

July 11, 2016

George Burton  
Planner  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: SUP 08-1 Casa Blanca Estates  
Minor Amendment to the SUP  
Project Narrative

Dear Town Staff:

Please accept this request for a Minor Amendment to the existing Special Use Permit for Casa Blanca Guard Gate (SUP 08-1; approved February 27, 2009). The Home Owner's Association would like to remove stipulation number two from the SUP approval letter, dated February 27, 2009.

Stipulation number two reads as follows:

"This subdivision will be a gated community with unrestricted public pedestrian and non-motorized vehicle access."

The HOA would like to install a motorized access barrier (gate arm) for traffic exiting the subdivision. The community feels this would be a positive step in promoting pedestrian and bicycle safety along Casa Blanca Drive. Currently, exiting traffic is permitted to freely flow towards the local intersection, leading to a higher probability of a vehicular or pedestrian accident in the future. The barrier gate will consist of an operator cabinet (15" Wide, 38" Height, 15" Depth) with a 14' access barrier arm. The egress gate will not have lighting.

During initial discussions with the Town related to this proposed installation, the comment had been made that by installing a gate arm for the northern exit lane, stipulation two of the approved SUP 08-1 would be compromised. The northern lane had previously been viewed as satisfying the open access requirement for pedestrian and bicycle traffic. The gate arm would give the impression that access was not permitted into the subdivision, unless lane demarcation was accommodated.

To resolve this comment, the HOA would like to request stipulation two be removed from the existing SUP 08-1 by Minor Amendment with the understanding that this change would permit the installation of the gate arm for exiting traffic. The HOA feels this request is supported by a previous update in the Town's General Plan and also by reviewing current pedestrian/bicycle circulation around the community.

The existing stipulation two, requiring open public access for gated communities, was originally supported by the Town of Paradise Valley's General Plan at the time. The General Plan for the Town of Paradise Valley has since been updated in 2012, and has removed the requirements for open public access for gated communities. The current General Plan reads as follows:

“Private Roadway Gates: The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways.” - (*Chapter 4: Mobility - Section 4.4 - Roadway Design, Goal M4.4.1, Policy M4.4.1.2*)

The General Plan also considers an implementation program for the policies outlined in the document. The Town’s plan for implementation related to this request is as follows:

“The Town shall notify gated communities as to a change in the public pedestrian and bicycle access policy and allow those communities whose Special Use Permit stipulations currently requires such access to seek and amendment for the purposes of removing any such stipulation.” - (*Chapter 4: Mobility – Table 4.5-1: Mobility Implementation Program, Item 14*)

The HOA’s request to have the stipulation removed through an amendment to the SUP is complying with the implementation program currently outlined in the Town of Paradise Valley’s General Plan.

Removing the public access stipulation is also supported when reviewing pedestrian and bicycle routes around and through the development. Currently, the only exit and entry point for pedestrian or bicycle traffic is through the main entrance/exit off of Casa Blanca Drive. The community does not have any other connections to perimeter infrastructure, which would suggest a throughway, trail, or route connection. Due to this lack of connectivity, the HOA feels that removing the public access requirement will not negatively impact a typical route traveled by pedestrian or bicyclist.

Please review this request as conforming with the Town of Paradise Valley’s current General Plan, having no negative impact on current pedestrian/bicycle circulation, and also promoting traffic safety by ultimately allowing the installation of a gate arm for exiting traffic.

It has always been the HOA’s intent to work closely and respectfully with the Town. If you have any questions, please feel free to call me directly at (480) 609-2303.

Sincerely,

John Graham  
HOA Board Member  
Resident at Casa Blanca Estates