

TOWN OF PARADISE VALLEY

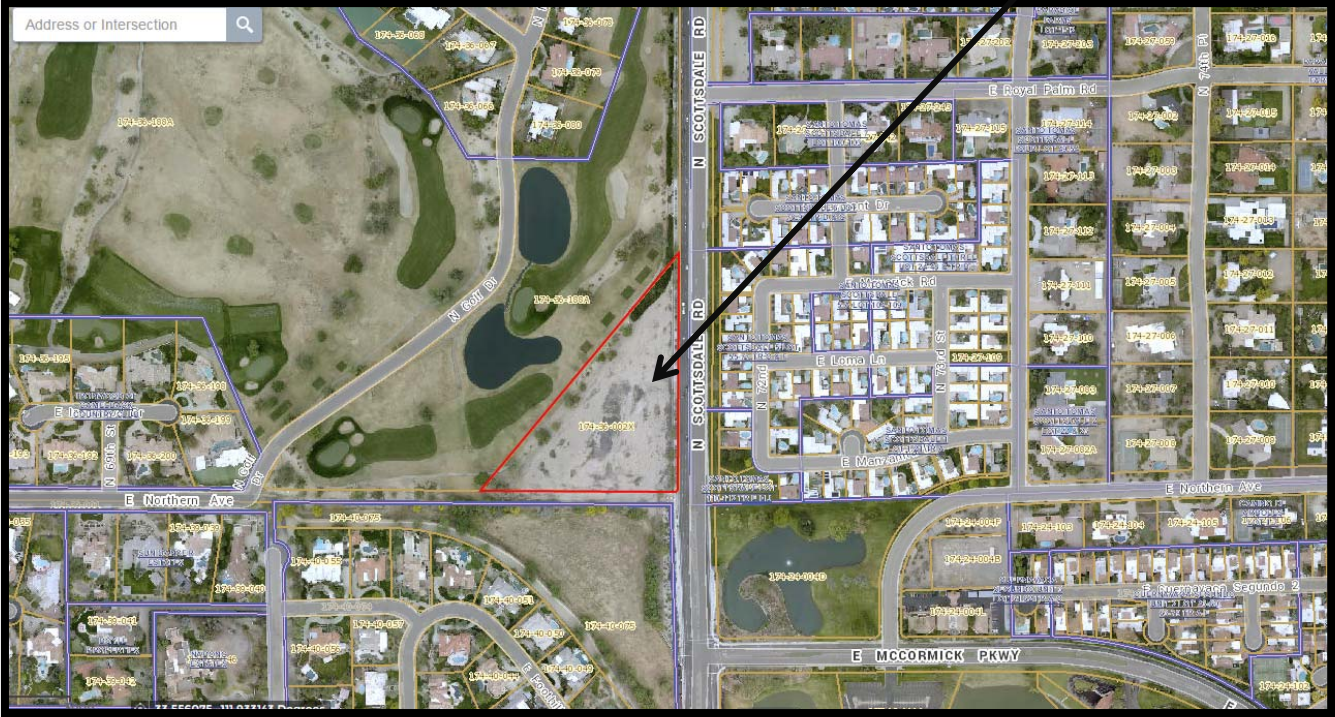
The Villas at Cheney Estates (Town Triangle, LLC)
Development of 8 Single-Family Homes
Northwest Corner Northern Ave Alignment & Scottsdale Rd
General Plan Amendment



Town Council
December 15, 2016

Vicinity Map

Subject Property



Application Requests

1. **(GP-16-01) Major General Plan Amendment**
Change the land use designation from "Low Density Residential" to "Medium Density Residential"
2. **(MI-16-03) Text Amendment to Zoning Code, §201, §801**
Allow R-10 District to apply to the subject property
3. **(MI-16-04) Rezoning**
Change from R-43 to R-10
4. **(CUP-16-02) Conditional Use Permit**
Make the roads within the proposed subdivision private
5. **(SUP-16-03) Special Use Permit (SUP)**
Allow for private roadway gates
6. **(PP-16-03) A Preliminary Plat**
Preliminary approval for eight 12,000 square-foot to 35,000 square-foot lots



* Final Plat to be filed later, with subdivision sign and final subdivision wall/landscape plan

Planning Commission Update

- Dec 6, 2016:
 - Planning Commission moved to deny GPA to allow for:
 - the applicant to consider other alternatives,
 - allow this matter to be presented at a public hearing to Council within 2016,
 - and provide an opportunity for the Planning Commission to discuss and make a recommendation on this application should the Town Council continue the request.
 - Planning Commission moved to continue to uncertain date other 5 applications
- Nov 15, 2016: Continued all six application requests
- Nov 1, 2016: Study Session/Citizen Review Session
- Oct 25, 2016: Citizen Review Session
- Aug 15, 2016: Introduction to the applications



Comments

- Cheney Estates HOA support
- Camelback Golf Club neutral
- City of Phx/Scottsdale neutral/support
- Residents
 - Against
 - Cite setting precedent for smaller lots
 - Concern over amending the General Plan
 - Support
 - Cite a preference for residential versus non-residential
 - Like the single-story aspect of the request
 - Cite lower traffic and nuisances vs. non-residential

CHENEY ESTATES HOME OWNERS ASSOCIATION

June 23, 2016.
The Mayor and Council,
Town of Paradise Valley
Paradise Valley
Arizona
Proposed Jarvis Property Development

Dear Mayor and Members of the Council

For many years developers have attempted to buy the 4.4 acre Jarvis property which is north of Cheney Estates and adjoins Scottsdale road, to develop this property commercially.

Cheney Estates has been successful in having applications turned down for a multi-level retirement home, a hotel, and other such high activity uses on this property as such developments would have created excessive noise, traffic and blocked the view to some degree.


A development of some type on this land is, however, an inevitability.

The least disruptive solution for Cheney Estates would be if this land was utilized for single story residential use.

Geoffrey Edmunds, the developer of Cheney Estates has suggested erecting 9 single story homes (maximum height 24 feet) on this parcel. The Lots would range in size between 12,000 and 16,000 Square Feet.

The development, if passed by the Town of Paradise Valley, would allow access to and from Scottsdale Road only.

The Board of Directors endorses Geoffrey Edmunds Proposal to construct 9 one Story single Family Homes on the Jarvis 4.4 Acre Parcel.

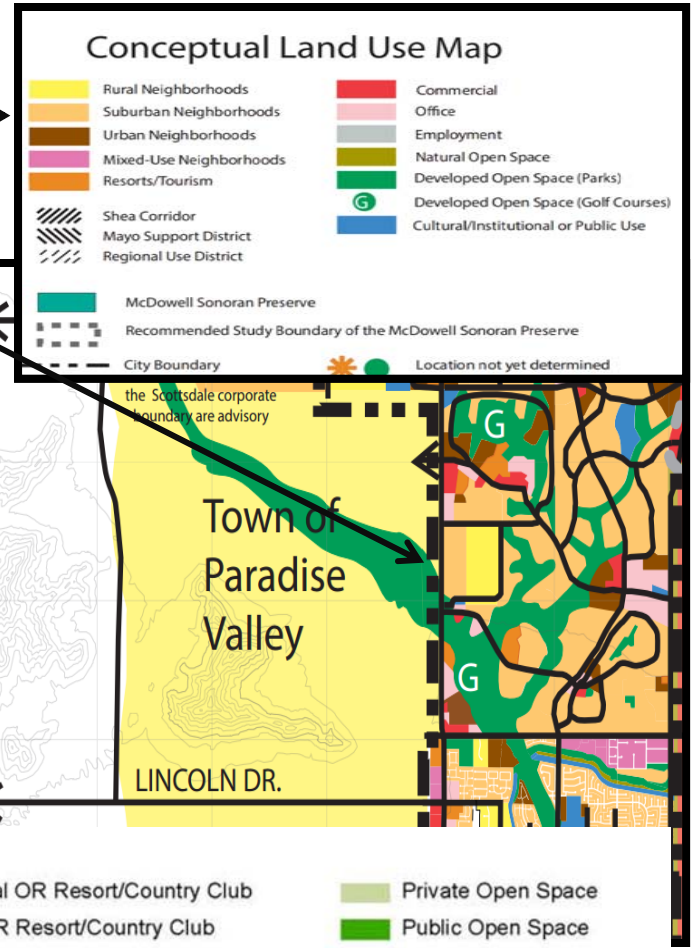
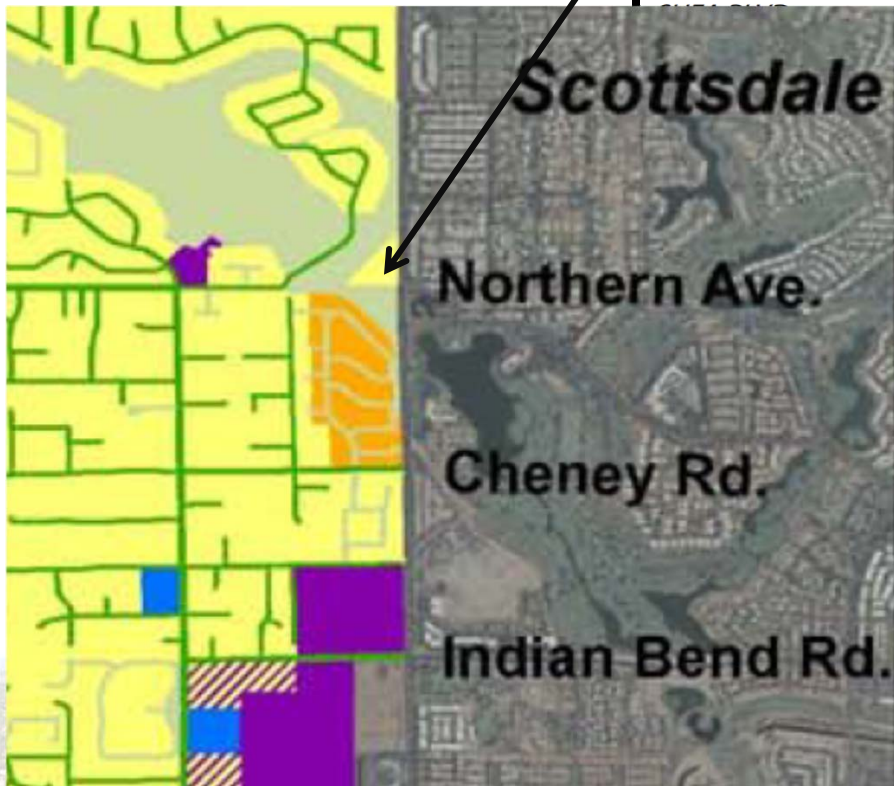
Sincerely,
Board of Directors Cheney Estates

Mark Brachfeld, President.



General Plan

1 to 8 homes/ac →















Subject Property

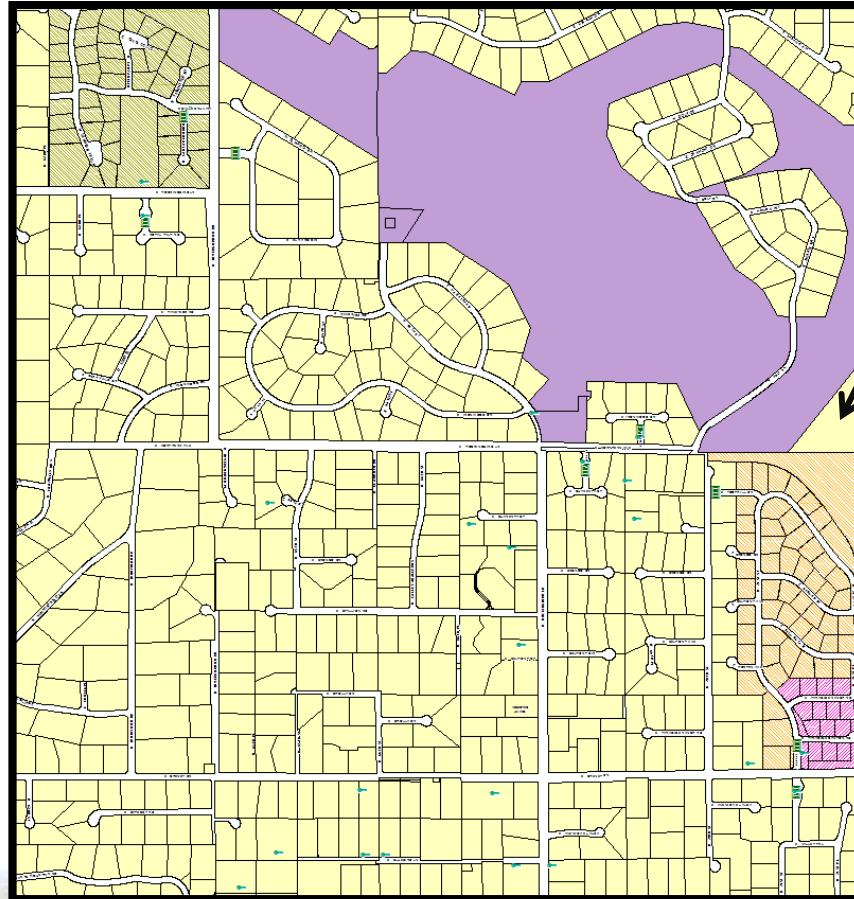


Legend

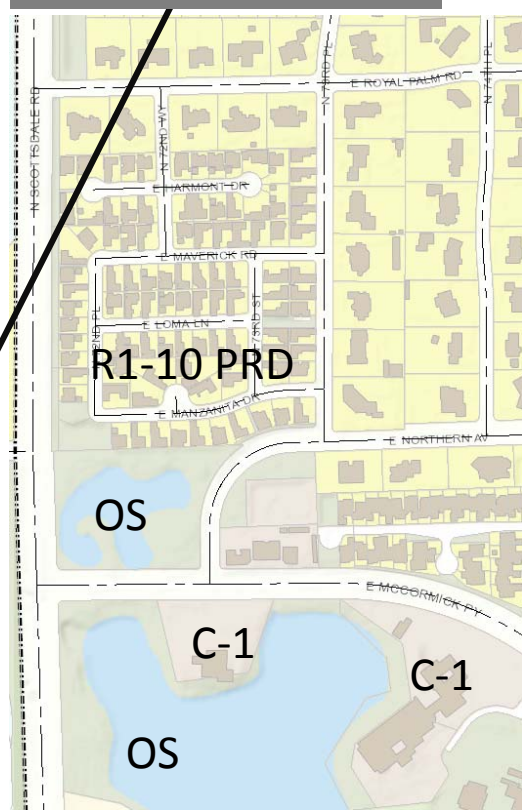
- Low Density Residential OR Resort/Country Club
- Private Open Space OR Resort/Country Club
- Very Low Density Residential
- Low Density Residential ← 1 home/ac
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

Zoning

Zoning	
	R-43S
	R-10
	R-18
	R-18A
	R-18CP
	R-35
	R-35A
	R-35CP
	R-43
	R-43CP
	R-175
	SUP-O
	SUP-P
	SUP-R
	OSP

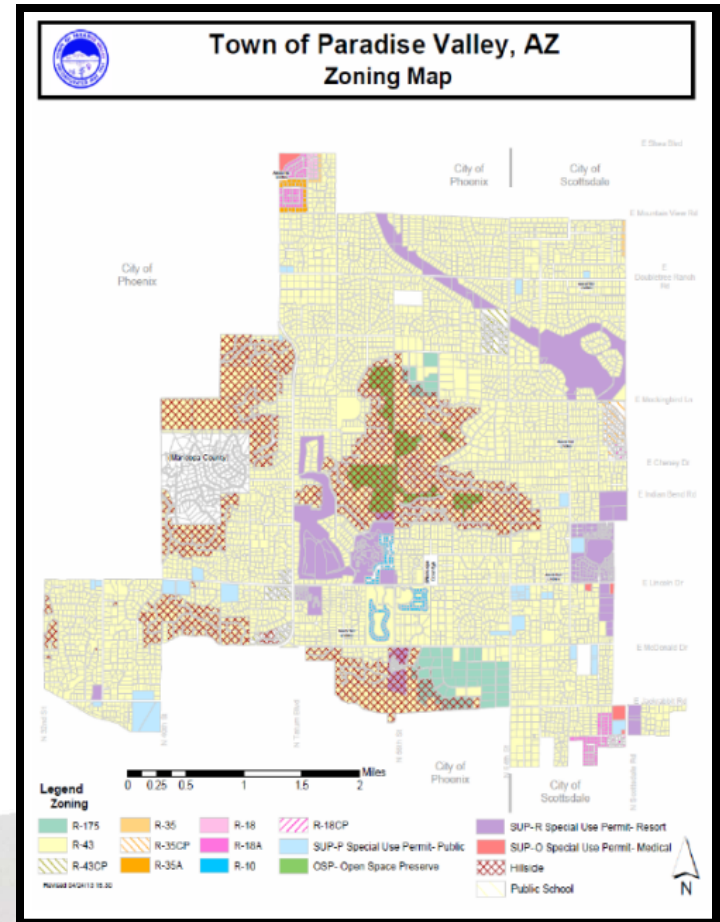


Subject Property



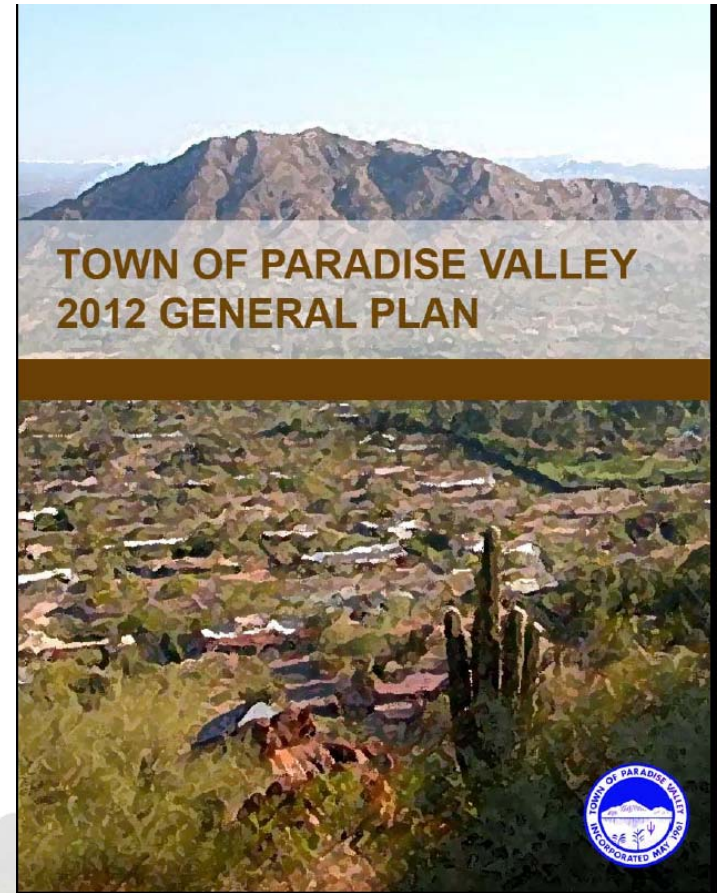
One Acre Residential

- 75-70% lots one-acre+
- 25-30% lots < one acre
 - ~15% lots have zoning < one acre
 - ~15% R-43 lots not one acre



General Plan Policies

- Refer to General Plan policies attachment in evaluating request
- 3 categories
 - Preserve one-acre
 - New Development
 - Design



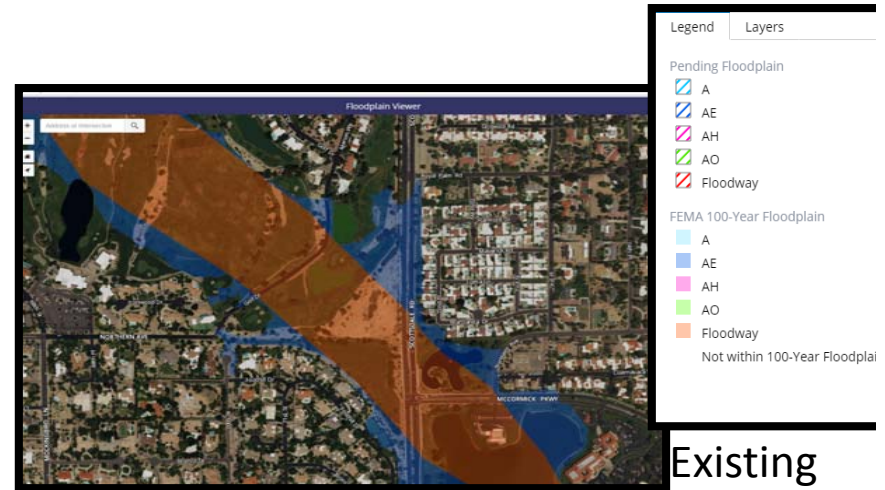
Site Characteristics

- 4.4 net acres
- Triangular in shape and devoid of much vegetation
- Generally isolated from the nearby residential homes
- Borders City of Scottsdale and Scottsdale Road along its east side
- Borders Camelback Golf Club and part of the Indian Bend Wash
- Does not border any R-43 zoned lots
- Existing block wall/landscaping along Scottsdale Rd not in Town
- Site was graded and raised in elevation ~ 1997 – 2000
- FEMA letter of flood map revision will be required



Drainage

- 75% of site in floodway
- 25% in floodplain
- Can build in floodplain, not floodway
- Request to modify flood maps
 - Hydrology study submitted
 - FEMA process
 - 2 Phases (CLOMR/LOMR)
 - CLOMR verification w/ final plat
 - LOMR prior to plat recordation
 - Existing FEMA map does not reflect the raised pad on the site or the Scottsdale bridge improvements

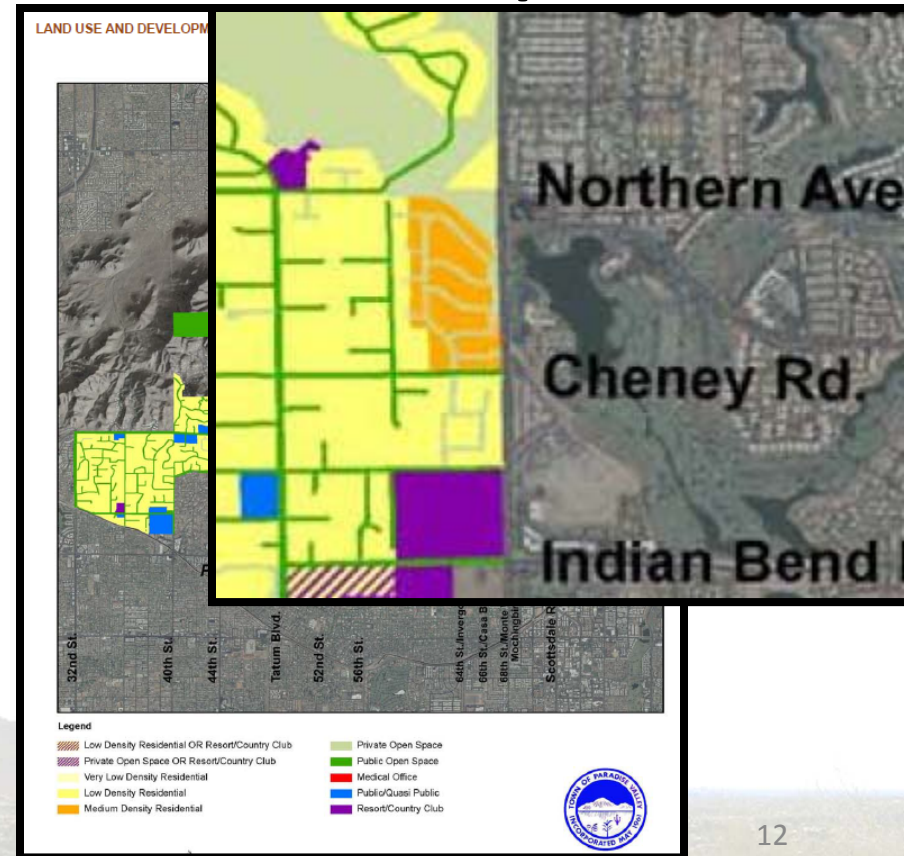


Existing



General Plan Amendment Request

- Town has an approved land use designation map in General Plan
- Request is from Low Density Residential to Medium Density Residential
 - Low Density Residential allows for 1 home per acre
 - Medium Density Residential permits densities up to 4.5 homes per acre
- Amending Land Use Map, not text
- Value judgment
- Action affects the other applications



Recommended General Plan Action

Recommendation of Continuance

It is recommended that the Town Council continue General Plan amendment application GP-16-01 to an unspecified meeting date to allow the applicant additional time to consider other alternatives.



Questions?

Subject Property

