

There was discussion on the importance of keeping the pedestrian walkway. Items noted included overloaded streets with vehicles due to short driveways and garages used as storage. It was clarified that the material of the walkway is not limited to concrete like a sidewalk.

Commissioner Strom suggested that if any window well is longer than 20 feet that the area be included in floor area ratio. The applicant agreed to research the impact on square footages.

It was noted that ladders or stairs will be required on window wells.

No Reportable Action

B. [17-247](#)

Discussion of a proposed lot split (LS 17-03)
6001 E Cactus Wren Road

Paul Michaud presented per the packet. The request is for an R-43 lot split. He noted that the lot split meets all the tests for a lot split. No non-conformities will be created.

An alley exists to the south of this parcel. Commissioner Wainwright is concerned that the alley could become a nuisance issue. Mr. Michaud explained there was talk of abandoning the alley, but only one neighbor was interested at the time, so it did not occur. The property owner responded that she finds the alley a benefit.

The action on this item is set for August 15, 2017.

No Reportable Action

C. [17-251](#)

Discussion of Statement of Direction for Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

Nan Murley, resident, spoke about the history of the Hillside Code and her involvement in the prior update processes. She encouraged the Planning Commission to read the purpose of the ordinance.

Eva Cutro reviewed the Statement of Direction, along with what topics the Planning Commission can and cannot review.

There was discussion on the driveway credit and loop-holes.

On lighting, Commissioner Strom suggested to fix the driveway and pedestrian walkways.

The Town Attorney was asked to look at remodels on La Place du Sommet



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, August 15, 2017

6:00 PM

Council Chambers

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Planner George Burton
Town Engineer Paul Mood

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioner Covington attended the meeting via phone.

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Jonathan Wainwright

Absent 1 - Commissioner Dolf Strom

3. EXECUTIVE SESSION

None

6. ACTION ITEMS

- A.** [17-259](#) Consideration of a proposed lot split (LS 17-03)
6001 E Cactus Wren Road
- Paul Michaud presented the application in accordance with the packet. There were no questions from the Planning Commission and no public comment.

A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to forward a recommendation of approval of the lot split request to the Town Council subject to the following stipulations:

- 1. The lot split plat must be recorded with the Maricopa County Recorder's**

Office, in substantial compliance with the survey plat prepared by Land Development Group, dated June 21, 2017.

2. Prior to the recordation of said lot split plat, the following shall be completed:

a. The property owner or designee shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the pavement widening and curbing adjoining Lots 1 and 2 of said lot split plat in accordance with the local roadway standard, Option B, of the Town’s General Plan.

b. The property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures on Lot 2 as shown on the boundary survey prepared by Land Development Group, dated May 27, 2016.

3. Prior to the issuance of a Certificate of Occupancy for a new single-family residence on said lot split plat, the following shall be completed:

a. The property owner or designee shall complete the pavement improvements of Stipulation 2.a.

4. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town’s permanent record

The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle and Commissioner Wainwright

Absent: 1 - Commissioner Strom

4. STUDY SESSION ITEMS

A. [17-267](#) Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)

Paul Michaud presented the application in accordance with the packet.

Chair Wastchak asked about the timing for this item.

Commissioner Campbell disclosed that he is not supportive of the 12,000 square-foot lots and thinks the development could lose one lot. Commissioner Covington noted that he finds this sets the bar lower than the R-18 SUP cluster development at Cheney Estates. Both were supportive of a minimum 18,000 square-foot lot. Commissioners Mahrle, Covington, and Anton agreed. Mr. Michaud noted that the minimum lot size in the SUP cluster plan noted is actually 16,000 square feet. The Commissioners were agreeable to a minimum of 16,000 square feet to match that SUP.