



Action Report

File #: 16-162

TO: Mayor Collins and Town Council

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

DATE: May 12, 2016

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Mountain Shadows Estates East Subdivision Tract Improvements
East of 56th Street and South of Lincoln Drive (APN: 169-43-068)
(MI-16-01)

RECOMMENDATION:

Subject:

Consideration of an application requesting improvements to an existing subdivision tract for the Mountain Shadows Estates East Homeowners Association.

Recommendation

It is recommended that the Town Council approve the Mountain Shadows Estates East Homeowners Association request for subdivision tract improvements subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. Narrative, dated April 2016 and prepared by Candelaria Design.
 - b. Address sign plan, dated October 16, 2015 and prepared by Fluoresco Services.
 - c. Grading & Drainage Plans, dated April 19, 2016 and prepared by Land Development Group.
 - d. Site Plan, dated March 2016 and prepared by Candelaria Design.
 - e. Lighting Plan and Notes, Sheet AL1, dated August 20, 2015 and prepared by Creative Designs in Lighting.
 - f. Site Lighting Plan, Sheet AL2, dated April 19, 2016 and prepared by Creative Designs in Lighting.
 - g. Site Photometry Plan, Sheet AL3, dated April 19, 2016 and prepared by Creative Designs in Lighting.
 - h. Exterior Cut Sheets, Sheet AL4, dated August 20, 2015 and prepared by Creative Designs in Lighting.
 - i. Exterior Cut Sheets, Sheet AL5, dated August 20, 2015 and prepared by Creative

Designs in Lighting.

BACKGROUND

Request:

Mountain Shadows Estates East Homeowners Association is requesting approval for improvements to an existing subdivision tract that adjoins Lincoln Drive. The area of improvement is located next to the guard house. The request includes modifying the existing parking area, re-finishing and adding an address sign to the existing 3' tall wall, adding lights to the tract, and landscape improvements.

Since the guard house is located in Lot 68 of the Mountain Shadows Special Use Permit, the improvements to the guard house area were approved via the Mountain Shadows SUP and are currently under construction. The proposed subdivision tract improvements are an extension of the improvements to the guard house area.

- *Modified Parking Area.*
The existing asphalt parking area will be modified and updated. The parking area will have six parking spaces, a belgard concrete paver surface, a 6' tall screen wall, and landscaping placed between the screen wall and paver surface. The screen wall is setback 25' from the north property line, will have a stucco finish, and will be painted to match the guard house. A minimum setback of 20' is required for a fence adjoining a major arterial street. However, due to the existing roadway easement, the screen wall is setback at the edge of the easement.
- *Existing 3' Tall Wall*
There is an existing 3' tall wall that will be re-stuccoed and painted to match the guard house. A back-lit address sign will also be placed on the wall. The address sign is compliant with the Town lighting standards. The light source is back-lit and not visible. Also, the sign has an output of 0.1 foot candles measured at the property line and the maximum allowable output is 0.75 foot candles at the property line.
- *Lighting Improvements*
Six light bollards will be placed around the parking area. The bollards are 3' tall, have a bronze finish and are compliant with the Town's lighting standards. The light source is recessed into the fixture and not visible. Also, the bollards have an output of 0.0 foot candles measured at the property line and the maximum allowable output is 0.75 foot candles
- *Landscape & Hardscape Improvements*
The sidewalk adjoining Lincoln Drive will be extended and will connect to the new parking area. The landscape improvements include the placement of decomposed granite throughout the tract and new landscaping placed around the parking area. The landscaping will include native plants such as cacti, succulents, creosote, and cloud sage bushes. Also, three retention basins will be added to the tract in order to accommodate on site retention.

DISCUSSION/FACTS

The modified parking, new lighting, and landscape improvements are consistent with the existing gated subdivision use and are intended to update the entrance of the subdivision and compliment the

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guard house area improvements. Chapter 6 of the Town Code requires Town Council review and approval on subdivision improvements.

The improvements are compliant with the Town Code and Zoning Ordinance. The parking area screen wall meets the setback and height requirements, and the address sign and bollard lights are compliant with the Town's lighting standards. The paved parking area also complies with Section M.4.4.2.5 of the General Plan, which encourages the reduction of dust by requiring streets, driveways, and parking lots to be paved or finished with a stabilized surface.

Town Council Discussion

The Town Council discussed the proposed improvements at the April 28, 2016 work study session. No modifications or updates were requested. A copy of the April 28th power point presentation is attached for reference.

ATTACHMENTS

Application

Vicinity & Aerial

Narrative

Plans

Power Point Presentation - April 28, 2016 TC Work Study Session

C: - Applicant: Vivian Ayala
 - Case File: MI-16-01