

TOWN OF PARADISE VALLEY

Planning Commission Update

Jonathan Wainwright
Planning Commission Chair
December 5, 2019



PLANNING COMMISSION MEMBERS

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

Commissioner	Term Expires	Expertise
Jonathan Wainwright, Chair	April 2021	Real Estate/Developer/Broker
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, Jr.	April 2020	Real Estate/Developer/Broker
Daran Wastchak	April 2021	Consultant LEED, Energy Star, IECC, Energy Credit

ROLE OF PLANNING COMMISSION

- Legislative and Administrative
- Hear and make recommendations to Council
 - Special Use Permits (New, Major & Intermediate)/Rezoning
 - Zoning for non-residential uses
 - Zoning Ordinance/Map Amendments
 - Long-Range Plans (General Plan, Area Plans)
 - Lot splits (less than 2.5 net acres, not by unanimous vote)
 - Preliminary Plats (if deviations)
 - Final Plats (if deviations)



ROLE OF PLANNING COMMISSION (CONT)

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- Hear and decide, with appeals to Council
 - Minor Special Use Permits
 - Conditional Use Permits
 - Water booster stations
 - Private road
 - Antennas
 - Lot Splits (less than 2.5 net acres by unanimous vote)
 - Preliminary Plats (No deviations)



2019 APPLICATION SUMMARY

Application Type	Applications	Meetings	Action
Long Range/Area Plan	None	N/A	N/A
General Plan Amd – Major/Minor	None	N/A	N/A
Zoning Ord text/Map Amd	Revision to Managerial SUP process Add marijuana dispensary spacing	3 3	Fwd Approval Fwd Approval
SUP Amd - Major	Mtn View Medical 10555 N Tatum Blvd Smoke Tree Resort 7101 E Lincoln Dr	12 4	Withdrawn Fwd Approval
SUP Amd – Intermediate	Casa 3 Sanctuary Resort 5700 E McDonald Dr	1	Withdrawn
SUP- Minor	Ascension Lutheran sign 7100 N Mockingbird Ln Valley Presbyterian 6947 E McDonald Dr Camelback Golf Club netting 7847 N Mockingbird Ln Five Star Area A-1 Heights Lincoln Plaza Medical Tank Enclosure-Parking	2 2 2 2 1	Approved Approved Approved Approved In Process



2019 APPLICATION SUMMARY (CONT)

Application Type	Applications	Meetings	Action
Preliminary/Final Plat	Sanctuary II 3-lot hillside 4474/4490 E Valley Vista Ln Lavitt Manor II 2-lot plat	3	Denied PP
		3	Approved PP
Lot Split	Camelback Lands 6 5106 N Wilkinson Rd	2	Approved
	Camelback Lands 7 5307 N Invergordon Rd	2	Approved
	Mummy Mtn Park 9 7404 N Ironwood Dr	2	Approved
Conditional Use Permit	Private road w/ Sanctuary II plat & Lavitt Manor Plat	Refer above	
Miscellaneous	None	N/A	N/A



NEEDS, CONCERNS & COMMENTS

- Noted items going well
 - SOD process
 - Variety of expertise on the Planning Commission
 - Citizen input during the meetings
- Commission Identified Opportunities
 - Hillside Committee membership and/or Commission rotation
 - Development standards on undersized lots
 - Exterior lighting changes after Town approval
 - Planning Commission rules and procedures update
 - Revisit noticing policy, in particular earlier noticing and notice radius
 - Others as noted in forthcoming Planning Commission list



QUESTIONS

