

TOWN OF PARADISE VALLEY

Planning Commission Update

Daran Wastchak, Chair
December 7, 2017



Planning Commission Members

- 7 members appointed by Town Council
- Serve a staggered three-year term
- Recommend to Town Council a chairperson each April
- Serve on Hillside Building Committee

Commissioner	Term Expires	Expertise
Daran Wastchak, Chair	April 2018	Consultant LEED, Energy Star, IECC, Energy Credit
James Anton	April 2020	Real Estate Investment/Furniture Design & Sales
Thomas G. Campbell	April 2020	Architect/Builder
Charles Covington	April 2019	Architectural Consultant/Construction Manager
Richard K. Mahrle	April 2020	Attorney
Dolf Strom	April 2018	Engineer, Aerospace
Jonathan Wainwright	April 2018	Real Estate/Developer/Builder

Planning Commission Powers

Make a recommendation to Council

☐ Long-Range Plans (General Plan)

☐ Zoning Ordinance

☐ Special Use Permits (New, Major, and Intermediate)

- Resorts
- Churches
- Private Schools
- Medical and Kennels

☐ Zoning Map Changes

☐ Preliminary & Final Plats

☐ Lot Splits

- Less than 2.5 Acres
- 2 lots with a new road



Special Use Permit Applications

Intermediate or Major

2017 Applications	No. of Meetings
PCDS – Intermediate SUP <i>Replace admin building, new fencing, and updated signage</i>	6
Sanctuary Resort - Intermediate SUP <i>Add 45 new keys to the existing casitas area, new pool, new snack bar, modified parking near the central part of the property, and additions to the existing ballroom building</i>	3
The Villas at Cheney Estates – Major SUP Roadway Gates An applicant request for roadway gates at the proposed 8-lot single-family development of “The Villas at Cheney Estates”	4



Planning → Council

PCDS

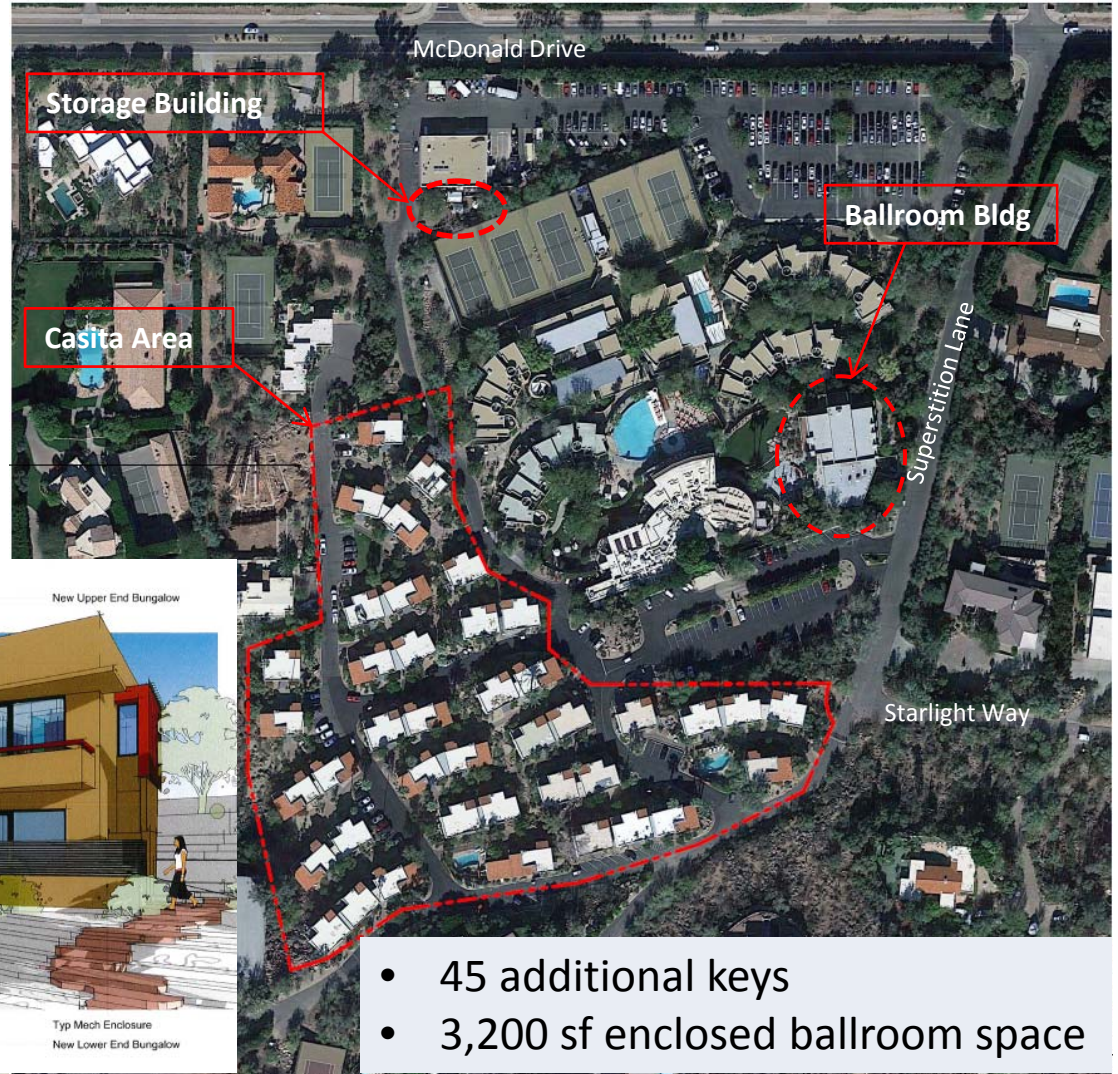
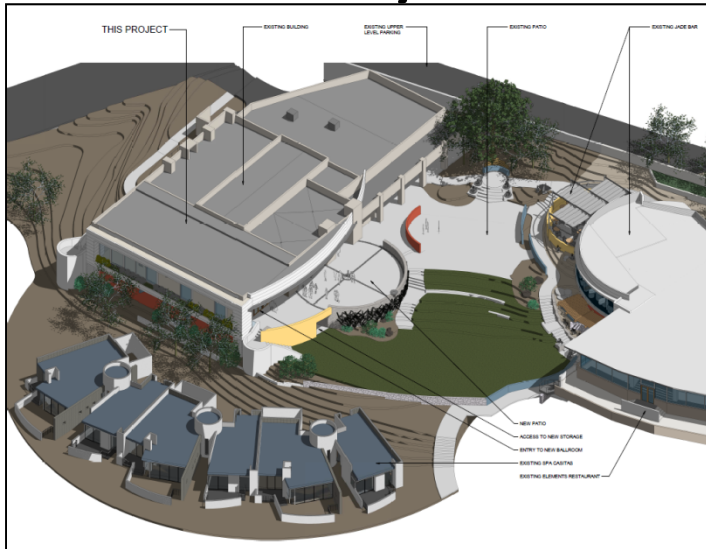


Replacement Admin Building

- 20' high
- 9,935 sf
- 220' setback



Sanctuary Resort



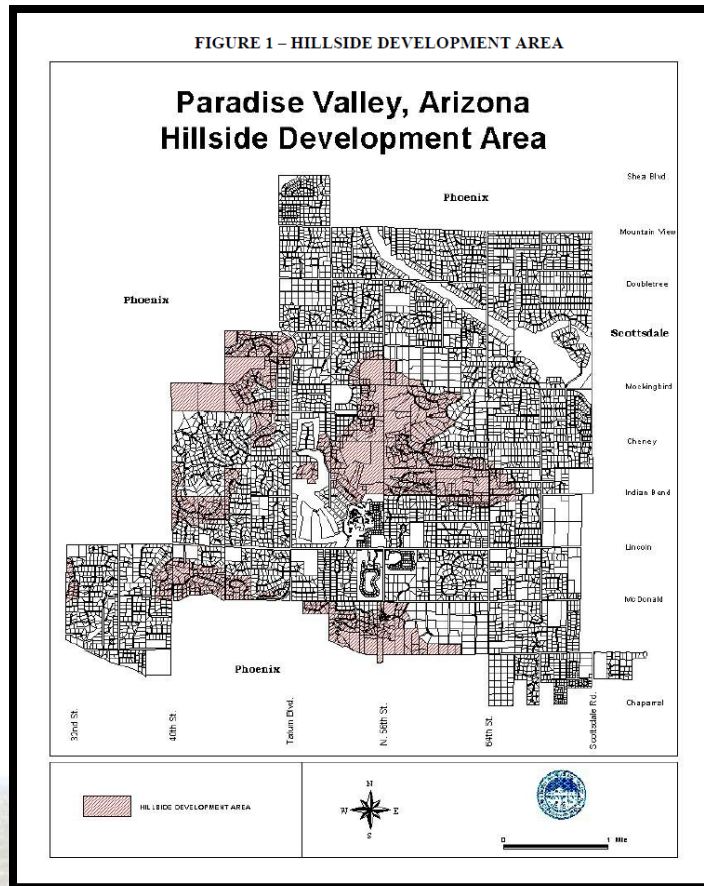
Zoning Ordinance Amendments

2017 Applications	No. of Meetings
Hillside Code Update <i>Focused on clarifications to retaining walls, driveway disturbance credit, lighting, assurance/bond, solar panels, cantilever limitations, on-site retention, and safety</i>	9
Article II & IX, Cluster Plan Provisions Applicant request to allow for modifications on setback and minimum lot size to the cluster plan provisions for an 8-lot single-family development of "The Villas at Cheney Estates"	4
The Villas at Cheney Estates <i>A rezoning request from R-43 and SUP to R-43 Cluster Plan</i>	4



Planning → Council

Hillside Code Update



- Still in process
 - Planning Commission action 12-19-17
 - Town Council Jan – Feb 2018
- Focused on:
 - Retaining Walls
 - Driveway Disturbance Credit
 - Lighting
 - Hillside Assurance/Bond
 - La Place du Sommet applicable code
 - Solar Panels
 - Cantilever Limitations
 - On-Site Retention
 - Add a Safety Section in the Code



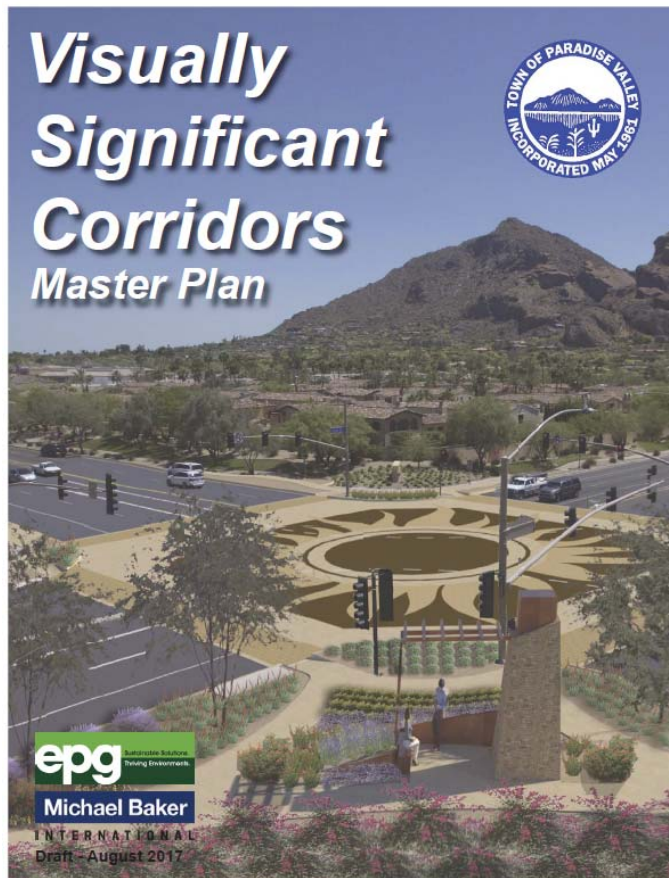
Long-Range Plans

2017 Applications	No. of Meetings
Visually-Significant Corridors Plan Town Council Quality of Life Initiative <i>A master plan that focuses on the major arterials of Tatum Boulevard and Lincoln Drive, and also addresses fundamental quality of life issues within a streetscape, such as promoting attractive treatments that reflect the Town's identity and the Paradise Valley quality of life</i>	3
Pedestrian & Bicycle Plan Town Council Quality of Life Initiative <i>A master plan to identify pedestrian and bicycle facilities that focuses on safety, mitigation of conflicts, limited signage, and compatibility to the street classification and surrounding character</i>	8



Planning → Council

Visually-Significant Corridors Plan



- Still in process
 - Dec 2017 Stakeholder/Community Meetings
 - Feb –Mar 2018 Planning Commission
 - Mar – Apr 2018 Town Council
- Will provide design guidelines along Lincoln Drive & Tatum Boulevard

02 - GUIDELINES SUMMARY

Provides a summary of the three character zones identified for Lincoln Drive and Tatum Boulevard. Each section includes a general description, outlines the patterns and colors, and describes a catalog of materials suggested for streetscape elements and improvements for implementation.

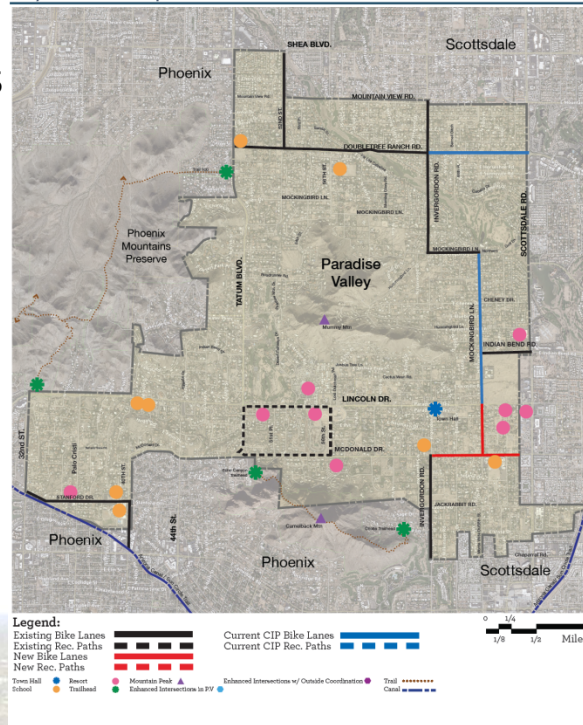


- A. Patterns of Nature Character Zone Design Guidelines
- B. Resort Living Character Zone Design Guidelines
- C. Rural Elegance Character Zone Design Guidelines

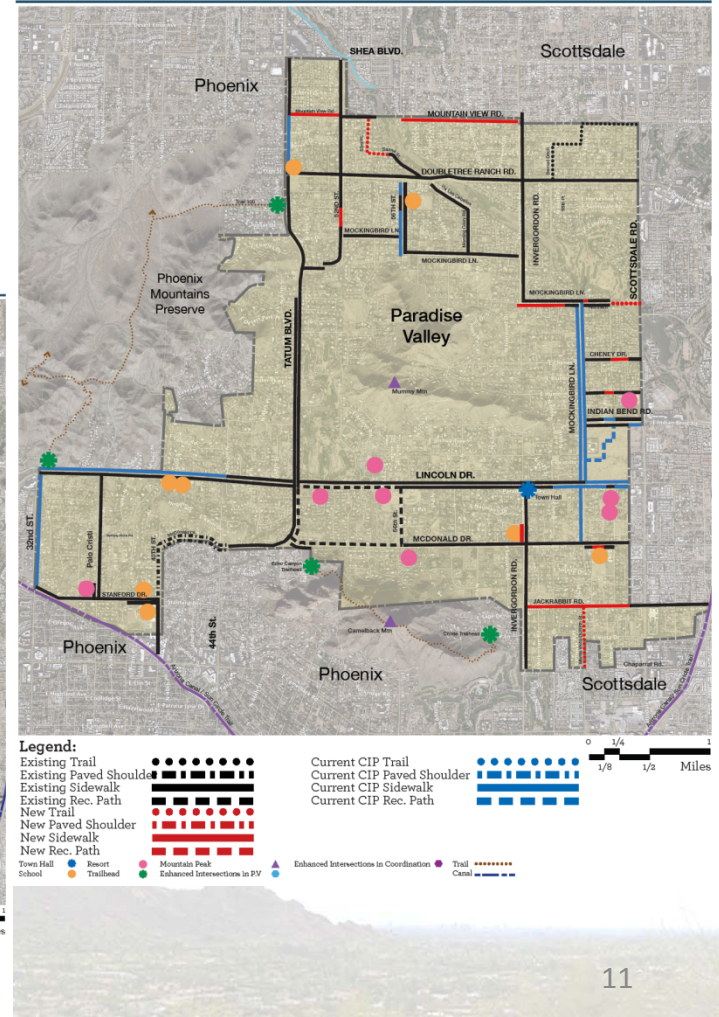
Bicycle-Pedestrian Plan

- Still in process
 - Dec 2017 – Feb 2018 Planning Commission
 - Mar – Apr 2018 Town Council
- Will provide location of future bike/ped facilities
- Will include goals/policies

11.06.2017
Bicycle Facilities Map



11.09.2017
Pedestrian Facilities Map



Plats & Lot Splits

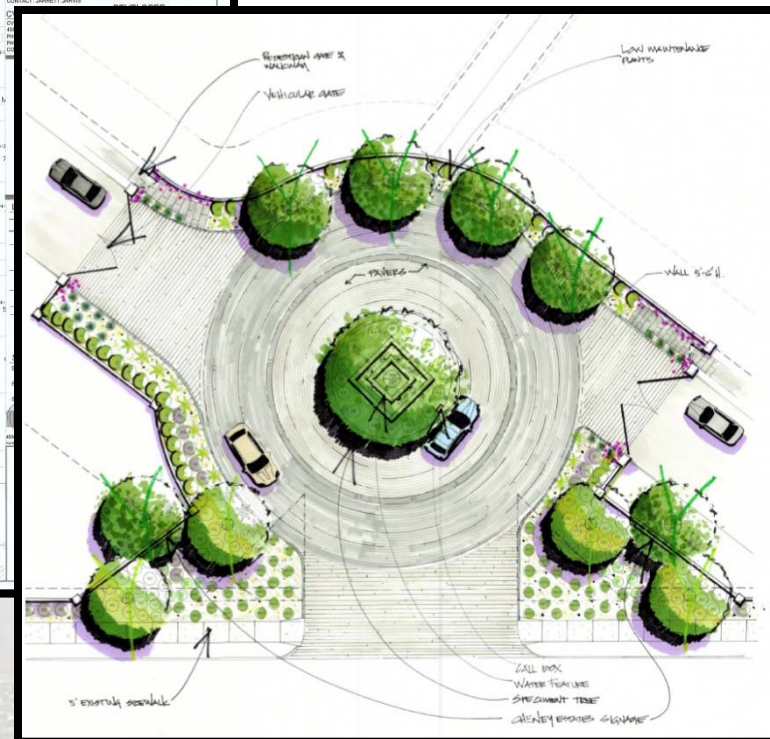
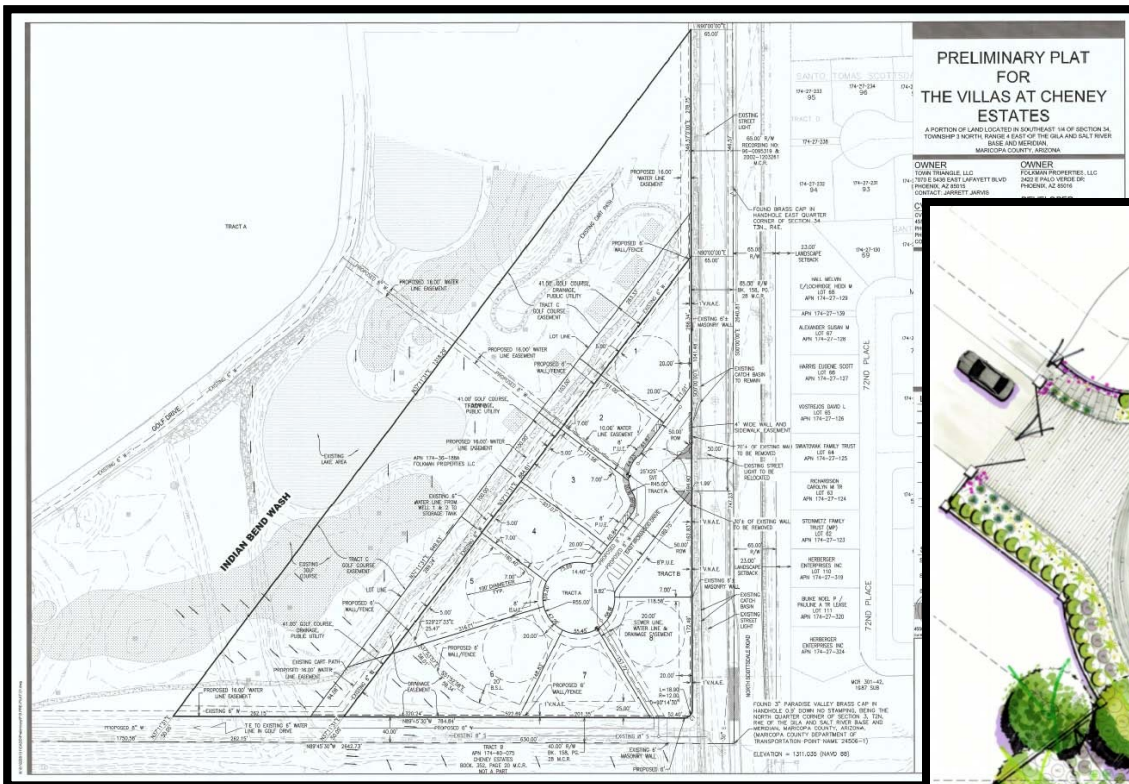
2017 Applications	No. of Meetings
6001 E Cactus Wren Rd Lot Split	2
6912 E Horseshoe Rd Lot Split	1
6722 N Joshua Tree Ln Lot Split	1
6430 Luke/5602 Wilkinson Lot Modification	1
The Villas at Cheney Estates Preliminary Plat – 8 Lots	4

Planning → Council



The Villas at Cheney Estates

- Northwest corner Scottsdale Rd & Northern Ave
- 8 lot plat
- R-43 Cluster Plan



Miscellaneous Applications

2017 Applications	No. of Meetings
Kachina Estates – Subdivision Sign & Wall Modification <i>Add a subdivision sign and amend the subdivision wall along Malcomb Drive to allow for privacy panels</i>	2
The Villas at Cheney Estates – Subdivision Signs <i>A request for 2 subdivision signs at the Scottsdale Rd entry</i>	4



Planning → Council

Kachina Estates

- Northeast corner Casa Blanca Dr & Malcomb Dr
- New subdivision sign
- Modified subdivision wall



Planning Commission Powers

Review, Comment, Modify → Approve

☐ Special Use Permits (Minor)

☐ Conditional Use Permits

- Water booster stations
- Private road
- Antennas



Special Use Permit Applications

Minor

2017 Applications	No. of Meetings
El Chorro – Minor SUP <i>Renovation of office space used by their human resource and sales personnel, along with additional kitchen/storage space, and replacement of the entry monument sign</i>	2
Mountain Shadows – Minor SUP <i>Request for 16 accent light fixtures will be placed on the resort building</i>	2
The Jones Gordon School – Minor SUP <i>Allow for curriculum taught from pre-school through 8th grade to 1st grade through 12th grade at former Tesseract school</i>	3
Ritz Carlton Area B – Minor SUP <i>Shea Homes expanded and elongated (joined) basement window wells to allow additional natural light into the basement areas and provide for outdoor living space</i>	2



Planning → Council

Special Use Permit Applications

Minor

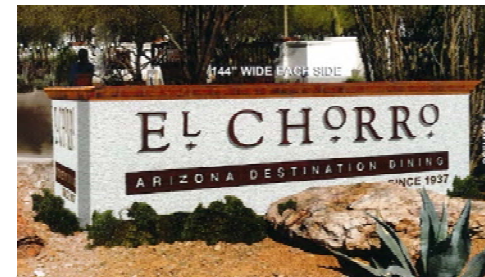
2017 Applications	No. of Meetings
Ritz Parcel B – Minor SUP <i>Request to allow for increased entry wall height and subdivision signage for Area B (Resort Related Luxury Homes (Set for action Dec 19, 2017))</i>	2
Christ Church of the Ascension – Minor SUP <i>Request to add 5th grade, no change in student cap , no new structures (Set for action Dec 19, 2017)</i>	2



Planning → Council

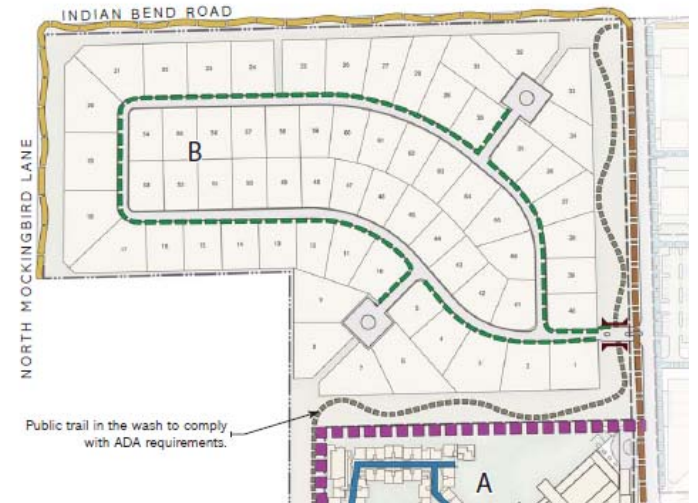
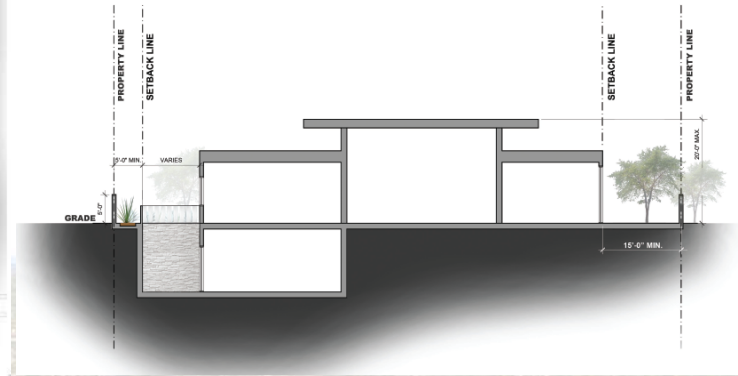
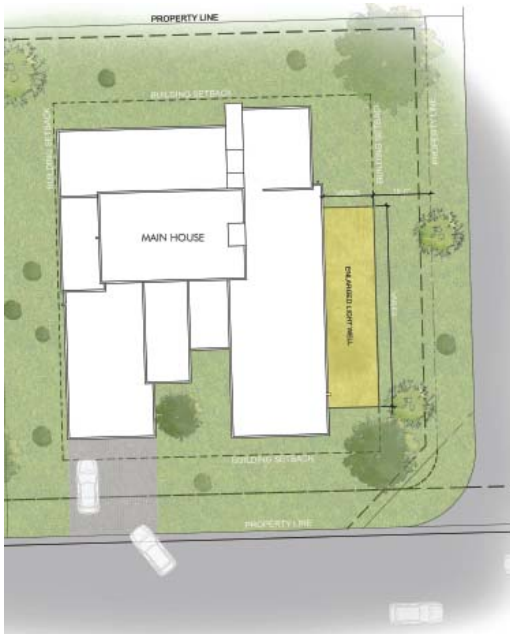
El Chorro

- 5550 E Lincoln Drive
- Replacement entry sign
- Renovation of office space & additional kitchen/storage space – net increase 1,705 sf



Ritz Carlton – Azure by Shea Homes

- Southeast corner Mockingbird Ln & Indian Bend Dr
- Allow for expanded and elongated (joined) basement window wells
- Allow removal of 5' neighborhood walk



Public trail in the wash to comply with ADA requirements.



Conditional Use Permit Applications

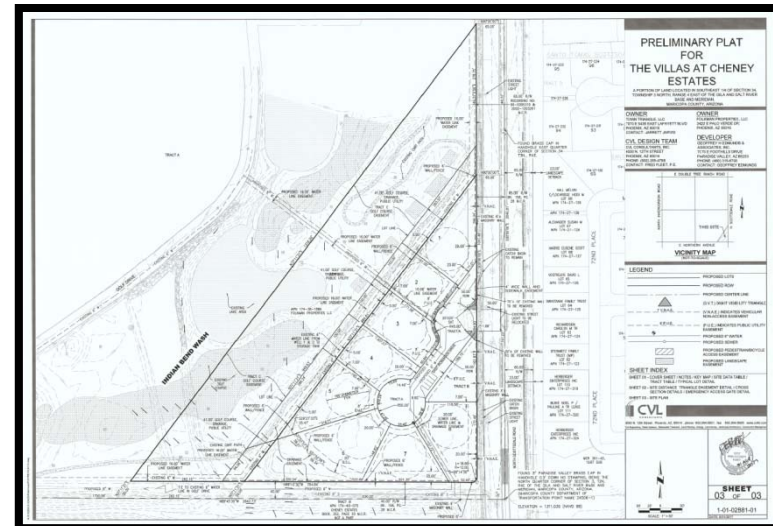
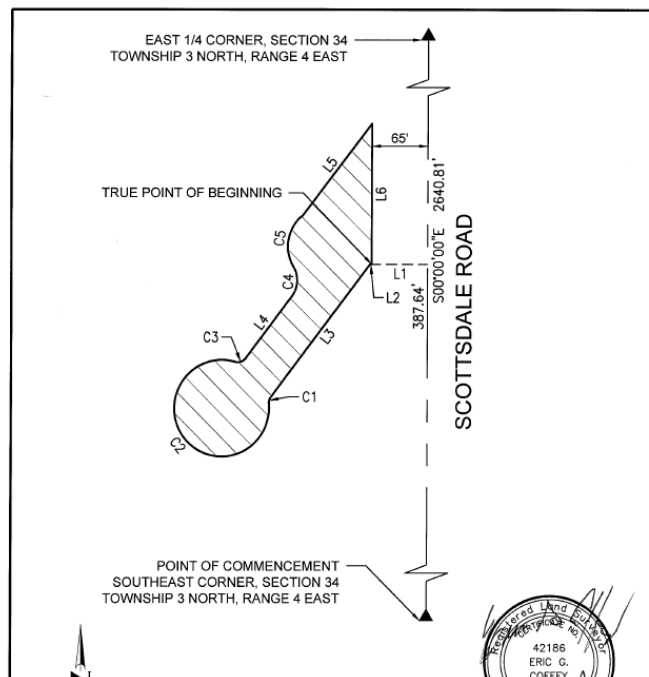
2017 Applications

No. of Meetings

The Villas at Cheney Estates – Private Road CUP

A request for a private road

4



Questions

