

TOWN
Of
PARADISE VALLEY



**PLANNING COMMISSION MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARY MINUTES
SEPTEMBER 15, 2015**

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
Richard Mahrle, Commissioner
Jeff Wincel, Commissioner

STAFF PRESENT

Eva Cutro, Community Development Director
Andrew Miller, Town Attorney
Jim Shano, Public Works Director/Town Engineer/Assistant to the Town Manager for Strategic Planning
George Burton, Planner

3. EXECUTIVE SESSION

There was no executive session called.

4. WORK STUDY SESSION

Discussion on Special Use Permit Major Amendment to the Ritz-Carlton, located at 7000 E Lincoln Drive (SUP-15-01).

Eva Cutro presented the application in accordance with the Planning Commission packet and described changes in the plan.

In summation, the following changes were made to the plans:

- Area B remains unchanged.
- Area C – Three (3) lots were removed.
- Area D - There was a reduction in the number of units from 100 to 80 units. The units are approximately 1,800 square feet with a mixture of two and three stories. Guest parking is provided in the driveways.
- Area E is deferred. The proposed development standards were discussed and it was noted that Stipulation #33 outlined the proposed development standards.

There was discussion regarding the roadway cross section and drainage for the site.

Discussion regarding the drainage included the following:

- The drainage channel is designed to carry 1,800 cfs and is expected to carry 1,200 cfs.
- There was discussion about the type of landscaping that would be used in the channel. The applicant noted that turf would most likely be used. The Planning Commission identified that they would like the applicant to explore using low water consumption landscaping for the drainage channel.

It was also noted that the lighting would be a differed submittal and that a stipulation must be added to identify if the lighting would have to come back to the Planning Commission for review.

The Commission then discussed Note 5 on Sheet D-4 of the submittal. The Commission expressed concern regarding the three stories and the overall density. The Commission asked the applicant to provide more representative architecture to enable them to better evaluate the third story and determine if any percentage of third story is appropriate. The applicant noted that they would try to identify the amount of conditioned space, covered space and uncovered space with applicable percentages.

The next topic of discuss included the Lincoln Drive cross section. Discussion about the sidewalk ensued. The Commission consensus was that there should be a meandering sidewalk with a minimum setback of 8' measured from the back of curb.

The Commission then discussed the density of the project. The Commission expressed concern that the project does not meet the 25% lot coverage and 2 dwelling units per acre outlined in the Statement of Direction. The applicant, Jason Morris, clarified that the product shown today is not the product in the Statement of Direction. He also explained that since the product has changed, the lot coverage has increased and that they do not want to design a product that will be thrown away.

Discussion regarding the specific areas followed:

- Area D – Reduce the number of units to get to the 25% lot coverage and provide articulation on the third story product.
- Area B – Reduce the density and get closer to 2 dwelling units per acre. There was discussion about the desire to have one story homes abutting the church, questions if the homes in this area will meet the Open Space Criteria and direction that the applicant needs to get a letter from and inform the church that there will be two story homes next to them.
- Area C – No additional changes recommended.
- Area D – The applicant was asked to illustrate the emergency access on the plan.

The Planning Commission then started to review, discuss and edit the proposed Special Use Permit stipulations.

PUBLIC HEARING

None

5. ACTION ITEMS

None

6. CONSENT AGENDA

Minutes from the September 1, 2015 Planning Commission Meeting. No action was taken on this item.

7. STAFF REPORTS

None

8. COMMISISON REPORTS

None

9. FUTURE AGENDA ITEMS

None

10. ADJOURNMENT

Commissioner Mahrle moved to adjourn the meeting at 10:12 p.m. Seconded by Commissioner Wincel. The adjournment passed by a vote of 6 to 1, with Chair Strom in descent.

Eva Cutro, Secretary