

TOWN OF PARADISE VALLEY

Town Triangle, LLC
Statement of Direction (SOD) – Private Roadway Gate
Northwest Corner Northern Ave Alignment & Scottsdale Rd

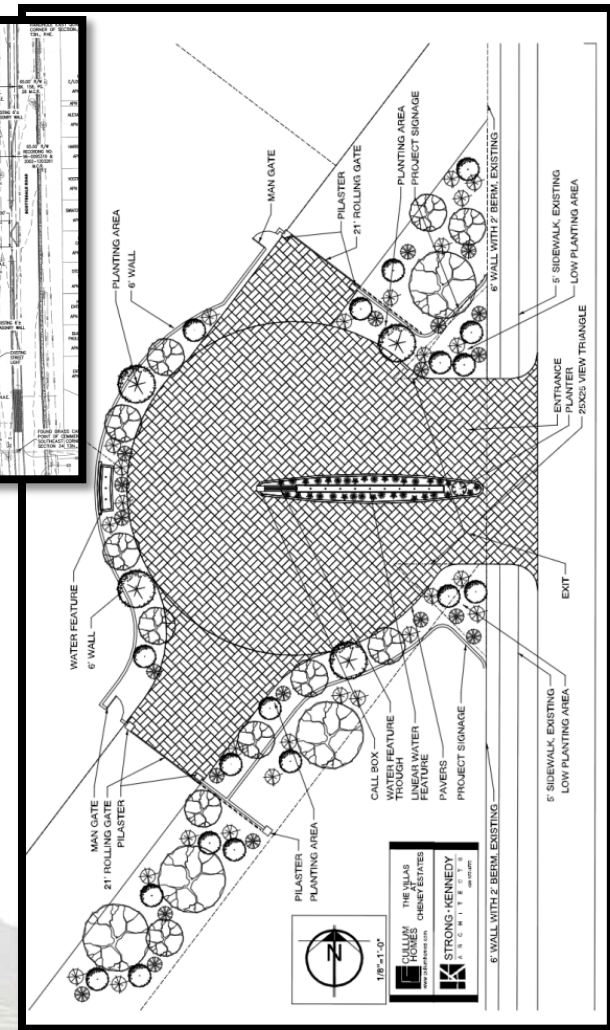
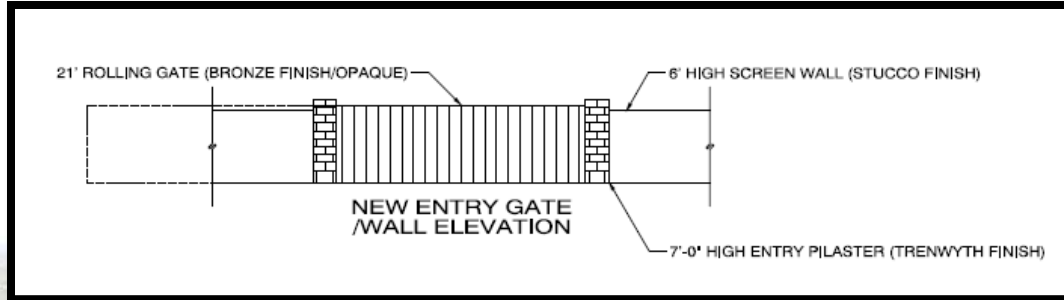
Town Council
May 25, 2017



Request

Discuss SOD for a private roadway gate

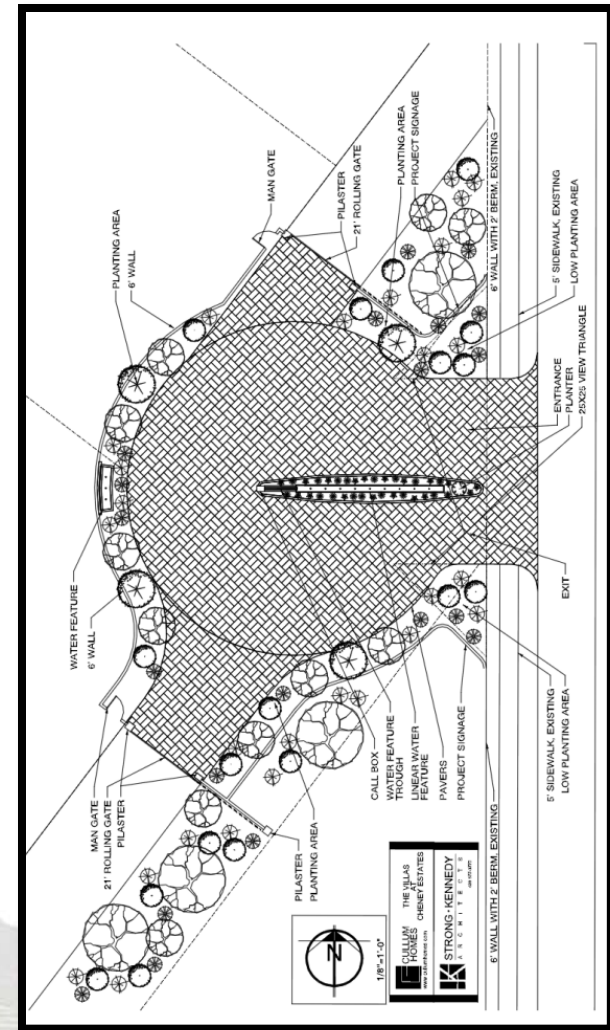
*This SOD is part of
6 application requests to develop 8
residential lots at
NWC Northern Ave & Scottsdale Rd*



Meeting Purpose

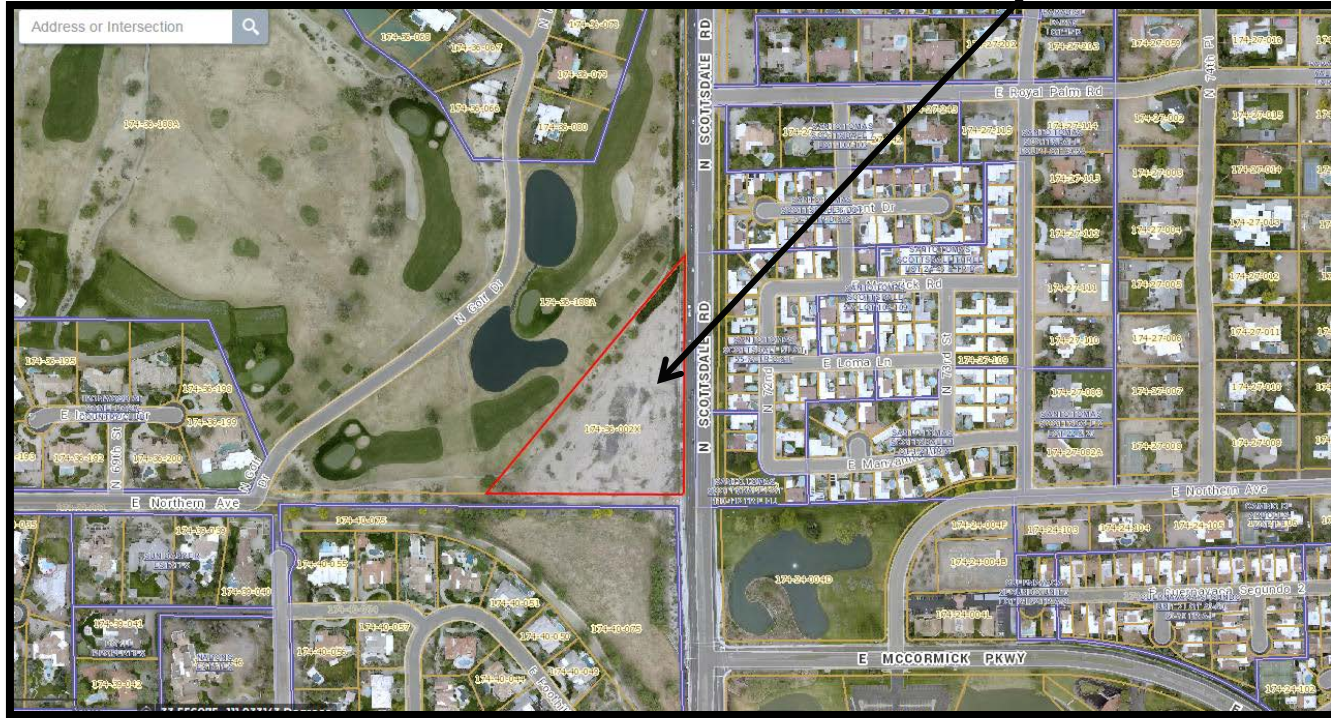
STUDY SESSION

- Give Town Council opportunity to discuss the SUP application request for SOD



Vicinity Map

Subject Property



SOD Basics

- Applies only to the private roadway gate application
- Provides guidance to the Commission in advance of their review of the SUP application for the gate
- Is not a final decision of the Town Council
- Does not create any vested rights to the approval of the SUP or any concurrent application
- Applicant shall not rely upon the matters addressed being the same as what may be in the approved SUP



Special Use Permit – Roadway Gate

- Process to allow private roadway gates is by SUP
- SUP guidelines
- Typically review landscaping, lighting, and walls adjoining the gate



General Plan - Gate

- General Plan discourages, however gate may be justified
 - Access/proximity to Scottsdale Rd
 - Constraints to improve Northern Ave
 - Private roadway gates not uncommon along Scottsdale Rd



General Plan (M 4.4.1.2) Private Roadway Gates.
The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways.



SUP Gate Guidelines

- No regulations, only guidelines which allows for case-by-case evaluation
- Gate guidelines are the same regardless of the zoning district, lot size, and number of lots served by the proposed private access gate

	Guideline	Proposed
Height	8'	6'6" gate, with columns at 7'
Turn-around	Town cul-de-sac standard of 45'/40' radius	Right-of-way at 45' radius Paved area at 40' radius
Stacking	150' from gate to intersecting road centerline	179' and 223' 75' from call box to road edge per Scottsdale code
Pedestrian access	Adjoining roadway	Included



SUP Lighting & Signage Guidelines

– Lighting

- Hooded and shielded
- Maximum light levels of 5.0 foot-candles for entrance roadways
- Maximum 0.5 foot-candles at the property line

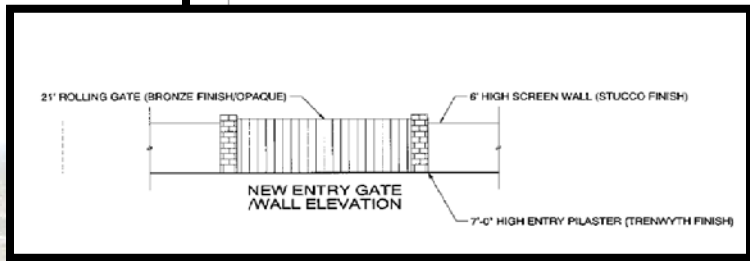
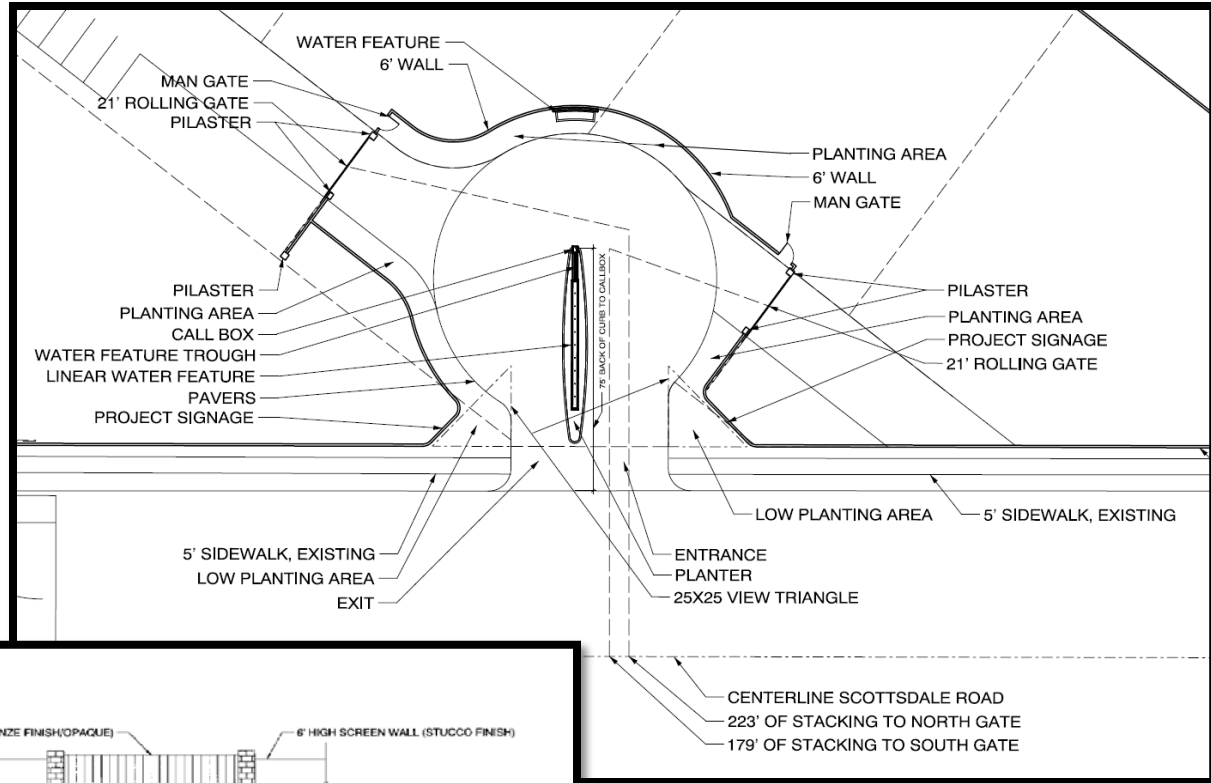
– Signage

- One wall sign not to exceed 6 feet in height or 6 square feet in area
- Ground signs not to exceed 4 feet in height or 2 square feet in area



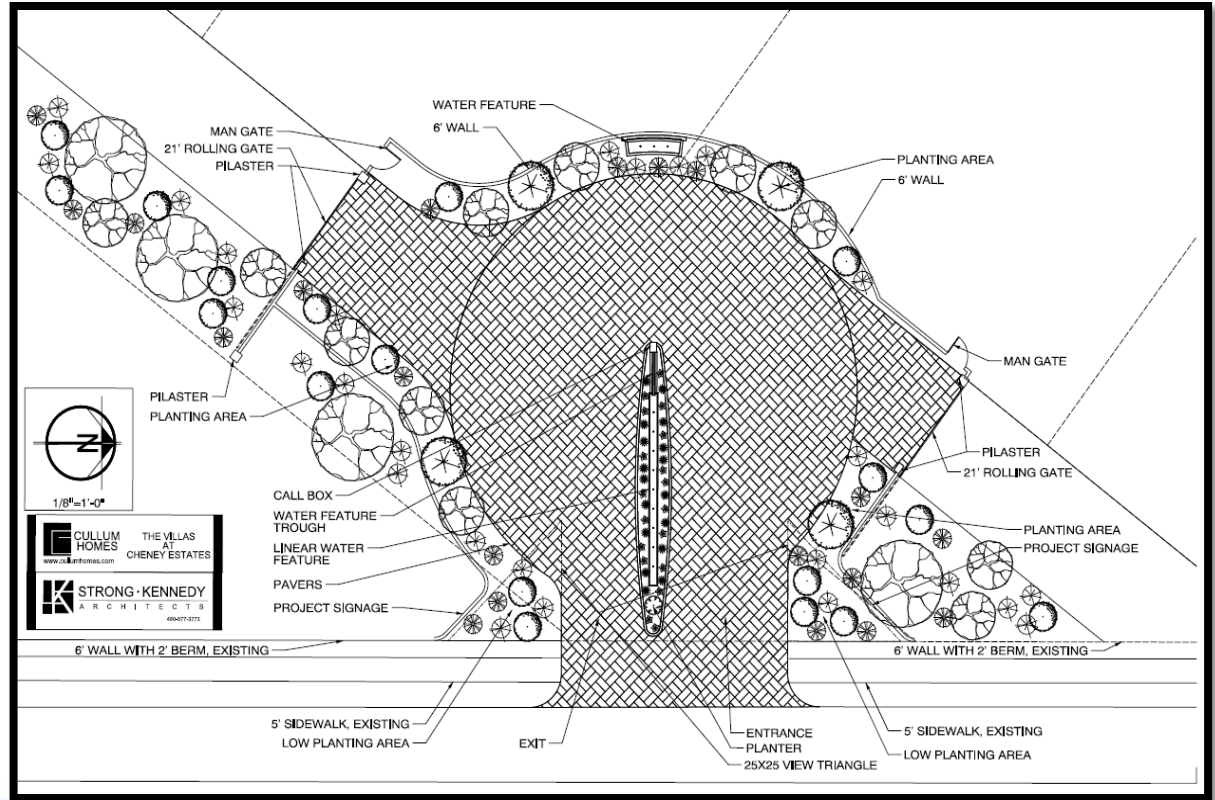
Proposed Gate Characteristics

- Pedestrian access provided
- 6' wall gate connection in front yard and on tracts, not typical of wall code
- Complies with stacking guidelines



Conceptual Gate Characteristics

- Gates
- Landscaping
- Wall
- Lighting
- Water features



Special Use Permit Process

- Legislative in nature
- Requires a Statement of Direction (SOD)
- Commission will give recommendation to Council
- Council will take action via ordinance
- Approvals are by majority vote
- Timing deadlines
- Can add stipulations



Draft SOD

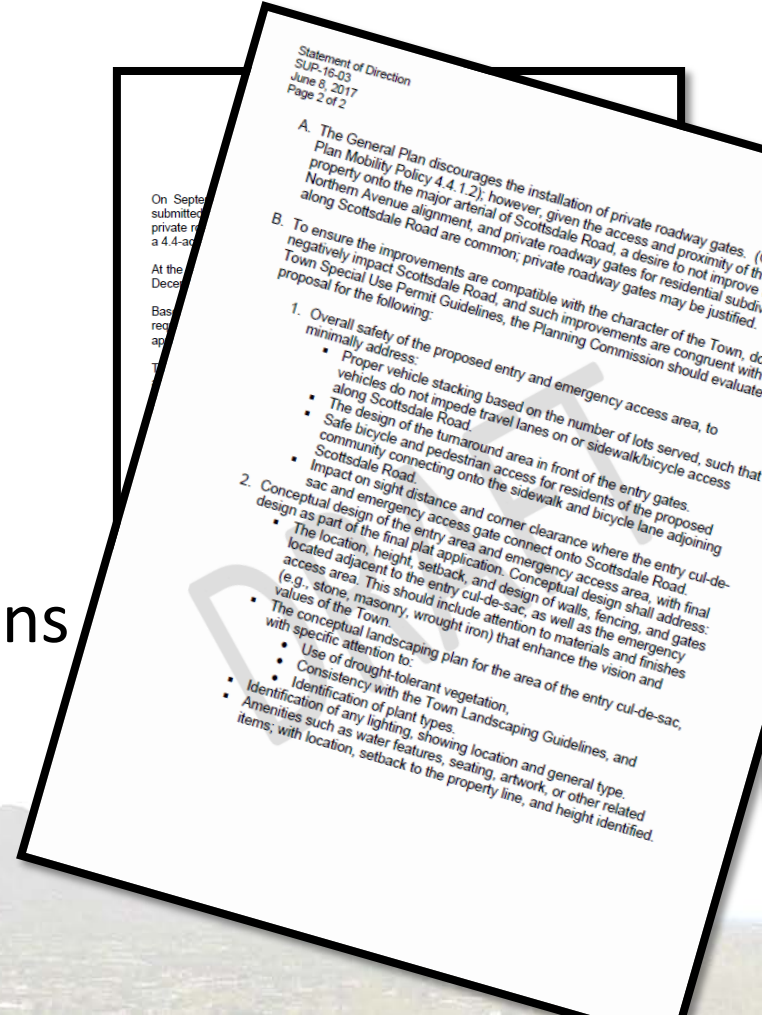
Option 1

A. General Plan discourages the installation of roadway gates

Option 2

A. Justification for roadway gates

B. Safety and design considerations



SOD – Safety Considerations

1. Overall safety of the entry area and emergency access area, to minimally address:

- Proper vehicle stacking
- Turnaround design
- Safe bike-ped access
- Sight distance/corner clearance

Statement of Direction
SUP-16-03
June 8, 2017
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- A. The General Plan discourages the installation of private roadway gates. (General Plan Mobility Policy 4.4.1.2); however, given the access and proximity of the subject property onto the major arterial of Scottsdale Road, a desire to not improve the Northern Avenue alignment, and private roadway gates for residential subdivisions along Scottsdale Road are common; private roadway gates may be justified.
- B. To ensure the improvements are compatible with the character of the Town, do not negatively impact Scottsdale Road, and such improvements are congruent with the Town Special Use Permit Guidelines, the Planning Commission should evaluate the proposal for the following:
1. Overall safety of the proposed entry and emergency access area, to minimally address:
 - Proper vehicle stacking based on the number of lots served, such that vehicles do not impede travel lanes on or sidewalk/bicycle access along Scottsdale Road.
 - The design of the turnaround area in front of the entry gates.
 - Safe bicycle and pedestrian access for residents of the proposed community connecting onto the sidewalk and bicycle lane adjoining Scottsdale Road.
 - Impact on sight distance and corner clearance where the entry cul-de-sac and emergency access gate connect onto Scottsdale Road.
 2. Conceptual design of the entry area and emergency access area, with final design as part of the final plat application. Conceptual design shall address:
 - The location, height, setback, and design of walls, fencing, and gates located adjacent to the entry cul-de-sac, as well as the emergency access area. This should include attention to materials and finishes (e.g., stone, masonry, wrought iron) that enhance the vision and values of the Town.
 - The conceptual landscaping plan for the area of the entry cul-de-sac, with specific attention to:
 - Use of drought-tolerant vegetation,
 - Consistency with the Town Landscaping Guidelines, and
 - Identification of plant types.
 - Identification of any lighting, showing location and general type.
 - Amenities such as water features, seating, artwork, or other related items; with location, setback to the property line, and height identified.



SOD – Design Considerations

2. Conceptual design of entry area and emergency access area, with final design as part of the final plat application
 - Location, height, setback, and design of walls, fencing, and gates, inc. materials/finishes
 - Conceptual landscaping - attention to drought-tolerant plants, landscaping guidelines, and identification of plant types
 - Identification of lighting - location/general type
 - Amenities - location, setback to the property line, and height identified

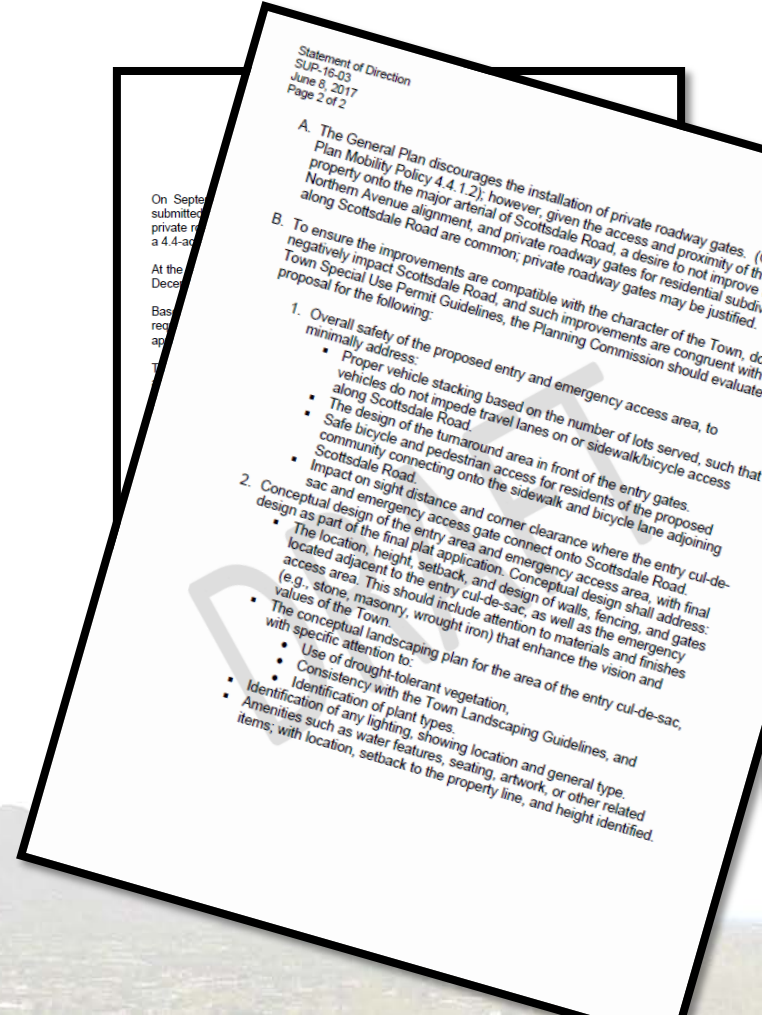


Action Options

Option 1

Take action at the June 8, 2017 meeting

- Not support the gates - Option 1, Section A, applies of the draft SOD
- Direct PC that General Plan discourages (Mobility Policy 4.4.1.2.)

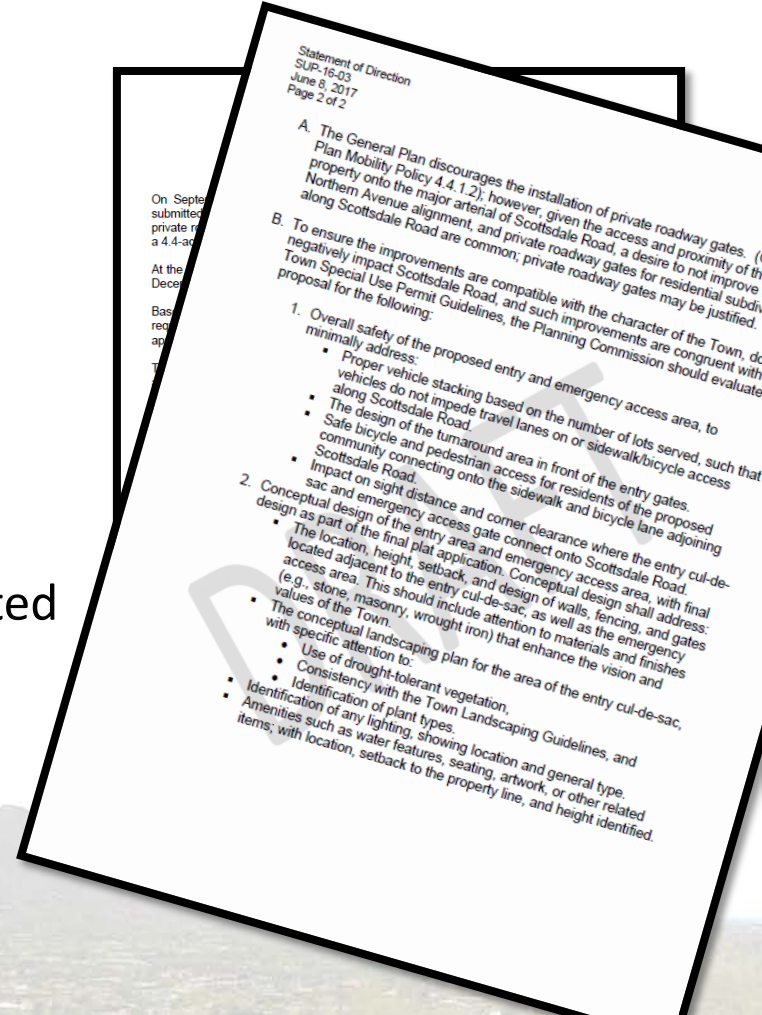


Action Options

Option 2.i

Take action at the June 8, 2017 meeting

- Option 2, Sections A & B of draft SOD apply
- Allows for most of the applications to be reviewed at same time
- SOD do not bind Town in approving the related application(s)

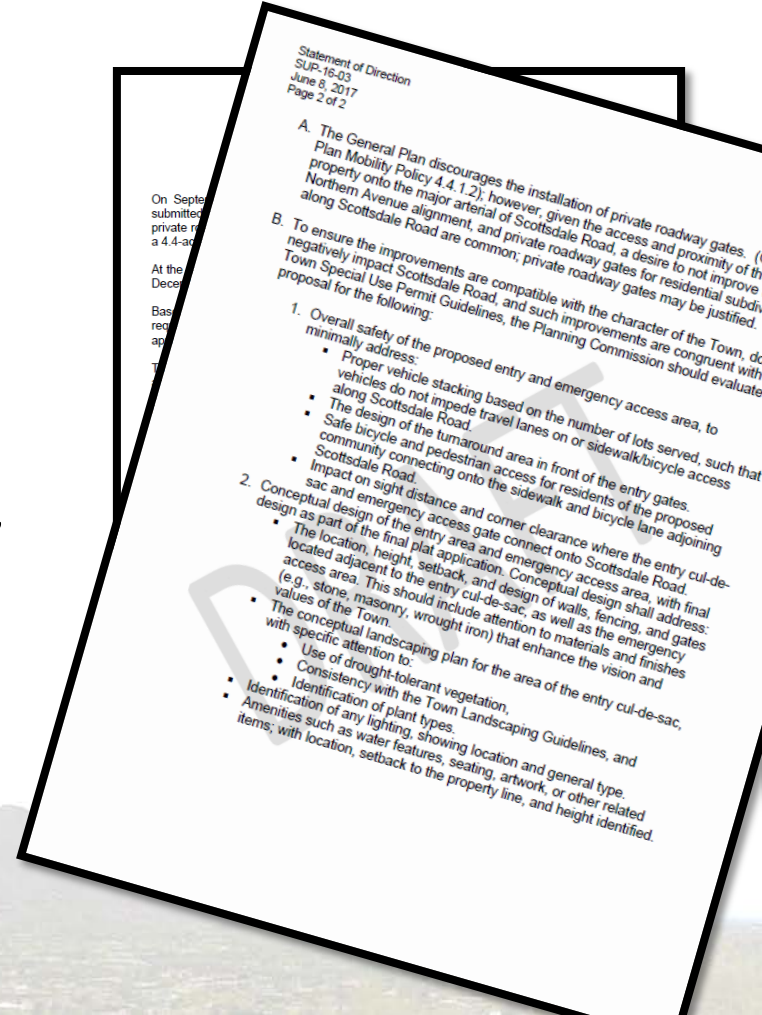


Action Options

Option 2.ii

*Schedule for action no later than
Sept 28, 2017*

- Option 2, Sections A & B of draft SOD apply
- Provides additional PC review time
- Approval of the SUP possible by end of 2017



Next Steps

- Consider options noted
- Determine further study session/ date for approving SOD



