



Action Report

File #: 16-078

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director

DATE: March 15, 2016

CONTACT:

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AGENDA TITLE:

Discussion of Quality of Life Initiatives

BACKGROUND:

The Town Council recently discussed Quality of Life Initiatives to further their goal of maintaining and improving the Paradise Valley quality of life. At the January 28, 2016 Council meeting a list of initiatives was proposed and various groups were assigned responsibilities. Initiatives for the Planning Commission to address, include:

1. Bicycle and Pedestrian Master Plan
2. Design Criteria for Visually Significant Corridors
3. Noise Ordinance - Construction noise and leaf blowers
4. Hillside Code
5. Lighting Code
6. Wall Code
7. Sign Code for private property
8. Blight

Planning staff will bring these topics to the Commission over the course of this year. Following is an update on the individual initiatives.

Bicycle and Pedestrian Master Plan -

The Town of Paradise Valley is seeking a qualified consultant to develop a Pedestrian / Bicycle Master Plan which will be incorporated into the Mobility Element of the General Plan. The purpose of the development of the Master Plan is to:

1. Create and promote safe and convenient access for the friendly co-existence of bicycle

- riders, pedestrians and other transportation users in Paradise Valley;
2. Provide a comprehensive plan for improvements to the Town's bicycle and pedestrian system;
3. Improve bicycle and pedestrian safety;
4. Provide linkages to neighboring community non-motorized networks;
5. Identify barriers to safely accessing bicycle and pedestrian destinations within the Town and in surrounding areas, along with solutions to increase resident use of these type of facilities;
6. Support existing and future land use policies and patterns; and
7. Develop a plan with actions for a pedestrian/bicycle system that will be financially feasible for the Town to implement.

The RFP was released on February 12th. Submittals are due back March 9th. We hope to have the consultant on board this May. Paul Michaud and Commissioner Mahrle are working on this initiative.

2. Design Criteria for Visually Significant Corridors -

The Town of Paradise Valley is seeking a qualified consultant to develop a Visually Significant Corridor Master Plan which will be incorporated into the Mobility Element of the General Plan. The focus shall be on the major arterials of Tatum and Lincoln, but the plan shall also be adaptable to lesser minor, arterial, and collector streets. The purpose of the development of the Master Plan is to:

1. Develop and implement a Visually Significant Corridor Plan that promotes the character and image of the Town by providing specific landscape, hardscape, and infrastructure design guidelines for Town rights-of-way
2. Include elements such as street lamps, benches, sidewalks, landscaping, trash receptacles, bike racks, bus shelters, way-finding signage and other components as identified by the consultant and the Town. Traffic calming techniques and enhanced pedestrian amenities should be incorporated into streetscape design guidelines. Themes should maintain an element of consistency and connectivity;
3. Provide a comprehensive plan to reduce negative environmental impacts including noise, excess signage, and visibility of utility boxes; while, additionally, minimizing adverse impacts to the neighborhood through the use of roadway cross sections, traffic counts, high quality hardscaping and landscaping;
4. Provide policy for the installation and maintenance of right-of-way landscaping, utilizing Sonoran Desert indigenous plant materials where appropriate;
5. Incorporate safe, comprehensive, and integrated bicycle system that is accessible and compatible with traffic patterns;
6. Integrate a universally accessible, safe, experientially rewarding, convenient, and integrated pedestrian system that promotes walking, running and hiking
7. Identify opportunities to incorporate public arts projects;
8. Include gateway elements at the Town boundaries
9. Incorporate paving materials and/or shade trees to minimize the "heat island" effect of asphalt finishing;
10. Be financially feasible for the Town to implement;

11. Support existing and future land use policies and patterns; and
12. Carry out all other applicable goals and policies of the General Plan.

A rough draft of the RFP has been prepared and is being reviewed by Commissioner Wincel, the Mayor, and myself.

3. Noise Ordinance - Construction noise and leaf blowers

Although the entire noise ordinance needs to be looked at, at this point we are only concentrating on leaf blowers and construction noise (after hours and weekends). Paul Michaud will be working on this topic later in the year with Commissioner Campbell.

4. Hillside Code

As part of a periodic review and update of the Town Code, staff identified issues and concerns with the hillside ordinance. The following topics and recommendations are suggestions meant as a starting point for discussion. The topics are outlined below.

The potential code updates address the following topics:

1. Retaining Walls and Screen Walls.
2. Material Palette and Light Reflective Value (LRV).
3. Administrative Hillside Chair Review.
4. Disturbed Area Calculation.
5. Demolition on Hillside Properties.
6. Hillside Model.
7. Accessory Structure and Accessory Structure Height Limit (including raised decks/platforms).
8. 40' Overall Height Measurement.
9. Driveway Disturbance Credit.
10. Lighting.
11. Process to Remove a Property from Hillside Designation.
12. Hillside Assurance/Bond - Potentially increase the assurance amount.
13. Define which Hillside Code applies to La Place du Sommet Subdivision.
14. Solar Panels and Hillside Review Process.
15. Cantilever Limitations.
16. On-Site Retention.
17. Pool Barriers and Perimeter Fencing Standards.
18. Release of Certificate of Occupancy.
19. Administrative relief on hillside lots (Article XXII).

George Burton will be working with Commissioner Moore on this initiative.

5. Lighting Code

At the last meeting in February lighting standards and the concern over the use of wattage and lumens was discussed. Chairman Strom is currently revising the Town Code language to remove all references to wattage. Chairman Strom will discuss this in more detail at our work session.

6. Wall Code

The fence wall code updates are pending submittal of a text amendment from a resident to request the allowance of a “combo wall” in which the code would allow for a 6’ tall fence at a 20’ front yard setback. The first 3’ feet of the combo wall is opaque and the top 3’ feet of the wall is a view fence. The owner built such a wall without a permit. He then applied for a variance which was denied. This case is now being processed as a code violation since the fence was not removed. The applicant is now seeking a text amendment to allow such a wall, however, formal application has not been submitted. Staff anticipates a text amendment application by the end of April. If the application is submitted, staff will include minor housekeeping items such as clarification on wall finishes adjoining neighboring properties. Combining the housekeeping items and the applicant’s text amendment application will be more efficient as the Planning Commission and Town Council can review all the potential code amendments to walls and fences at one time. George Burton will be working with Chairman Strom on this initiative.

7. Sign Code for private property

Items to be reviewed include:

1. Criteria for construction site signs in Table XXV-1;
2. Clarification of size for residential signs;
3. Clarification on public bulletin boards;
4. Amending the duration for banner signs;
5. Criteria regarding “for lease” and “for sale” signs on Special Use Permit properties;
6. Additional language regarding adherence to Special Use Permit Guideline requirements; and
7. Regulations for temporary, A-frame signs

George Burton will be working with Commissioner Wastchak on this initiative.

8. Blight

Staff has just begun researching this issue. The threshold for blight will need to be determined. We will review if our concerns should center on the safety of a structure or if we are more concerned with appearances (and do we want to consider a Property Maintenance Ordinance).

I will be working with Commissioner Wainwright on this initiative.