

SUP-16-03
The Villas at Camelback Country Club
Private Roadway Gate

Statement of Direction
June 8, 2017

On September 26, 2016, Doug Jorden, P.C., on behalf of Town Triangle, L.L.C., submitted a Special Use Permit application for private roadway gates on a proposed private road associated with six concurrent application requests in an effort to develop a 4.4-acre property for eight single-family residential lots.

At the request of the applicant, the related applications were continued by the Town in December 2016 and February 2017.

Based on input in 2016, the applicant has withdrawn their application request for an amendment to the General Plan and is in process to purchase approximately five additional acres of adjoining property.

This subject site is located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). Two private roadway gates are proposed on an entry cul-de-sac of a new private road with access onto Scottsdale Road. In addition, there will be secondary access located south of the proposed entry cul-de-sac adjoining Scottsdale Road for emergency access only.

Being that the proposed subdivision is designed to only have access onto the major arterial of Scottsdale Road and the triangularly-shaped subject site adjoins this road, the applicant desires to have private roadway gates for security and privacy.

A Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of this Special Use Permit or any approval of the associated concurrent application requests. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit. Furthermore, this Statement of Direction does not reflect Town Council opinion on any of the related applications.

Section 1102.3.C.3.c of the Zoning Ordinance allows, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved.

Therefore, the Town Council issues the following Statement of Direction for SUP-16-03:

- 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 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 address at least the following:
 - 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.