

TOWN OF PARADISE VALLEY

Planning Commission Update

Daran Wastchak, Chair
February 14, 2019



Planning Commission Members

- 7 members appointed by Town Council
- Serve a staggered three-year term
- Selects chairperson each April
- Serve on Hillside Building Committee

Commissioner	Term Expires	Expertise
Daran Wastchak, Chair	April 2021	Consultant LEED, Energy Star, IECC, Energy Credit
James Anton	April 2020	Real Estate Investment/Furniture Design & Sales
Thomas G. Campbell	April 2020	Architect/Builder
Charles Covington	April 2019	Architectural Consultant/Construction Manager
Pamela Georgelos	April 2021	Attorney
Orme Lewis	April 2020	Real Estate/Developer/Broker
Jonathan Wainwright	April 2021	Real Estate/Developer/Builder



Planning Commission Powers

Make a recommendation to Council

Special Use Permits (New, Major and Intermediate)

- Resorts
- Churches
- Private Schools
- Medical and Kennels

Zoning Ordinance/Map Amendments

Long-Range Plans (General Plan, Area Plans)

Lot Splits

- Less than 2.5 acres (not by unanimous vote)
- 2 lots with a new road (becomes a preliminary plat/final plat process)

Preliminary & Final Plats

- Preliminary Plat reviewed/recommendation to Council if deviations
- Final Plat reviewed/recommendation to Council if deviates preliminary plat



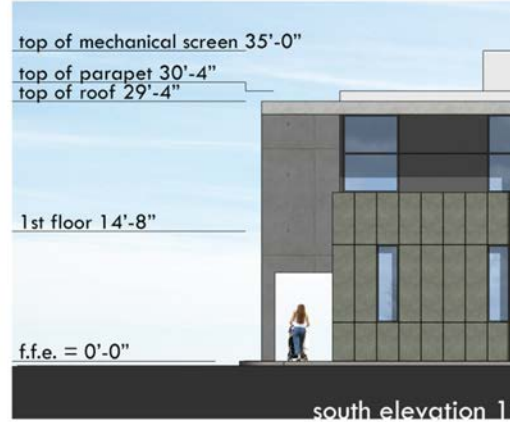
Special Use Permit Applications

Major

Applications	2018 PC Meetings
<p>Lincoln Plaza Medical Center – Major SUP <i>Complete demolition of all existing structures to construct 2-story medical building</i></p> <p><i>4 Council meetings on SOD in 2018, Commission recommended approval, Still in Council review in 2019</i></p>	5
<p>Mountain View Medical - Major SUP <i>3-part phased demolition of all existing structures to build 4 one-story and 2 two-story medical buildings</i></p> <p><i>3 Council meetings on SOD in 2018, Still in Commission review in 2019</i></p>	2
<p>Smoke Tree Resort – Major SUP <i>Complete demolition for 150 hotel rooms, 30 residential units, and related resort/hotel uses</i></p> <p><i>3 Council meetings on SOD in 2018, Still in Commission review in 2019</i></p>	3



Lincoln Plaza Medical Center



Proposed

- Site 93,023 sf (2.13-acres)
- Bldg Coverage 21,620 sf (23.2%)
- Canopies 14,040 sf
- Lot Coverage 35,660 sf (38.3%)
- Height 35' (35'8" from FG)
- Top of Roof 29'4" (30'0" FG)
- Parapets setback from roof edge

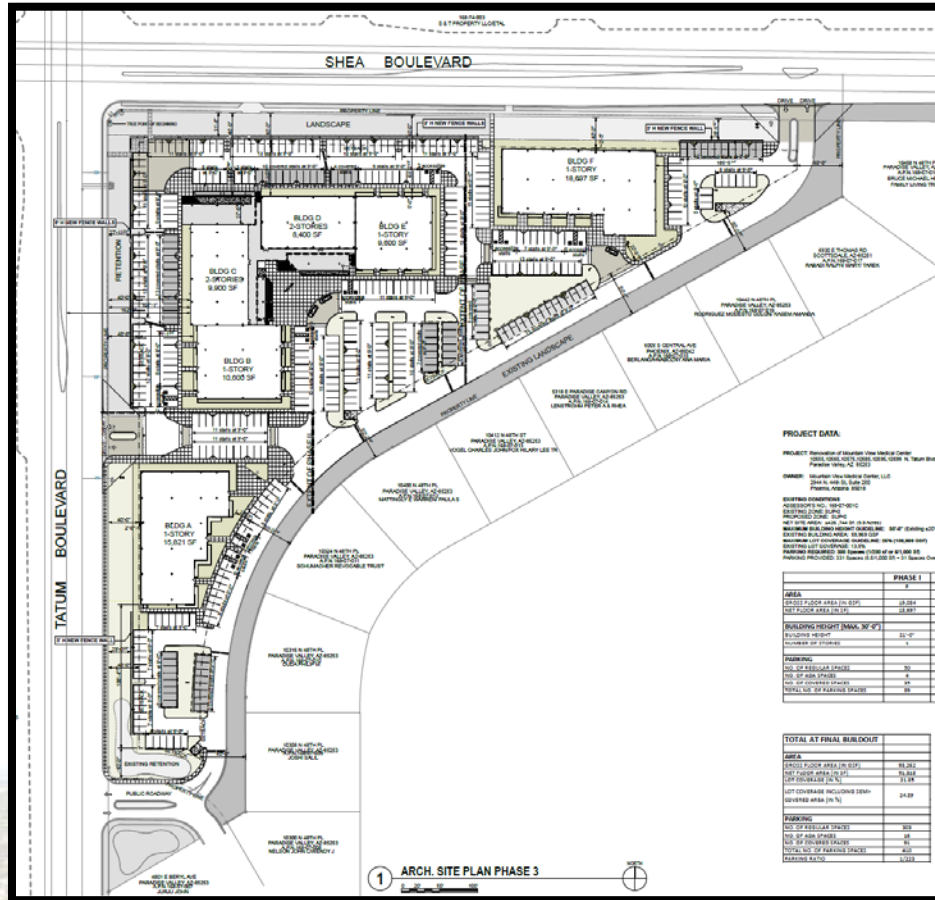


Mountain View Medical Center



Proposed

- Site at 9.8 acres
- Replace 6 existing bldgs in similar location
- 2 bldgs proposed at 2-story
- Height increases from 16' & 21' to 21' & 30'(36')
- Leasable area increases from 59,969 sf to 91,318 sf
- Proposed lot coverage at 24.9%



Special Use Permit Applications

Intermediate

Applications

Paradise Valley Medical – Intermediate SUP

Addition of a new 10,000 square feet medical building, a new parking area, two new covered parking canopies, and new signage

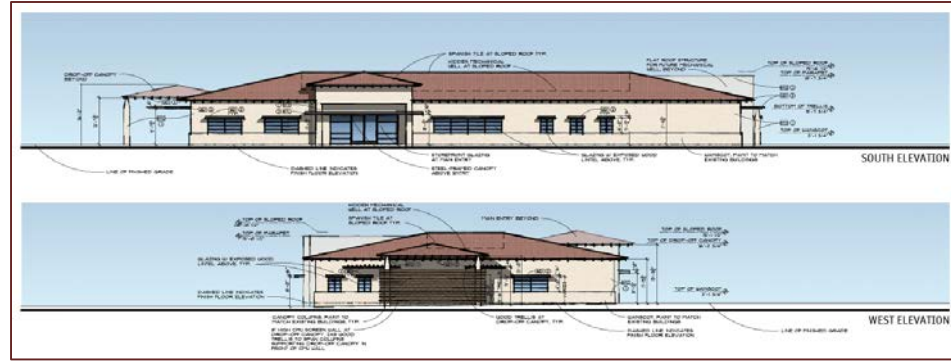
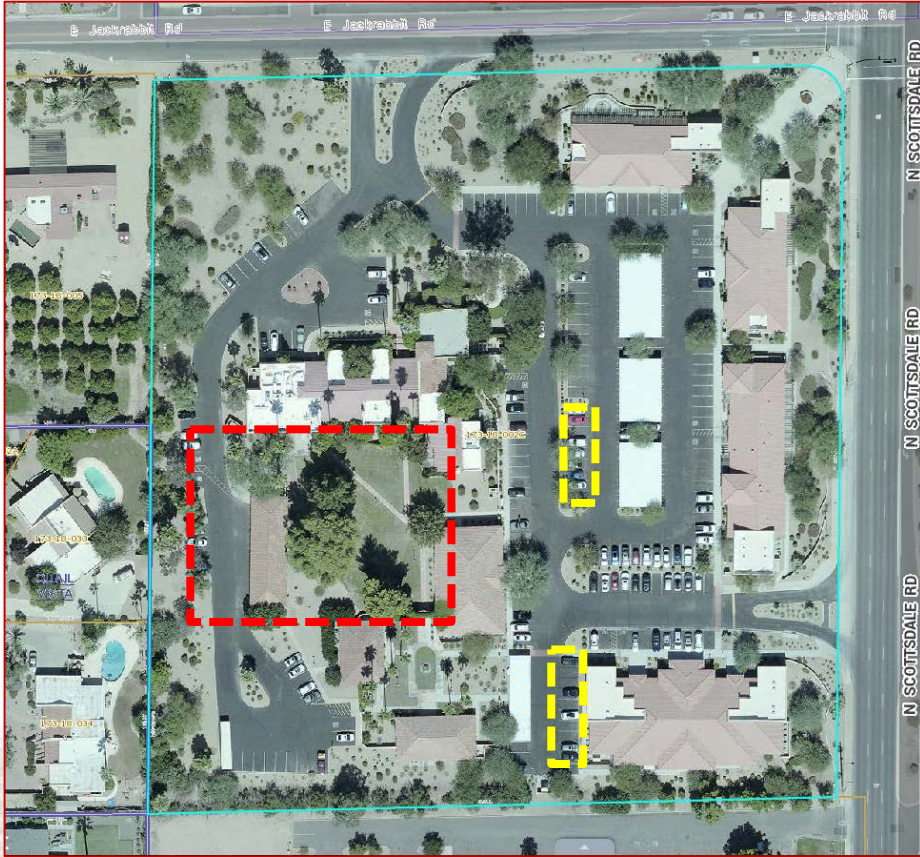
2 Council meetings on SOD in 2018, Commission recommended approval, Council action set for Feb 14, 2019

2018 PC Meetings

2

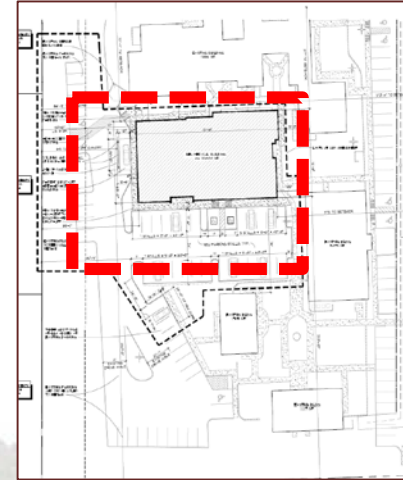


Paradise Valley Medical Center



Approved

- Site 8.5 acres
- New building at 10,000 sf
- Single-story, 20'1" tall



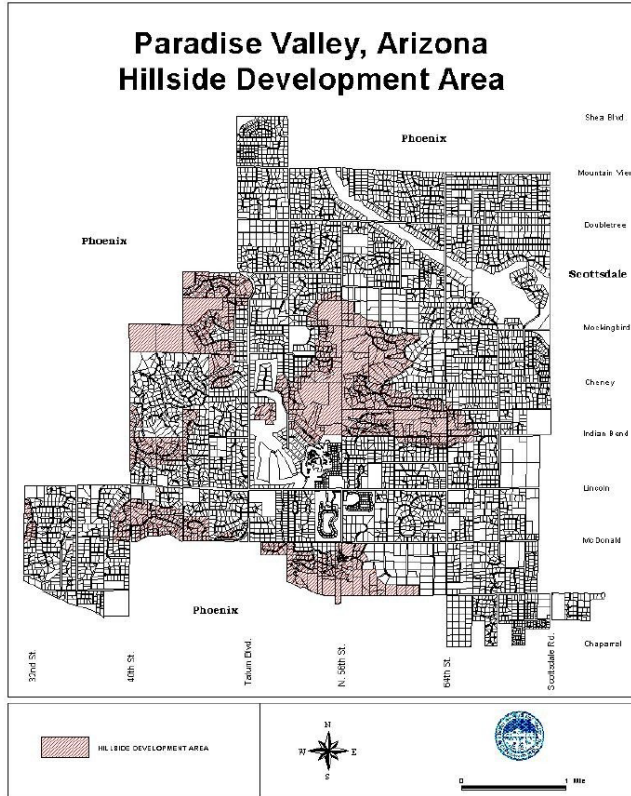
Zoning Ordinance/Map Amendments

Applications	2018 PC Meetings
<p>Hillside Code Update <i>Clean up related to adding pre-application and expiration dates on the 2017/2018 major hillside code update approved in 2018</i></p> <p><i>7 Council meetings in 2018 on the major update/clean up Approved by Council in 2018</i></p>	3
<p>Article XVI, Home Occupation <i>Any portion of a residential property used for a home occupation may not park a motor vehicle that is visible from a street or adjacent property unless parked upon a driveway</i></p> <p><i>Approved by Council in 2018</i></p>	2



Hillside Code Update

FIGURE 1 – HILLSIDE DEVELOPMENT AREA



- No person shall, as part of a home occupation activity, park, or cause or allow to be parked, a motor vehicle that is visible from a street or adjacent property unless such vehicle is parked upon a driveway on the property that is surfaced with asphaltic concrete, pavement bricks, cement concrete, or a material that is paved, compacted, or chemically stabilized to prevent fugitive particulate matter; provided, however, parking on grass or turf areas shall not be allowed in any circumstance. For the purposes of this subsection, a vehicle shall not be deemed visible if it is completely surrounded by a six-foot high solid wall with view-obscuring gates;

Home Occupation

I. PURPOSE
HILLSIDE SAFETY IMPROVEMENT MEASURES AND PROCESS MANUAL

This Hillside Safety Improvement Measures and Process Manual provides guidance for compliance with specific town regulations applicable to building and construction on all land within the Hillside Development Area, as designated and defined pursuant to Section 2202 of the Zoning Ordinance of the Town of Paradise Valley, that is, the "Hillside Regulations." This manual does not modify or change any requirements or regulations required pursuant to the Hillside Development Regulations, but it does Development Regulations with specific requirements related to building within the Hillside Development Area to ensure construction plans properties within the Hillside Development Area are conducted in compliance with the Hillside Safety Improvement Plan ("SIP") Engineer may require a Safety Improvement Plan ("SIP") (as defined below) to reduce the negative impacts of construction on the surrounding neighborhoods by mitigating surface or hillside seismic refraction damage surface or surface erosion; subsurface (or dust) (as defined below) is required for all construction (as defined below) shall be reviewed and approved by the Hillside Safety Committee.

Long-Range Plans

Applications	2018 PC Meetings
<p>Visually-Significant Corridors Plan Town Council Quality of Life Initiative</p> <p><i>A master plan that focuses on the major arterials of Tatum Boulevard and Lincoln Drive, and also addresses issues within a streetscape, such as promoting attractive treatments</i></p> <p><i>Continued item from 2017</i> <i>Approved by Council in 2018</i></p>	4
<p>Walk & Bike Plan Town Council Quality of Life Initiative</p> <p><i>A master plan to identify pedestrian and bicycle facilities that focuses on safety, mitigation of conflicts, limited signage, and compatibility to the street classification/character</i></p> <p><i>Continued item from 2016 and 2017</i> <i>Commission forwarded recommendation of approval to Council</i> <i>5 Council meetings in 2018</i> <i>Tabled in 2019</i></p>	3



Visually-Significant Corridors Plan

Visually Significant Corridors Master Plan



- Approved in Sept 2018
- Provides design guidelines along Lincoln Drive & Tatum Boulevard
- 3 character zones
- Good, better and best options



Legend

Adjacent Land Use Types

- Low Density Residential
- Med. Density Residential
- Resort or SUP
- Institutional

Character Zones

- Patterns of Nature
- Resort Living
- Rural Elegance

Lot Splits (not unanimous vote)

Preliminary Plats (with deviations)

Final Plats (with deviations from preliminary plat)

Applications	2018 PC Meetings
None in 2018	



Miscellaneous Applications

Applications	2018 Meetings
Finisterre Subdivision Wall Modification <i>Raise the height of the existing subdivision wall on nine properties</i> <i>Approved by Council in 2018</i>	2
Rules of Procedures <i>Discussed Commission Rules of Procedures</i> <i>Moved onto Council in 2018</i>	2



Finisterre Subdivision Wall

- Raise wall to 6' tall on certain lots



Planning Commission Powers

Review, Comment, Modify → Approve

Decision is appealable to Town Council

Minor Special Use Permits

Conditional Use Permits

- Water booster stations
- Private road
- Antennas

Lot Splits

- Less than 2.5 acres (by unanimous vote)

Preliminary Plats (no deviations)



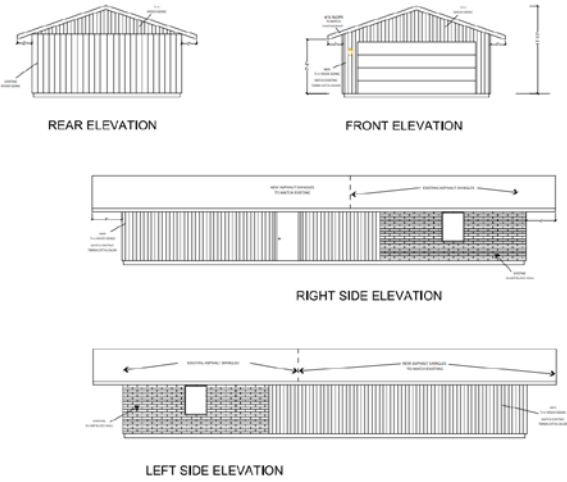
Special Use Permit Applications

Minor

Applications	2018 Meetings
<p>Montessori – Minor SUP</p> <p><i>Addition to an existing storage structure, temporary screening for the playing field south of the existing backstop chain link fencing and removal of 2 nonconforming shipping containers</i></p> <p><i>Approved by Commission in 2018</i></p>	<p>3</p>
<p>Hermosa Inn – Minor SUP</p> <p><i>Request to reconfigure and re-orientate buildings, add a new restroom building, relocate the event area with a tent plan, add more parking, and add new landscape and site improvements</i></p> <p><i>Approved by Commission in 2018</i></p>	<p>3</p>



Montessori School



Approved

- Replaced storage structure
- New storage building at 1125 sf, 12' tall
- Temporary netting
- Removed shipping containers



Special Use Permit Applications

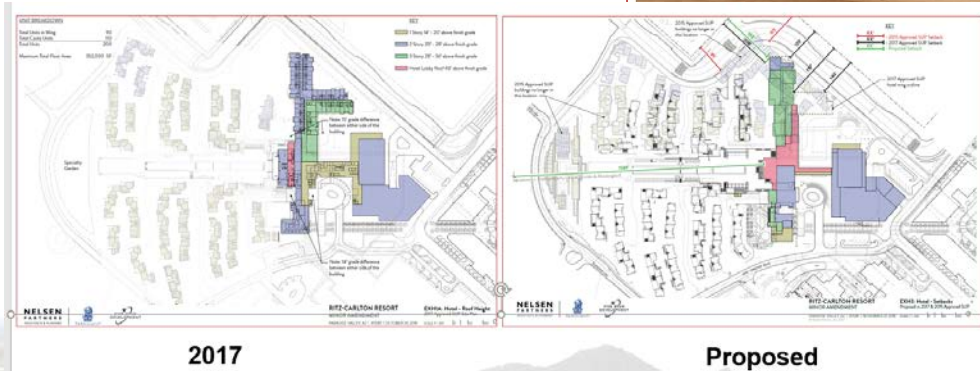
Minor

Applications	2018 Meetings
<p>Ritz Carlton Area A – Minor SUP <i>Modifications to the hotel building footprint, changes in the hotel building heights, modified grades around the hotel building, and the addition of a new market building</i> <i>Approved by Commission in 2018</i></p>	2
<p>Ritz Carlton Area A1 – Minor SUP Modifications to modify the height on 5 buildings to accommodate roof articulation and elevator overruns <i>Approved by Commission in 2019</i></p>	1
<p>Ritz Carlton Area B – Minor SUP <i>Modifications to allow interior, rear yard walls to exceed the six foot height limitation due to grade changes up to a 9' height</i> <i>Approved by Commission in 2018</i></p>	2
<p>Ritz Carlton Area C – Minor SUP <i>Modifications to allow the size and height of the guard house, add control arm gates to the guard house, and increase the fence wall heights</i> <i>Approved by Commission in 2018</i></p>	2



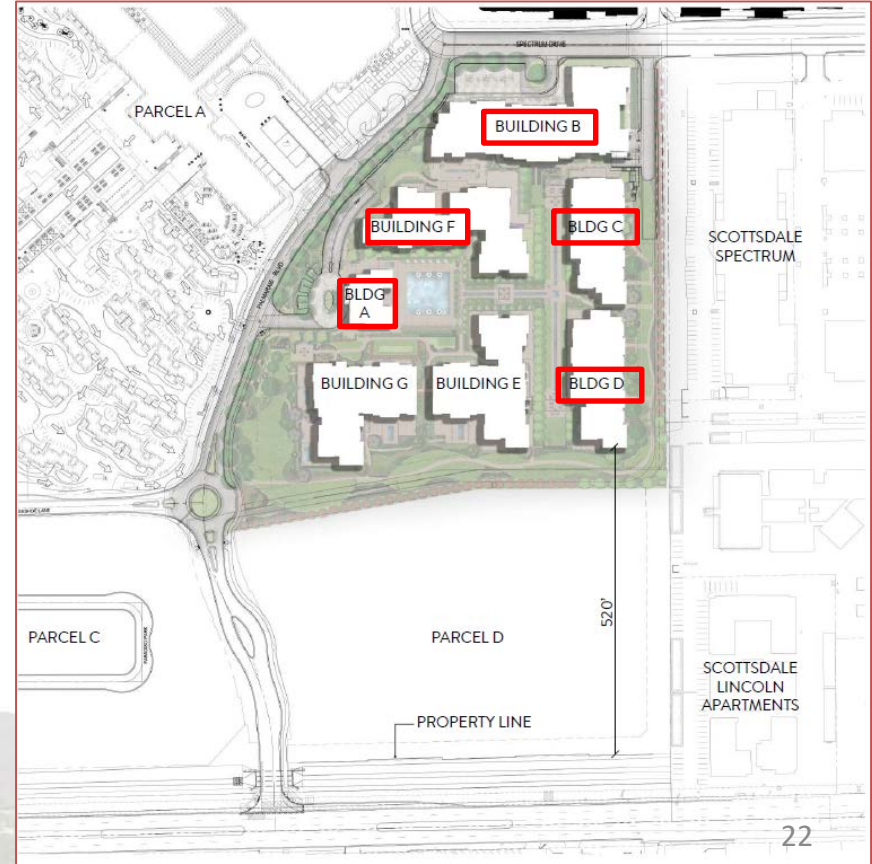
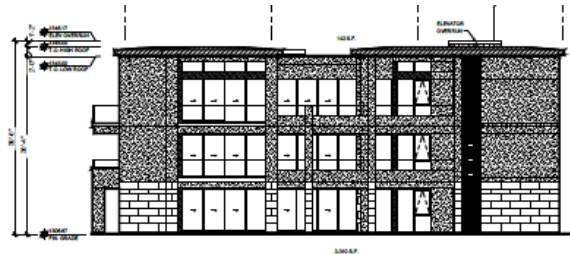
Ritz Carlton – Area A Ritz- Carlton Resort

- Northeast corner Mockingbird Ln & Lincoln Dr
- Modify hotel building footprint
- Modify height/grades at hotel
- Add more square footage (market bldg. & hotel rooms)



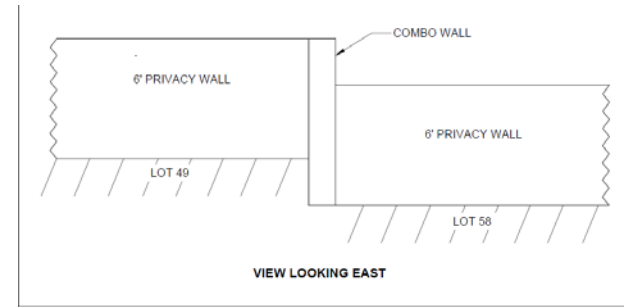
Ritz Carlton – Area A-1 Resort Villas

- Modify height of 5 buildings to accommodate roof articulation and elevator overruns



Ritz Carlton – Area B Azure by Shea Homes

- Southeast corner Mockingbird Ln & Indian Bend Dr
- Allowed walls heights up to 9' due to grade changes



Ritz Carlton – Area C Ritz-Branded Homes

- Modify size and height of guard house
- Add control arm gates to guard house
- Increase fence wall heights



Lot Splits (unanimous vote)

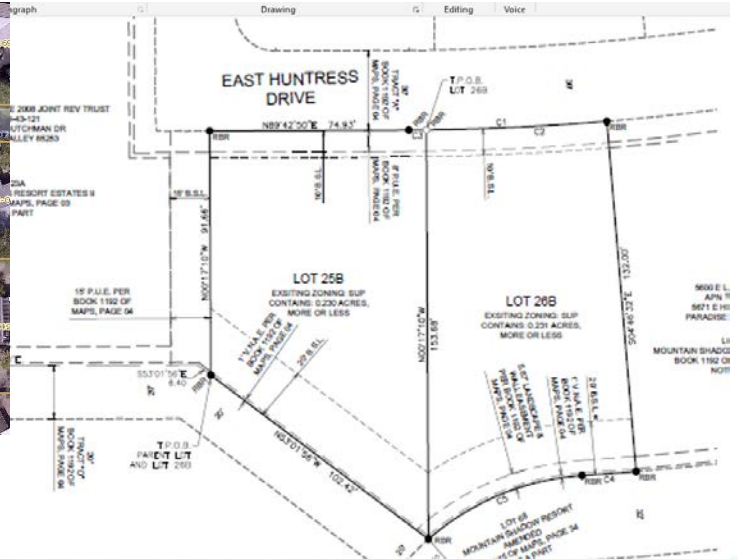
Applications

5617 N Huntress Drive

A lot split approved by Commission in Mountain Shadows SUP

2018 PC Meetings

1



Preliminary Plats (no deviations)

Applications	2018 PC Meetings
None in 2018	

Conditional Use Permit Applications

Applications	2018 Meetings
None in 2018	



Questions

