

TOWN OF PARADISE VALLEY

Kachina Estates Subdivision Sign & Modified
Subdivision Wall (MI-17-02)

Town Council
October 12, 2017

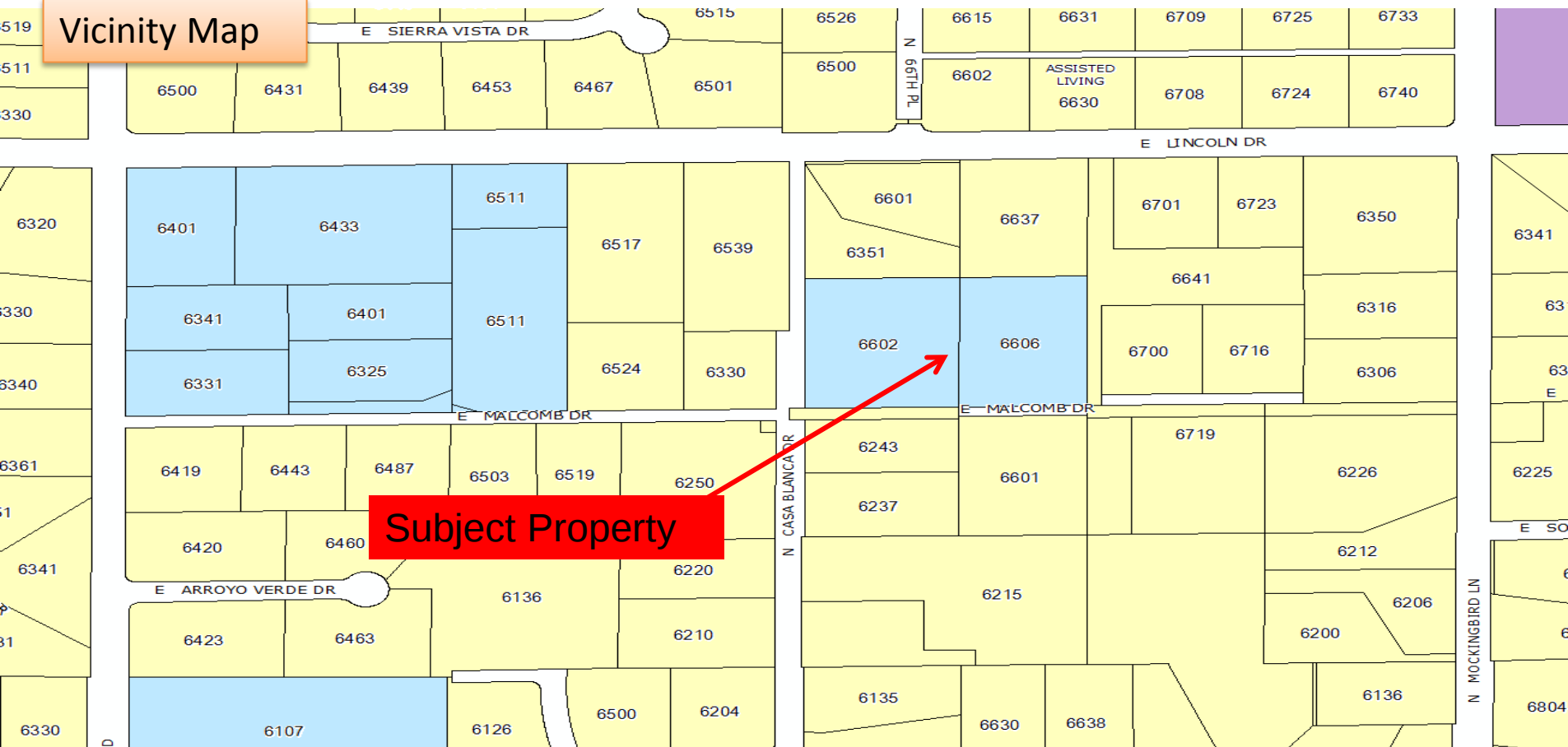


REQUEST

- Approval for subdivision sign and modified subdivision fence wall



Vicinity Map



Aerial Photo

Subject Property



HISTORY

- October 23, 2014 –Kachina Estates subdivision plat approved
- 4 lot subdivision with subdivision view fence adjoining Malcomb Dr
- Approved with 25' roadway easement in lieu of ROW dedication along Malcomb Dr:
 - Maintain visual openness
- Proposed sign and screen installed without approval



REQUEST

- Subdivision Sign:
 - Wall mounted & at NE corner of Malcomb and Casa Blanca
 - Setback:
 - 25' from south p.l.
 - 18' from west p.l.
 - Identifies name of subdivision
 - Consists of steel panel with reclaimed letters from former Kachina Country Day School
 - 16" high by 9'4" wide (or 12.4 square feet) and not illuminated



REQUEST (CONT.)

- Comparison with Article 25 of Zoning Ordinance:

CRITERIA	PROPOSED WALLSIGN
Quantity: 2	1
Content: Name & Logo	Name
Sign Area: 8 sf	12.4 square feet
Height: 3 feet (36")	3.9' (47")
Setback: 25 feet	18' from Casa Blanca Dr. 25' from Malcomb Dr.
No audible signs permitted	Sign will not have any components that flash, move, or are otherwise animated/audible
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view at nearest property line, limited to 0.75 foot-candles at property line	No Illumination

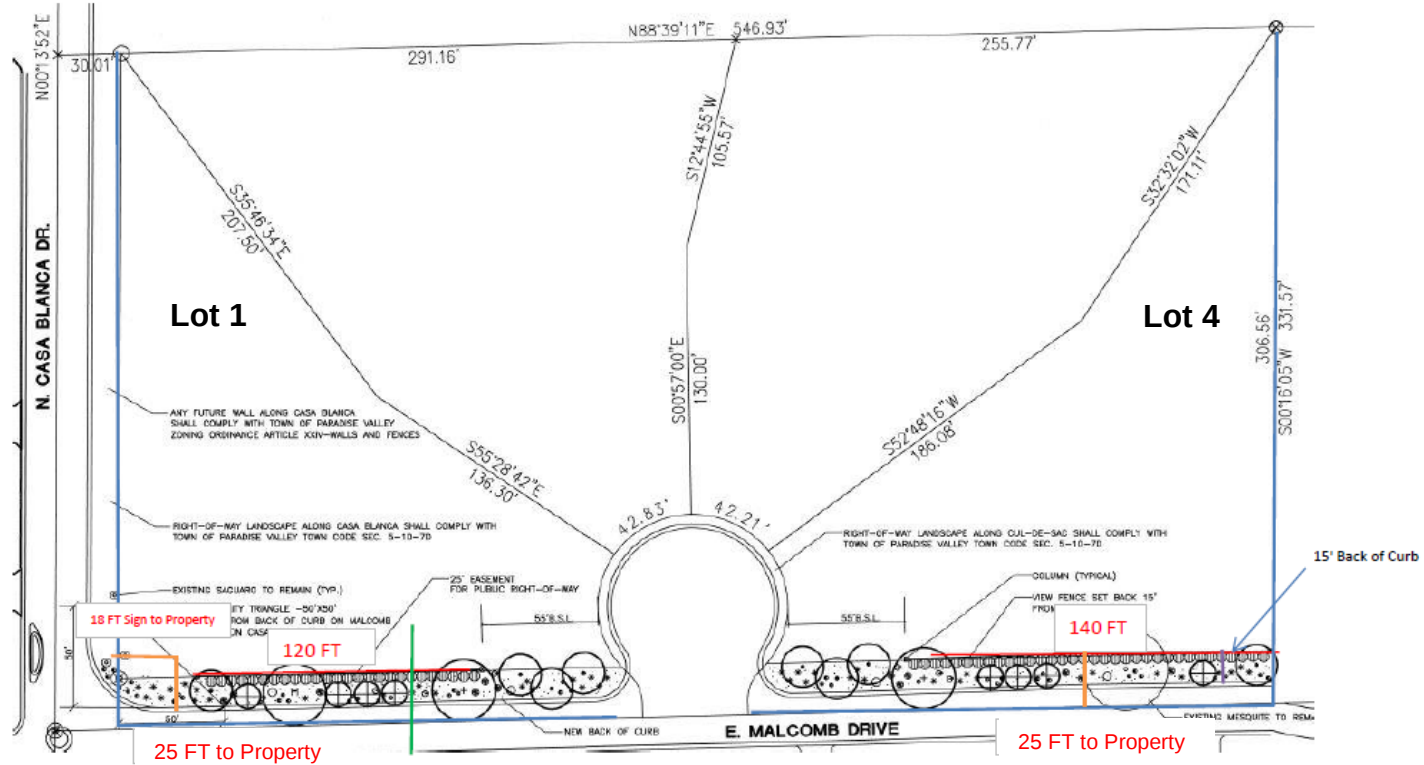


REQUEST (CONT.)

- Subdivision Wall (Adjoining Malcomb Dr):
 - o Existing fence is rusted metal view fence
 - o Setback 25' from south p.l. (at edge of roadway easement)
 - o 6' tall
 - o Add antiqued metal screens behind existing view fence:
 - Provide privacy and security for adjoining homes
 - 120 l.f. of screening on west side (adjoining Lot 1)
 - 140 l.f. of screening on east side (adjoining Lot 4)



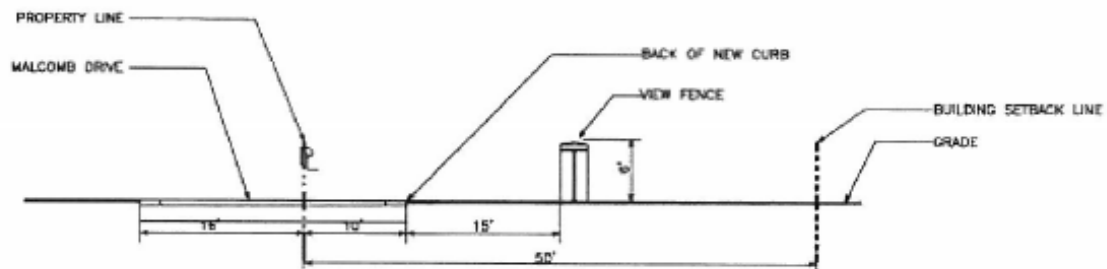
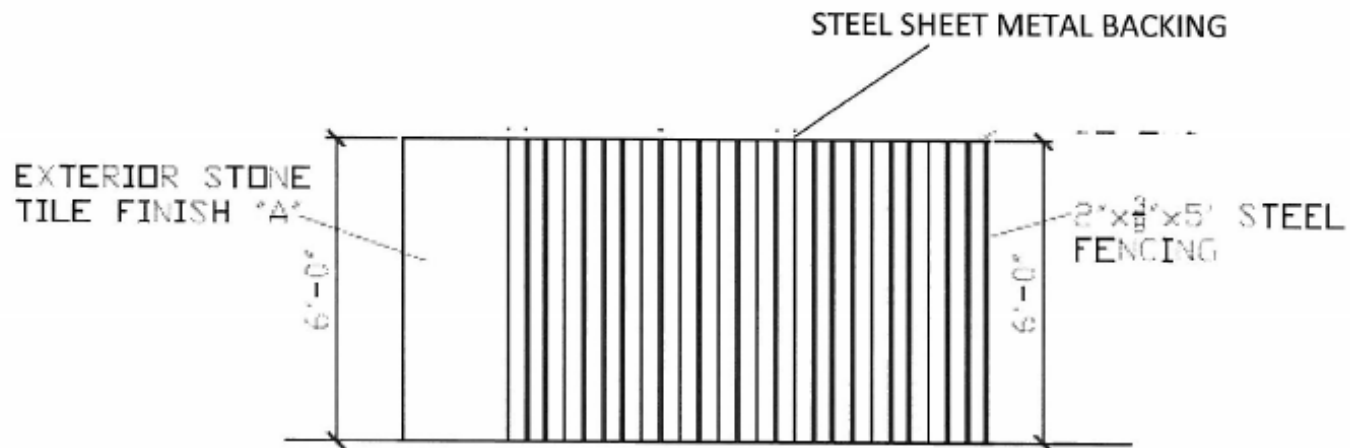
SITE PLAN



- Denotes Area with Fence Backing
- Denotes Property Line
- Denotes Distance to Property line
- Denotes Distance to Back of Curb
- Cross Section



FENCE DETAILS



CROSS SECTION

VIEW FENCE AND BUILDING SETBACK



Subdivision Sign



Subdivision Wall – West Side of Malcomb



Subdivision Wall – East Side of Malcomb



PUBLIC COMMENT

- Received input from several neighbors:
 - An inquiry but not comment
 - One neighbor concerned about setting precedence
 - Several neighbors supportive of both fence and sign
 - One neighbor supportive of fence and opposed to sign
 - Several neighbors at PC meeting in support



DISCUSSION

- Staff supportive of sign:
 - Sign not illuminated and only one sign
- Staff not supportive of fence wall screening:
 - Does not meet intent of original Council approval
 - Originally approved with 25' roadway easement (in lieu of ROW dedication)
 - Approved with view fence in order to preserve and maintain visual openness
 - Screening eliminates visual openness and increases presence or massing of fence



DISCUSSION (CONT.)

- TC reviewed at September 28th WS:
 - o Expressed concern that improvements installed without approval
- PC reviewed at August 15th WS and September 5th PM:
 - o Subdivision Sign – Recommendation of approval by vote of 7 to 0
 - o Modified Subdivision Fence – Recommendation of approval by a vote of 5 to 2



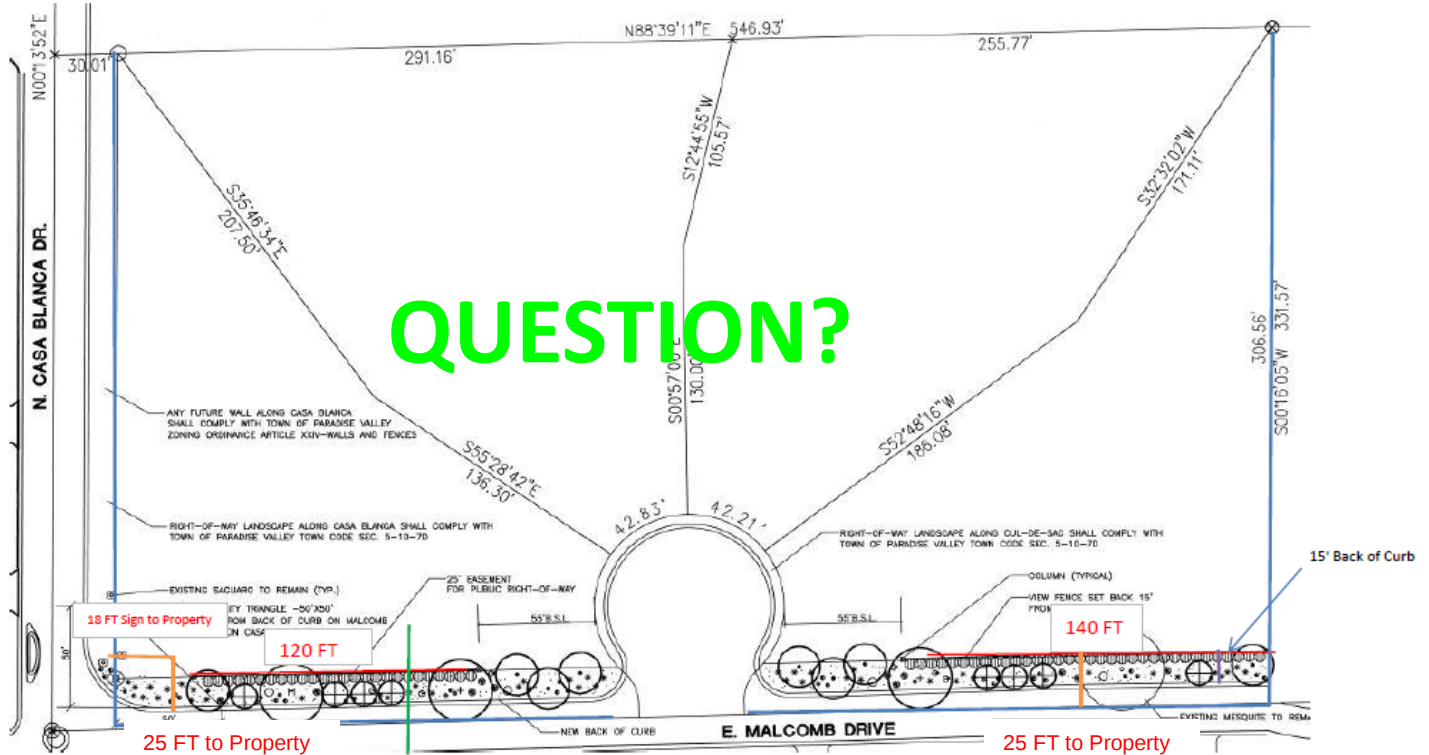
RECOMMENDATION

- Staff recommends approval of sign and denial of adding fence screens
- Should Council wish to approve application, sign and fence screens shall be in substantial compliance with plans and docs



SITE PLAN

QUESTION?



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