-1 OF 2	

PROJECT NO.: _____ DS NO.: _____ EN NO.: _____



NORTH
NOT TO SCALE

RECEIVED
JUL 23 2018
BY: _____

PARK RENOVATION AND RESTORATION DEPARTMENT		
CITY OF TEMPE		
PARKS DIVISION		
55 SOUTH PRIEST, TEMPE, AZ 85281		
SURVEYED:	DESCRIPTION	DATE
DESIGNED: AM	ROLLING HILLS GOLF COURSE	7/19/2018
DRAWN: CM	1415 N. MILL AVENUE	PROJECT NO.
CHECKED:	Tempe, Arizona 85281	
SCALE:	ENLARGED SITE PLAN	SHT. 8-2 OF 2

PROJECT NO: _____ DS NO: _____ EN NO: _____

Attachment 6
ATTACHMENT 18

ROOM FINISH SCHEDULE										
ROOM NAME	ROOM NO	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	HEIGHT	REMARKS
UTILITY	001	F-1	B-1	W-2	W-1	W-1	W-2	C-2	8'-0"	
OFFICE	002	F-2	B-2	W-2	W-2	W-2	W-2	C-2	8'-0"	
STORAGE	003	F-2	B-2	W-2	W-2	W-2	W-2	C-2	8'-0"	
KITCHEN	004	F-6	B-1	W-3	W-3	W-3	W-3	C-4	9'-0"	SEE SPECS FOR CEILING & SECURITY
SEATING NR1	005	F-3	B-1	W-3	W-3	W-3	W-3	C-2	8'-0"	SEE SPECS FOR CEILING & SECURITY
SEATING NR2	007	F-3	B-1	W-3	W-3	W-3	W-3	C-2	8'-0"	SEE SPECS FOR CEILING & SECURITY
ENTRY	008	F-8	B-1	W-4	W-6	W-6	W-6	C-2	7'-4"	GLASS BASE D.O.
TERRACE	009	F-2	B-2	---	---	---	---	---	---	---
HALL	010	F-2	B-2	W-8	W-2	W-2	W-2	C-2	8'-0"	

FINISH KEY

FLOORS:

- F-1 HARDENED/STEEL TROWLED CONC
- F-2 SHEET VINYL - SEE SPECS
- F-3 RUBBER FLOORING - SEE SPECS
- F-4 NOT USED
- F-5 CARPET - SEE SPECS
- F-6 QUARRY TILE
- F-7 MEDIUM BROOM FIN
- F-8 EXPOSED AGG CONC

BASE:

- B-1 4" RUBBER BASE
- B-2 4" INTEGRAL ENT VINYL BASE
- B-3 4" CARPET BASE
- B-4 QUARRY TILE

WALLS:

- W-1 PAINTED CMU
- W-2 PAINTED DRYWALL
- W-3 PAINTED WATER RESISTANT DRYWALL
- W-4 SANDBLASTED CMU
- W-5 NOT USED THIS PLAN
- W-6 WINDOWS & DOORS SEE SHIT A-19
- W-7 TAPED & SANDED DRYWALL
- W-8 MOVABLE PARTITION SEE SPECS.

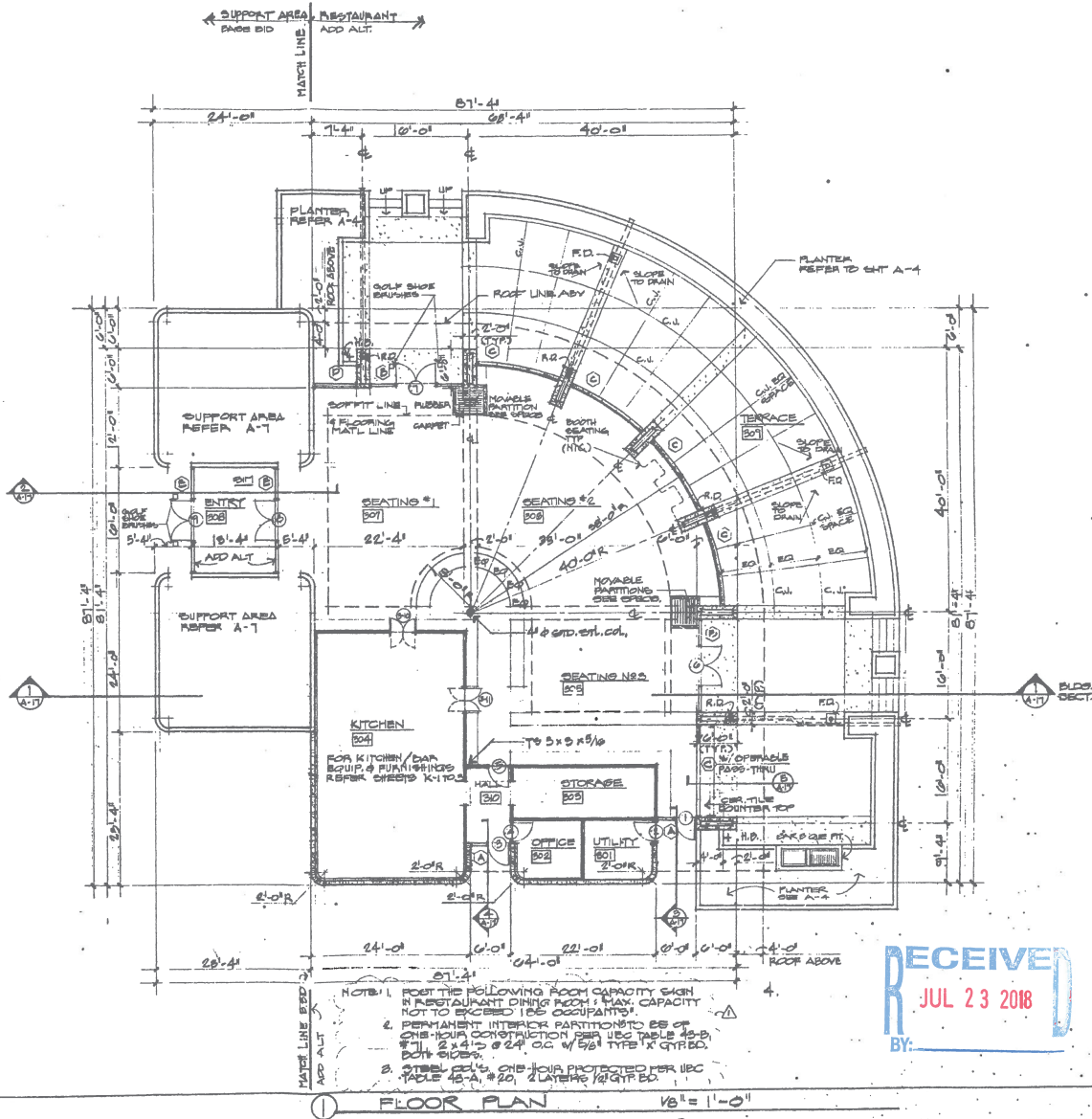
CEILING:

- C-1 NOT USED
- C-2 PAINTED DRYWALL
- C-3 CONCENTED SPUNE 2x4 LAT-IN
- C-4 2x4 LAT-IN SEE SPECS FOR TILE

NOTE: REFER SHEET A-19 FOR DOOR & WDW DETAILS

DOOR SCHEDULE

NO	SIZE	THICK.	MAT'L.	TYPE	FACE	HINGE GROUP	REMARKS
3(1)	3'0"	1 1/2"	HM	FLUSH	STD	10	
3(2)	3'0"	1 1/2"	HM	FLUSH	STD	5	
3(3)	3'0"	1 1/2"	HM	FLUSH	STD	10	
3(4)	2'0"	1 1/2"	SC	FLUSH	STD	6	
3(5)	3'0"	1 1/2"	SC	FLUSH	STD	6	
3(6)	PR 3'7"	---	AL	NARROW SLIDE	FULL GL	4	
3(7)	PR 3'7"	---	AL	---	---	4	
3(8)	PR 3'7"	---	AL	---	---	4	
3(9)	PR 3'7"	---	AL	---	---	4	
3(10)	PR 2'6"	1 1/4"	SC	VIEW	F.LAM	12	GXS VIEW PANEL ON JAMB
3(11)	PR 2'6"	1 1/4"	SC	VIEW	F.LAM	12	



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REVISIONS BY: A July 86 L.A.

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 (602) 968-3807
 825 S. HILL AVENUE TEMPE AZ 85281

TEMPE ROLLING HILLS GOLF COURSE FACILITIES

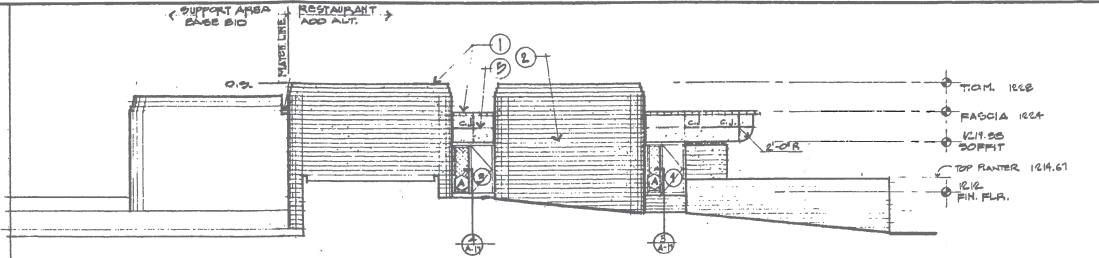
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Scale: NOTED
Drawn: L.A.
Job: C-061
Sheet: A-15

E 0914 ROLLING HILLS G.C. FACILITY MP 8403B

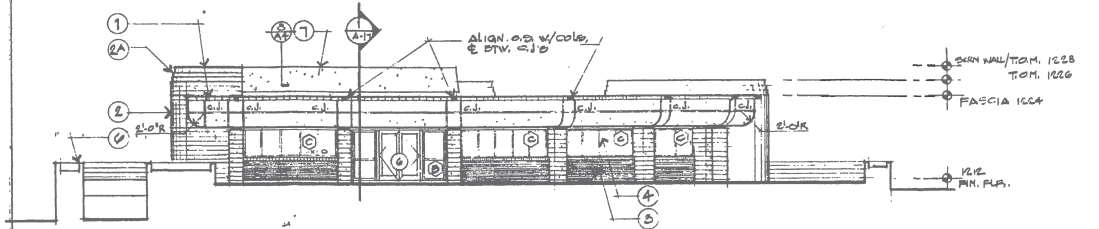
15-38

GENERAL BUILDING NOTES

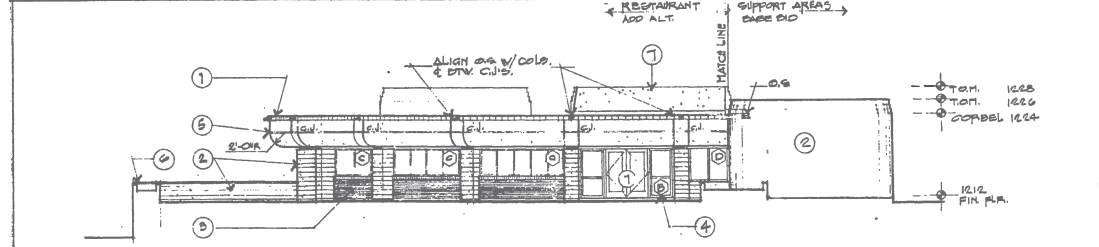
- 1 COPPER FLASHING: FOAM FLASHING OR 20 OUNCE COPPER. DETAIL & FASTEN PER COPPER DEVELOPMENT ASSOC. SPECIFICATIONS.
GUTTER.
- 2 SLUMP BLOCK: COLOR - EQUIP/LIGHT FOUNDERS' GUNMET BLEND; MAKE HORIZONTAL JOINTS, RUSH VERTICAL JOINTS W/ INTEGRAL COLOR MATCHING MORTAR. SANDBLAST FINISH PER ARCHITECT'S APPROVAL & SEAL PER SPEC.
- 2A SLUMP BLOCK CORBEL: CORBEL 2" H PER 1'-0" OR STEP EACH BLOCK ONE JOINT WIDTH. SLOPE MORTAR JOINT TO FORM CONTINUOUS CHILL & EA STEPPED BLOCK.
- 3 FACE BRICK: COLOR - "GOLDEN BUFF MATT" AS MANUFACTURED BY INTERSTATE BRICK. INSTALL W/ STD. ROOF JOINT ON 2" X 2" STUD BACK-UP W/ 1/2" EXTERIOR PLYWOOD & MASONRY ANCHORS @ 12" O.C. EA. W/ 1" RIGID INSULATION & 1/2" GYR BR INT. FIN.
- 4 WINDOW SYSTEM: WESTERN BRUNNIG MODEL 11-451 DIV-WALL SYSTEM BAZILE ANCHORIZED ALUMINUM FRAME W/ INSULATED GLASS. REFER DOOR & WINDOW ELEVATIONS & DETAILS SHEET # A-14.
- 5 STUCCO FACIA & COFFIT: 2 COAT 5/8" STUCCO ON PAPER BACKED K-LATH ON 1/2" PLYWOOD SHEATHING. USE 2-LAYERS 1/4" PLYD SHEET @ 2'-0" COFFIT RADIUS, STAGGER JOINTS & LAP HALF SHEET OVER SQUARE FRAMING. U.S.G. METAL EXPANSION JTS. AS SHOWN.
- 6 PLANTER WALLS: SEE PLAN SHOWN A-3. SAME AS BUILDING SLUMP BLOCK & FINISH NOTE #2. W/ WATER PROOF MEMBRANE & PROTECTION BOARD ON EXTERIOR SIDE. BACKFILL W/ CLEAN GRAVEL TO CONTINUOUS DRAIN TILE & WEEDS @ 2'-0" O.C. REFER G.S.M. FOR RETAINING WALL CONDITION.
- 7 MECHANICAL SCREEN WALL: STUCCO FINISH REFER NOTE #5 ON INT. FRAME W/ EXPANSION JOINTS AS REQ'D BY THE CITY.
- 8 PARAPET FRAMING: 2" X 4" STUD ROOF PARAPET W/ 1/2" PLYD SHEET. W/ 4" GUT. STRIP. PARAPET WALL 2'-0" H. & LESS. CONTINUE ROOF MEMBRANE INTO COPPER CORRIG. PARAPET WALL 2'-0" H. & GREATER. CONTINUE ROOF MEMBRANE INTO ROCKET 3" (MIN) ABOVE ROOF DECK.
- 9 ROOF: THERMAL ROOF. REFER SPEC.
- 10 CONCRETE SLAB: CART STORAGE AREA - 5" CONC SLAB ON 5" AGGR. BASE COURSE. ALL OTHER SLABS ON GRADE - 4" CONC SLAB ON 4" AGGR. W/ 1" RIGID CORR. PERIMETER RIGID INSULATION. TROWEL FINISH IN COVERED FLOOR AREAS. SAND-BLAST CONC IN EXPOSED INTERIOR AREAS. EXPOSED AGGREGATE & DROWN FINISH ON EXTERIOR TERRACE. PATTERN AS NOTED ON PLAN. REFER #.
- 11 3' X 8' X 16' FOUNDATION CMU: ALL BELOW GRADE MASONRY W/ WATERPROOF MEMBRANE & PROTECTION BOARD & BACKFILL W/ CLEAN GRAVEL TO DRAINTILES (TYPICAL). REFER G.S.M. FOR REINFORCING.



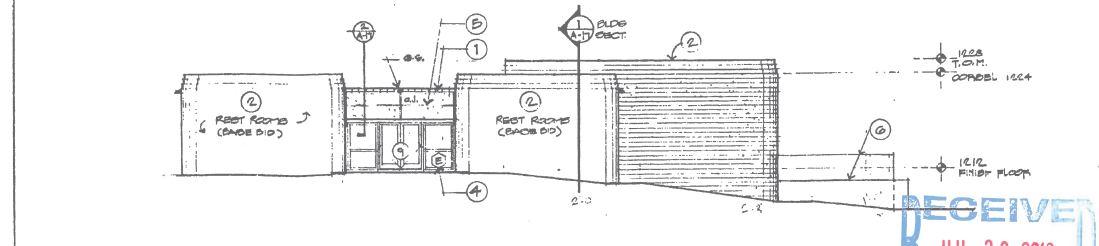
4 SOUTH ELEVATION STREET SIDE



3 EAST ELEVATION FROM NINTH HOLE



2 NORTH ELEVATION GOLF SIDE



1 WEST ELEVATION BREEZEWAY

REVISIONS	BY

FRONSKÉ & ASSOC. LTD.
ARCHITECTURE
(602) 946-9067
525 S MILL AVENUE TEMPE AZ 85281

SHEETS 3
ELEVATION ELEVATIONS AND
GENERAL BUILDING MATERIALS
NOTES

TEMPE ROLLING HILLS
GOLF COURSE FACILITIES
145 W MILL AVENUE TEMPE ARIZONA 85281

Date	JUNE 06
Scale	NOTED
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Job	2015
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