



# Town of Paradise Valley

Agenda Item: <#>

Date:

<MEETING DATE>

<b>TO:</b>	Chair and Planning Commission
<b>FROM:</b>	Eva Cutro, Community Development Director
<b>SUBJECT:</b>	Work Study Session – Visually Significant Corridors

## **BACKGROUND:**

The Planning Commission began their study of Visually Significant Corridors in February. Due to other projects that took precedence, we were unable to continue our study. I would like to re-introduce the subject at this time. Attached please find the Study Session Report and minutes from February 3, 2015. The Mayor has requested that the Planning Commission study the concept of Visually Significant Corridors and develop the necessary next steps to make this concept a reality. The Town has funding for a consultant to assist and I would like to focus on a scope of work for the consultant and decide what the Commission and staff can complete and what the consultant may be tasked to work on.

## **ATTACHMENT(S)**

- C: Staff Report dated February 3, 2015
- Planning Commission minutes dated February 3, 2015

*Presidential Suite*

Commissioner Wainwright asked if the existing suite was a presidential suite. Gary Stugard, applicant, replied it was a suite and the prior resort did not have what would be called a presidential suite. Mr. Stugard stated he hoped to rent these buildings as a group (e.g. 50 or 100 people wedding party).

Chairman Strom asked what type of water heater will be used. The applicant clarified that it is a roof mounted water heater and tank less system. He continued that the placement on the roof is more efficient based on the climate, also noting that there will be no interior closet to put the water heater.

Chairman Strom inquired about the setback to the building and Ms. Cutro clarified that it will be noted on the plan for the next meeting. It was noted that the wall around the presidential suite is three to four feet in height, and no pool will be located within this walled area.

Chairman Strom questioned the type of landscaping proposed around the presidential suite. Ms. Cutro showed the landscape slide, noting that this exhibit is illustrative and not being approved with this request.

Chairman Strom inquired about temporary tent locations. Ms. Cutro explained that there was a tent plan approved with the previous SUP amendment. She added that the southeastern portion of the site is a modification to that approval to prohibit temporary tents and activity in that area.

**C. 15-282** Discussion of Visually Significant Corridors

Ms. Cutro explained that the Mayor has tasked staff and the Planning Commission to study the concept of Visually Significant Corridors (VSC) and develop a plan. She went over the improvements at 56th Street as an example of a developed VSC. There was discussion on using the findings to guide the development around the proposed Ritz Carlton site near Mockingbird Lane and Lincoln Drive, comparison of the 56th Street plan the Planning Commission reviewed and what was actually completed, and a request by Chairman Strom to consider requiring utility screening on any street that has utility boxes.

Commissioner Wincel gave an example of his Planning Commission time in Michigan where that body developed a book for commercial design standards. He continued that this book had four to five design

standards/outlines for a property owner to select. He believed it would be beneficial to create various options of design standards for VSC. Responding to an earlier question, he expressed a desire to hire a consultant for the development of this plan. Chairman Strom stated that the Planning Commission can identify what they constitute as visually significant and identify certain elements.

Commissioner Campbell remarked that a large part of the visual significance is between the property line and the fence wall. He asked if there is a way to require a landscape palette on the private property side and require it to be maintained. Andrew Miller indicated that it could be required by a code amendment.

Commissioner Wainwright asked if other municipalities have a VSC plan. Ms. Cutro replied yes, and then showed VSC pictures of other cities. She noted that the Town should be careful borrowing aspects of the VSC from other cities because we want people to know that they are in Paradise Valley.

Responding to a question of timing, Ms. Cutro replied that the Town would likely complete the VSC corridors as the Town has available funds or there is an amendment to a Special Use Permit property.

Commissioner Wastchak proposed with moving forward with a consultant that has a design sense to present back some ideas to the Planning Commission.

Commissioner Moore emphasized the importance of connectivity. He remarked that he resides near 56th Street and has not seen a lot of pedestrian traffic. He believes that the Ritz Carlton project should do signage and colored walkways to connect the resort area to the community. Ms. Cutro explained that the Town is working on development agreement, noting the specifics have not been defined for that project.

Wrapping up, Eva Cutro stated she will present a draft scope of work for the Planning Commission to identify what elements they like and identify examples. Commissioner Wastchak suggested the scope include the Town Council early in the process to make sure the work being done at the Commission level is on track. He noted this might be a joint study session. Chairman Strom noted that the VSC should be tied with the branding effort headed by Councilor Stanton. The chairman also suggested the Planning Commissioners can presently start to identify corridor and elements they like. Responding to timing, Ms. Cutro stated she would bring this item back for discussion in January 2016.

**TOWN**  
*Of*  
**PARADISE VALLEY**



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**PLANNING COMMISSION MEETING  
6401 E. LINCOLN DRIVE  
PARADISE VALLEY, ARIZONA 85253  
SUMMARY MINUTES  
FEBRUARY 3, 2015**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

George Burton called the roll, noting there was a quorum.

*COMMISSIONERS PRESENT*

Dolf Strom, Chairman  
Thomas Campbell, Commissioner  
Jonathan Wainwright, Commissioner  
Scott Moore, Commissioner  
Daran Wastchak, Commissioner

*COMMISSIONERS ABSENT*

Richard Mahrle, Commissioner  
Jeff Wincel, Commissioner

*STAFF PRESENT*

Eva Cutro, Planning Director  
Paul Michaud, Senior Planner  
George Burton, Planner  
Andrew Miller, Town Attorney  
Duncan Miller, Town Clerk

**3. EXECUTIVE SESSION**

There was no executive session called.

#### 4. WORK STUDY SESSION

##### A. Discussion of Visually Significant Corridors

Chair Strom introduced the topic of Visually Significant Corridors, stating it comes from the Town's General Plan and direction from the Mayor.

Eva Cutro presented the topic by reviewing the implementation measures and policies in the General Plan associated with Visually Significant Corridors. Her presentation included a description of the Visually Significant Corridor of 56<sup>th</sup> Street currently underway, along with examples in other communities. She emphasized that this discussion was an introduction to get the Commission thinking about the topic.

Some points of discussion included the following:

- It is too early in the process to know the timeframe and if a consultant is needed.
- Further consideration will be needed regarding the location and type of trees within the right-of-way, noting possible conflicts with maintaining views of the mountains from the roadway corridor.
- Possible designation of corridors with roadways having enough right-of-way for center lane medians.
- Design should address creative ways to address stormwater, use of artwork, permeable surfaces and pedestrian refuge areas.
- The speed limit on these corridors should be intuitive based on its design.
- Research available funding through complete streets or other sources, along with any design or code templates from other places.
- Collect right-of-way width on Lincoln Drive and Tatum Boulevard, along with existing condition photos.

The Commissioners agreed the creation of a Town identity through Visually Significant Corridors is a worthwhile effort. Three next steps were outlined. These steps are as follows:

- Define which mountain views shall be maintained from the roadway corridor.
- Prepare a list of potential roadway corridors.
- Collect information on existing conditions for Lincoln Drive and Tatum Boulevard.

#### 5. PUBLIC HEARINGS

##### A. Consideration of a Conditional Use Permit (CUP 14-02) for water booster station improvements located at 6530 E. Meadowlark Lane (Assessor's Parcel Number 174-52-006).

*Recommendation:* Approved with stipulations.

Chair Strom noted for the record he lives across the street from the site, stating he does not have a conflict of interest in hearing this application.

George Burton presented the Conditional Use Permit application. He noted that the Commissioners discussed this application at the meeting of January 6, 2015. He explained the applicant made the requested changes. These changes included additional landscaping, driveway gate material/color, agreeing to a non-asphalt driveway material and voluntarily meeting the hillside regulations.

Some points of discussion included the following:

- Length of the temporary construction fencing and pump. The applicant replied approximately 4-6 months.
- Inclusion of heating/cooling within the building to maintain a consistent temperature for the equipment.
- Detail on the doorway light regarding cutoff and hours to be used.
- Texture of the stucco.

Chair Strom opened the meeting to the public. Dan Ellis, property owner to the east, spoke in support of the application. He stated he supported the removal of the existing driveway to the booster station off his property.

**Motion – Commissioner Campbell moved to approve CUP 14-02 for renovation of water booster station improvements located at 6530 E. Meadowlark Lane subject to the stipulations below. Seconded by Commissioner Wasthak and passed unanimously.**

1. All improvements shall be in substantial compliance with the following:
  - a. The Narrative - City of Phoenix 5L-B1 Booster Pump Station;
  - b. D Sheet 1 of 1, Demo and Temporary Plan, prepared by Waterworks Engineers and dated January 2015;
  - c. C Sheet 1 of 2, Grading, Paving and Irrigation Plan, prepared by Waterworks Engineers and dated January 2015;
  - d. C Sheet 2 of 2, Wall Alternative Perimeter Wall Elevations, prepared by Waterworks Engineers and dated January 2015;
  - e. E Sheet 1 of 1, Ground and Lighting Plan, prepared by EIC Engineers and dated March 2014;
  - f. Sheet 1 of 1, Lighting Detail, prepared by Holophane and dated December 20, 2012;
  - g. Sheets 1 and 2, Infrastructure Outdoor Lighting Detail, prepared by Holophane and dated February 26, 2014; and
  - h. The Antenna Mast Detail.
2. The exterior lighting shall be compliant with the Town of Paradise Valley Hillside Ordinance.
3. The antenna mast shall be painted to match the improvements.
4. The fence finish must be smooth stucco.
5. The landscaping must be maintained in perpetuity.

**Passed**

**For: 5; Against: 0; Abstain: 0; Absent: 0**

**6. ACTION ITEMS**

None

**7. CONSENT AGENDA**

None

**8. STAFF REPORTS**

George Burton and Paul Michaud updated the Commission on the Hillside Building Committee rotation.

George Burton updated the Commissioners on a recent webinar regarding wireless communication.

Paul Michaud updated the Commissioners on training held last week at Town Hall regarding Crime Prevention through Environmental Design (CPTED).

**9. COMMISISON REPORTS**

Chair Strom stated the format for minutes will be an abbreviated summary similar to the Town Council minutes.

Chair Strom and the Commissioners provided staff feedback regarding Commission rotation on the Hillside Building Committee. Staff will provide the Commissioners with a staggered rotation schedule and set the second Thursday of the month as the typical regularly scheduled Hillside Building Committee date.

**10. FUTURE AGENDA ITEMS**

With no upcoming cases set for discussion or action, the Commissioners cancelled the next regularly scheduled Planning Commission meeting of Tuesday, February 17, 2015.

**11. ADJOURNMENT**

Commissioner Wainwright moved to adjourn the meeting at 7:30 p.m. Seconded by Commissioner Moore and passed unanimously.

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Eva Cutro, Secretary



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<b>TO:</b>	Chair and Planning Commission
<b>FROM:</b>	Eva Cutro, Community Development Director
<b>SUBJECT:</b>	Work Study Session – Visually Significant Corridors

## **BACKGROUND:**

The term Visually Significant Corridors first appeared in the Town's 2012 General Plan. Although not defined specifically in the General Plan, the Plan does provide that a "Visually Significant Corridor" should create a high-quality street right-of-way that will demonstrate the positive character and image of the Town. This high-quality character might be accomplished through visual continuity by attractive, experientially rewarding, and cohesive design elements consistent with Town Landscaping Guidelines. The Mayor has requested that the Planning Commission study the concept of Visually Significant Corridors and develop the necessary next steps to make this concept a reality.

## **General Plan:**

The Town's General Plan includes three implementation measures regarding "Visually Significant Corridors." Two of the implementation measures come from the Community Character and Housing Element (CC&H). The third implementation measure comes from the Mobility Element (M).

### ***Implementation Measure CC&H 7***

Identify visually significant roadway corridors and develop individual design plans for each roadway that will result in significant visual elements that differentiate the Town from surrounding communities and reflect the quality brand and positive image of the community with deference to private property rights and residential quality of life.

### ***Implementation Measure CC&H 11***

Identify and protect mountain views as seen from visually significant corridors.

### ***Implementation Measure M 10***

Develop and implement Visually Significant Corridor Plans that promote the character and image of the Town, by providing specific landscape, hardscape, and infrastructure design guidelines for Town right-of-ways along Visually Significant Corridors, provides policy for the installation and maintenance of right-of-way landscaping, and carries out all other applicable goals and policies of the General Plan.



The above implementation measures broadly identify direction in carrying out the policies in the General Plan. There are four policies that directly address "Visually Significant Corridors." These policies are listed below.

***Policy CC&H 3.1.3.4, Visually Significant Corridors***

The Town shall designate highly visible, prominent, streets, including Lincoln Drive and Tatum Boulevard, as Visually Significant Corridors. Streetscape design guidelines will be developed, to include a reasonable range of treatments of individual properties, to improve and manage landscape conditions as a means to demonstrate a positive and unique character and image of the Town, maintain views, and strive to mitigate the negative impact of traffic impacts while respecting private property rights.

***Policy CC&H 3.1.4.1, Mountain Views***

The Town shall protect and maintain views of the mountains as seen from Visually Significant Corridors.

***Policy M 4.4.3.1, Visually Significant Corridor Program***

The Town shall create and implement a program to improve and maintain rights-of-way corridors along Lincoln Drive and Tatum Blvd. to represent the positive character and image of the Town. The Town shall occasionally evaluate the designation of additional Town rights-of-way as Visually Significant Corridors.

***Policy M 4.4.3.2, Visually Significant Corridor Treatment***

Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.

**DISCUSSION/FACTS:**

During the Special Use Permit process for the Mountain Shadows Resort, it was determined that 56<sup>th</sup> Street would be redesigned. 56<sup>th</sup> Street between Lincoln Drive and McDonald Drive is a two lane collector road with northern views to Mummy Mountain and southern views to Camelback Mountain and is surrounded by restaurants and resorts. For these reasons, the Town designated 56<sup>th</sup> Street as its first Visually Significant Corridor.

Construction began in January of this year and is expected to be complete by July 2015. Although there are currently no standards for Visually Significant Corridors, certain design elements of this project differentiate it from others:

- Roadway pavers will be utilized for the first 400 linear feet south of Lincoln drive, creating a distinct entrance to the roadway.
- Utilities along this corridor will be grouped together so they can be screened either with landscaping or utility screen walls incorporating a silhouette of Camelback Mountain.
- The west side of the roadway will include both a 6 foot wide meandering concrete sidewalk and a 4 foot wide decomposed granite path.
- Halfway between Lincoln and McDonald will be a pedestrian node which will have a metal shade structure, benches, a trash receptacle and signage.
- These pedestrian elements will be lighted with solar powered bollards.

- In addition to the node, pedestrian signage will be provided at other locations along the corridor, including near El Chorro and the Sanctuary Resort.

### **NEXT STEPS**

This work session is just an introduction to the concept of Visually Significant Corridors. The Commission may discuss 56<sup>th</sup> Street to determine what elements of that design should be adopted or expanded upon as concepts for visually significant corridors. The Commission may also discuss drafting Code language to adopt or requesting a consulting firm to perform a more extensive study. The concept of Visually Significant Corridors and the design of 56<sup>th</sup> Street will be discussed in more detail by staff at the Work Study session.

### **ATTACHMENT(S)**

C: 56<sup>th</sup> Street Concepts