



Action Report

File #: 16-257

TO: Chair and Planning Commission

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

DATE: September 6, 2016

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Consideration of a Minor Amendment to the Casa Blanca Estates Special Use Permit (SUP-16-2)
5219 N. Casa Blanca Drive (Assessor No. 173-64-039)

RECOMMENDATION:

RECOMMENDATION A:

It is recommended the Planning Commission deem the requested amendment to the Casa Blanca Estates Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

It is recommended that the Planning Commission approve the Casa Blanca Estates Special Use Permit Amendment to add an egress gate for traffic exiting the subdivision and to remove the requirement/stipulation to provide unrestricted public pedestrian and bicycle access, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Narrative, dated July 11, 2016 and prepared by John Graham, HOA Board Member;
 - b. Barrier Gate Operator Detail Sheet, prepared by DKS Doorking.
 - c. Site Plan, dated August 17, 2016 and prepared by Greey Picket Landscape Architecture.

BACKGROUND

History

Casa Blanca Estates is located south of Jackrabbit Road between Casa Blanca Drive and N. 68th Street. The subdivision was annexed into the Town in 1974 by Ordinance No. 91. The subdivision consists of 56 lots and private roads. A guardhouse exists at the entrance to the subdivision and is situated between the incoming and outgoing lanes of traffic. On February 26, 2009, the Town

Council approved a Special Use Permit to allow the subdivision to widen the existing entrance and add a vehicular access gate at the community entrance. This approval was granted with the stipulation that the subdivision provide unrestricted public pedestrian and non-motorized vehicle access (in accordance with the General Plan at that time). However, in 2012, the Town of Paradise Valley's General Plan was updated and the requirement for pedestrian access into gated communities was removed. Section M4.4.1.2 of the current General Plan states, "The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways."

Request

The applicant requests a minor amendment to the Special Use Permit to add an egress gate for traffic exiting the subdivision and to remove the requirement/stipulation to provide unrestricted public pedestrian and bicycle access. The applicant believes that the egress gate will promote bicycle and pedestrian safety along Casa Blanca Drive by stopping cars before they exit the subdivision. The applicant also believes that removing the stipulation for bicycle and pedestrian access is compliant with the General Plan and has no impact current bicycle/pedestrian circulation.

- Egress Gate

The egress gate will be located at the north side of the guard house and will be setback 39' from the west property line (adjoining Casa Blanca Drive). The gate consists of an operator cabinet (15" wide by 38" tall and 15" deep) and a 14' long barrier arm. The gate will not have any lighting.

DISCUSSION/FACTS

Planning Commission Discussion

The Planning Commission discussed this application at the August 16th work study session. The Commission asked that some errors on the site plan be corrected. The site plan has been updated accordingly.

Zoning Ordinance Compliance:

Per Section 1102.2.F of the Town Zoning Ordinance, guard houses, gate houses, and access control gates may be authorized by a Special Use Permit to help control access to a residential development. The proposed improvements are consistent with a gated community, which regulates and monitors pedestrian and/or vehicular traffic in the subdivision and promotes security and safety within the subdivision.

General Plan:

The removal of the stipulation regarding unrestricted pedestrian access is consistent with Section M4.4.1.2 of the Town's General Plan which does not require public access on private roadways. Also, the egress gate will create a safer situation by stopping or slowing down the traffic prior to exiting the subdivision.

Minor Amendment Criteria

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Per the SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or
3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

Removal of the public access requirement and the addition of the egress gate do not change the use of the SUP, does not change the use of the private roadway or subdivision, and will have limited impact on neighboring properties.

Public Comment

Public notification was done in accordance with the public hearing process. Staff received three comments regarding this application. One neighbor that lives in the Casa Blanca Estates subdivision stated that he is opposed to the egress gate. Another neighbor that lives nearby, but outside of the subdivision, is opposed to the removal of the unrestricted pedestrian access stipulation. A third neighbor that lives outside the subdivision was concerned that the egress gate may increase crime in her neighborhood.

ATTACHMENT(S)

Vicinity Map
Aerial Photo
Application
Narrative
Barrier Gate Detail/Elevation
Site Plan
Casa Blanca Estates SUP Stipulations

C: - Josef Pappas (Applicant)
- Case File: SUP-16-2