



Action Report

File #: 16-236

TO: Chair and Planning Commission

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

DATE: August 16, 2016

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Discussion of a Minor Amendment to the Casa Blanca Estates Special Use Permit (SUP-16-2)
5219 N. Casa Blanca Drive (Assessor No. 173-64-039)

BACKGROUND

History

Casa Blanca Estates is located south of Jackrabbit Road between Casa Blanca Drive and N. 68th Street. The subdivision was annexed into the Town in 1974 by Ordinance No. 91. The subdivision consists of 56 lots and private roads. A guardhouse exists at the entrance to the subdivision and is situated between the incoming and outgoing lanes of traffic. On February 26, 2009, the Town Council approved a Special Use Permit to allow the subdivision to widen the existing entrance and add a vehicular access gate at the community entrance. This approval was granted with the stipulation that the subdivision provide unrestricted public pedestrian and non-motorized vehicle access (in accordance with the General Plan at that time). However, in 2012, the Town of Paradise Valley's General Plan was updated and the requirement for pedestrian access into gated communities was removed. Section M4.4.1.2 of the current General Plan states, "The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways."

Request

The applicant requests a minor amendment to the Special Use Permit to add an egress gate for traffic exiting the subdivision and to remove the requirement/stipulation to provide unrestricted public pedestrian and bicycle access. The applicant believes that the egress gate will promote bicycle and pedestrian safety along Casa Blanca Drive by stopping cars before they exit the subdivision. The applicant also believes that removing the stipulation for bicycle and pedestrian access is compliant with the General Plan and has no impact current bicycle/pedestrian circulation.

- Egress Gate

The egress gate will be located at the north side of the guard house and will be setback 39' from the west property line (adjoining Casa Blanca Drive). The gate consists of an operator cabinet (15" wide by 38" tall and 15" deep) and a 14' long barrier arm. The gate will not have any lighting.

DISCUSSION/FACTS

Zoning Ordinance Compliance:

Per Section 1102.2.F of the Town Zoning Ordinance, guard houses, gate houses, and access control gates may be authorized by a Special Use Permit to help control access to a residential development. The proposed improvements are consistent with a gated community, which regulates and monitors pedestrian and/or vehicular traffic in the subdivision and promotes security and safety within the subdivision.

General Plan:

The removal of the stipulation regarding unrestricted pedestrian access is consistent with Section M4.4.1.2 of the Town's General Plan which does not require public access on private roadways. Also, the egress gate will create a safer situation by stopping or slowing down the traffic prior to exiting the subdivision.

Minor Amendment Criteria

Per the 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.

Removal of the public access requirement and the addition of the egress gate do not change the use of the SUP, does not change the use of the private roadway or subdivision, and will have limited impact on neighboring properties.

Public Comment

Public notification is not required for the work study session; however, public notification will be performed in accordance with the public hearing process.

Next Step

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The application is scheduled for a public hearing on September 6, 2016.

ATTACHMENT(S)

Vicinity Map
Aerial Photo
Application
Narrative
Barrier Gate Detail/Elevation
Site Plan
Casa Blanca Estates SUP Stipulations

C: - Josef Pappas (Applicant)
- Case File: SUP-16-2