

TOWN OF PARADISE VALLEY

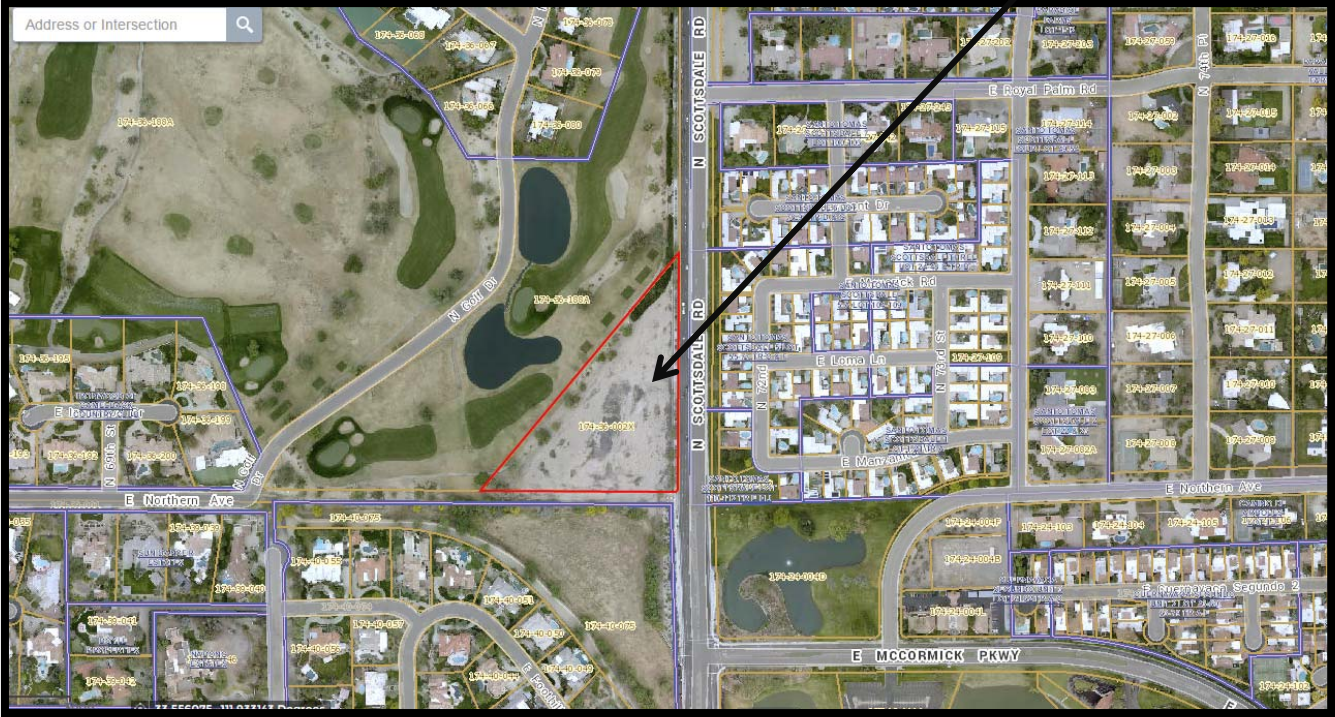
The Villas at Cheney Estates (Town Triangle, LLC)
Development of 8 Single-Family Homes
Northwest Corner Northern Ave Alignment & Scottsdale Rd
General Plan Amendment



Town Council
December 15, 2016

Vicinity Map

Subject Property



Application Requests

1. **(GP-16-01) Major General Plan Amendment**
Change the land use designation from "Low Density Residential" to "Medium Density Residential"
2. **(MI-16-03) Text Amendment to Zoning Code, §201, §801**
Allow R-10 District to apply to the subject property
3. **(MI-16-04) Rezoning**
Change from R-43 to R-10
4. **(CUP-16-02) Conditional Use Permit**
Make the roads within the proposed subdivision private
5. **(SUP-16-03) Special Use Permit (SUP)**
Allow for private roadway gates
6. **(PP-16-03) A Preliminary Plat**
Preliminary approval for eight 12,000 square-foot to 35,000 square-foot lots



* Final Plat to be filed later, with subdivision sign and final subdivision wall/landscape plan

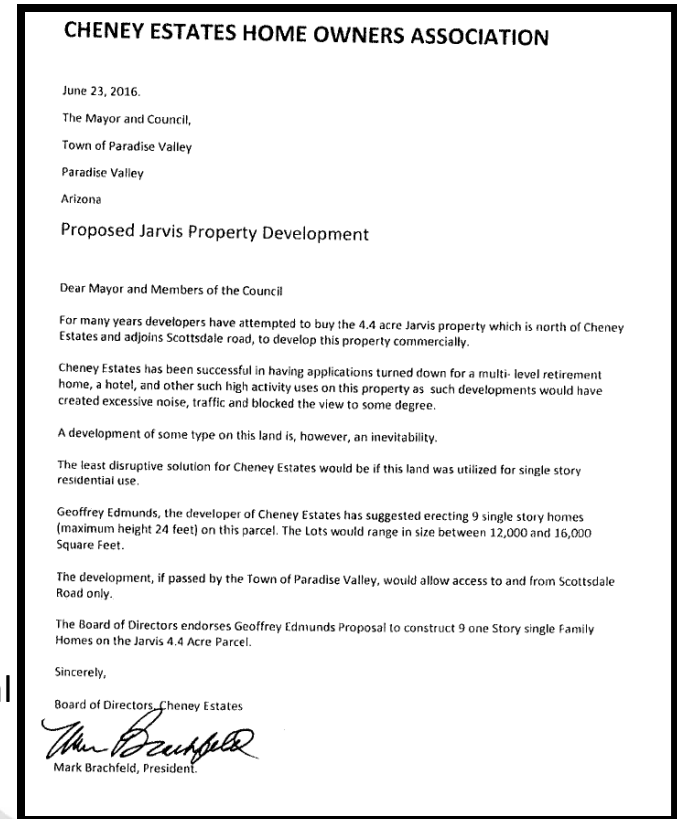
Planning Commission Update

- Dec 6, 2016:
 - Planning Commission moved to deny GPA to allow for:
 - the applicant to consider other alternatives,
 - allow this matter to be presented at a public hearing to Council within 2016,
 - and provide an opportunity for the Planning Commission to discuss and make a recommendation on this application should the Town Council continue the request.
 - Planning Commission moved to continue to uncertain date other 5 applications
- Nov 15, 2016: Continued all six application requests
- Nov 1, 2016: Study Session/Citizen Review Session
- Oct 25, 2016: Citizen Review Session
- Aug 15, 2016: Introduction to the applications



Comments

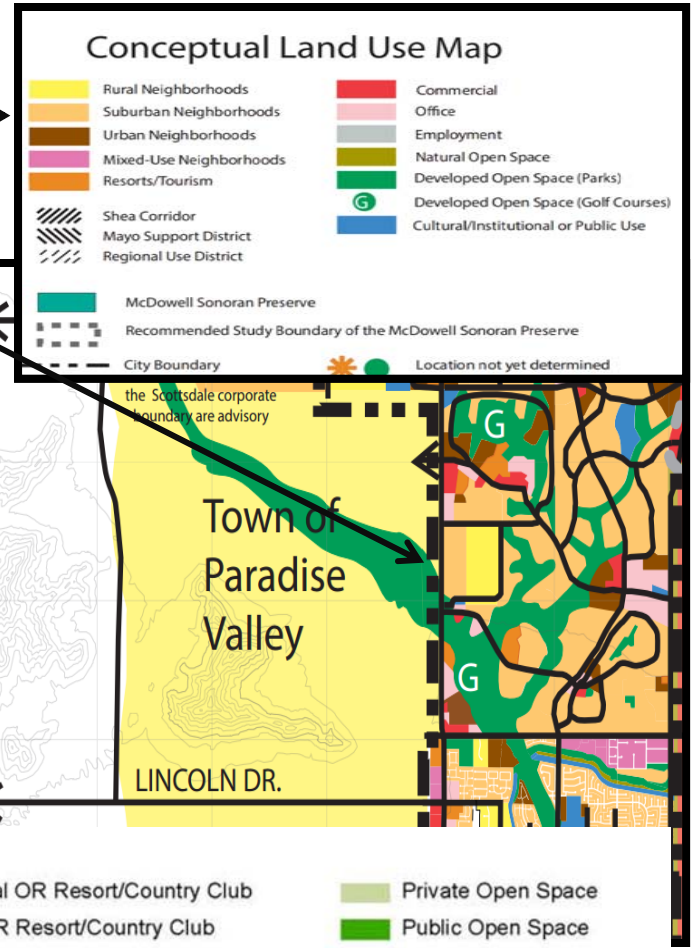
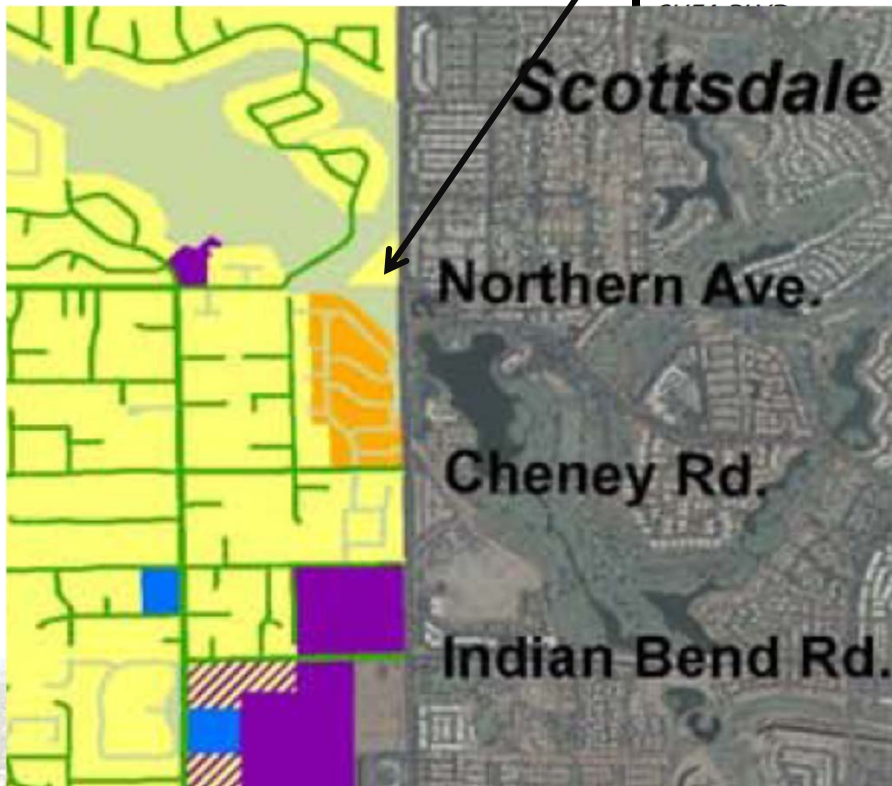
- Cheney Estates HOA support
- Camelback Golf Club neutral
- City of Phx/Scottsdale neutral/support
- Residents
 - Against
 - Cite setting precedent for smaller lots
 - Concern over amending the General Plan
 - Support
 - Cite a preference for residential versus non-residential
 - Like the single-story aspect of the request
 - Cite lower traffic and nuisances vs. non-residential



General Plan

1 to 8 homes/ac →

Subject Property

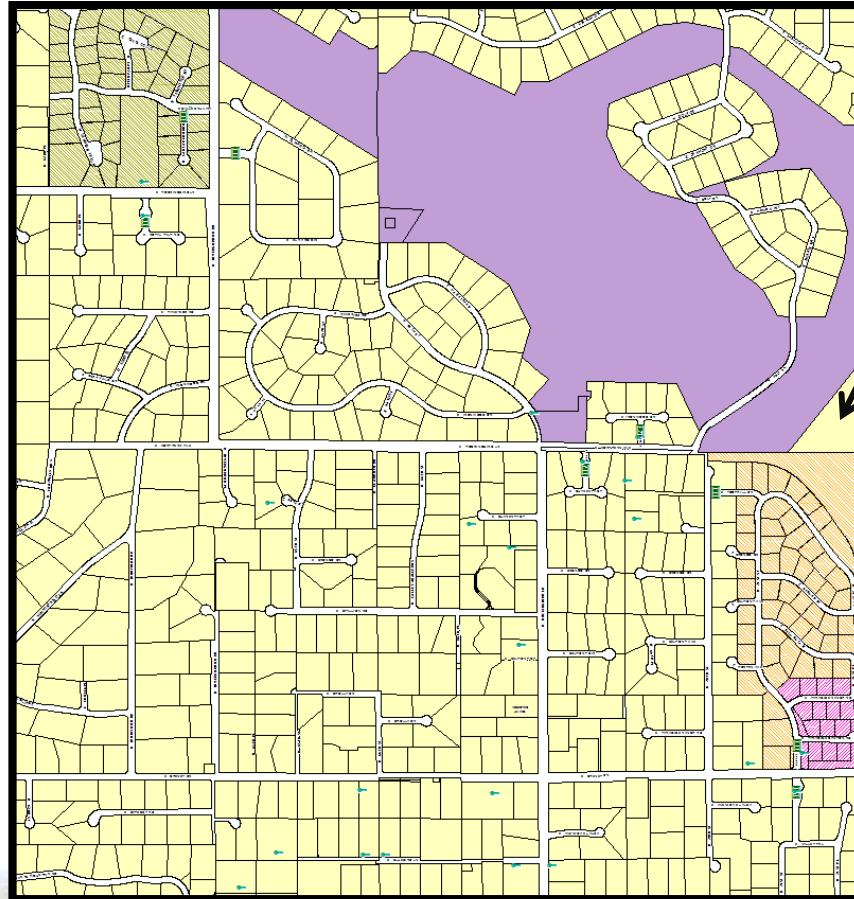


Legend

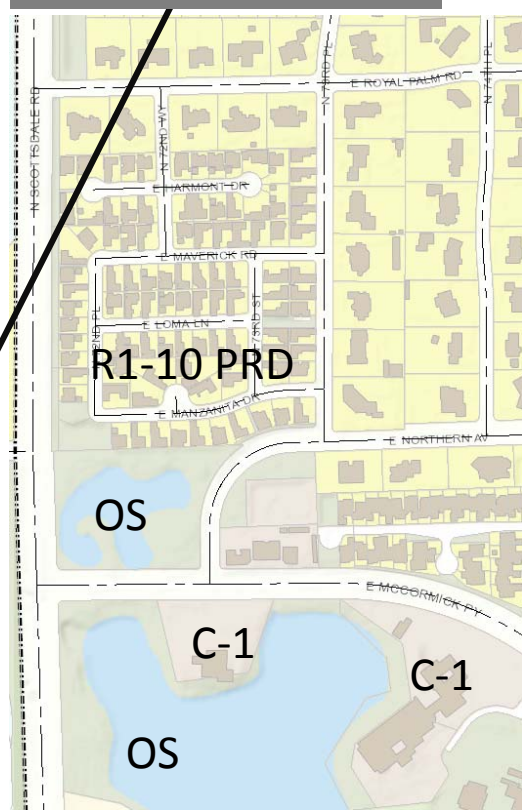
- Low Density Residential OR Resort/Country Club
- Private Open Space OR Resort/Country Club
- Very Low Density Residential
- Low Density Residential ← 1 home/ac
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

Zoning

Zoning	
	R-43S
	R-10
	R-18
	R-18A
	R-18CP
	R-35
	R-35A
	R-35CP
	R-43
	R-43CP
	R-175
	SUP-O
	SUP-P
	SUP-R
	OSP

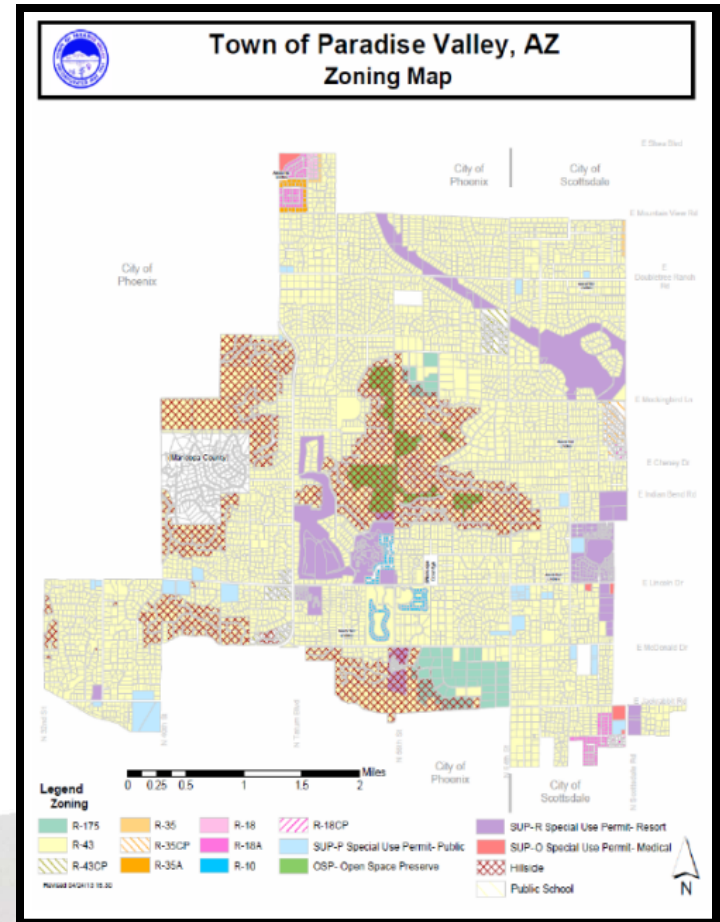


Subject Property



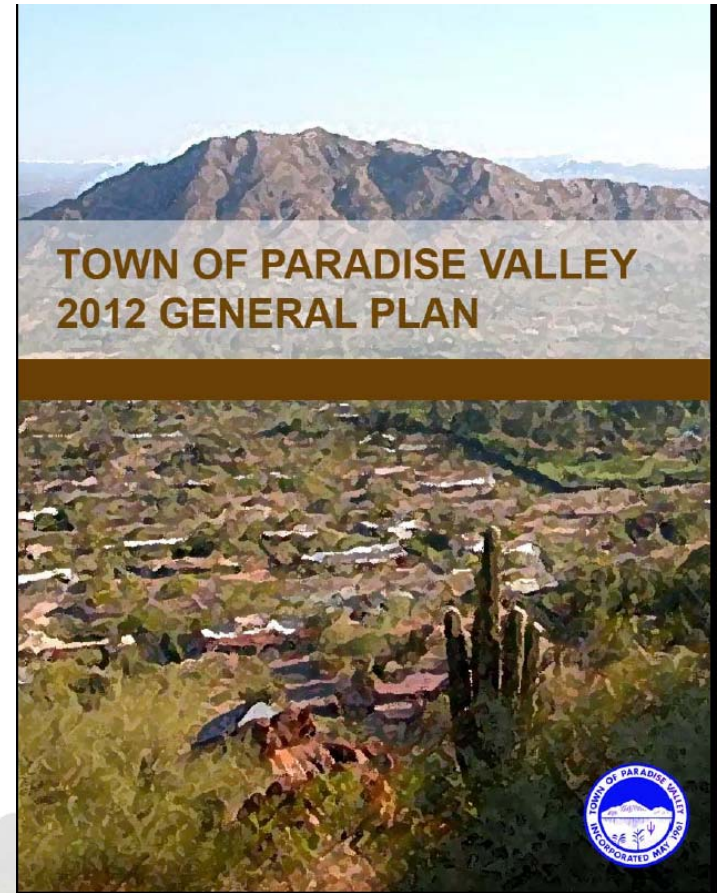
One Acre Residential

- 75-70% lots one-acre+
- 25-30% lots < one acre
 - ~15% lots have zoning < one acre
 - ~15% R-43 lots not one acre



General Plan Policies

- Refer to General Plan policies attachment in evaluating request
- 3 categories
 - Preserve one-acre
 - New Development
 - Design



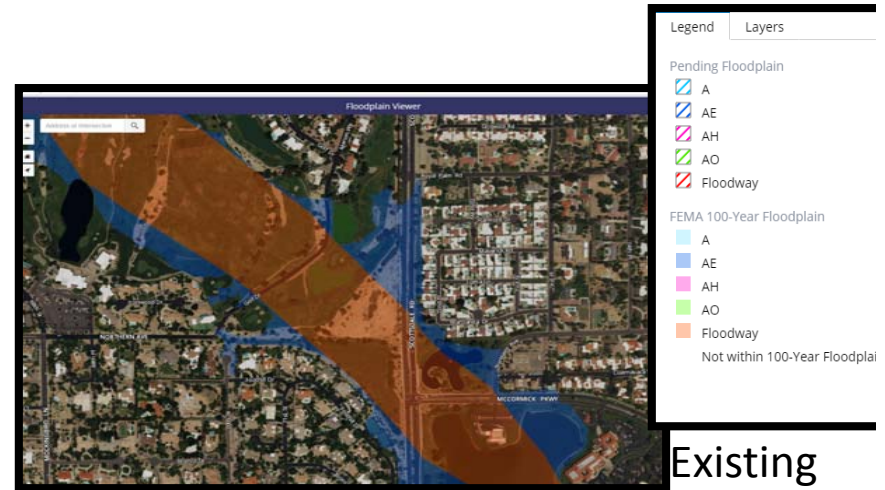
Site Characteristics

- 4.4 net acres
- Triangular in shape and devoid of much vegetation
- Generally isolated from the nearby residential homes
- Borders City of Scottsdale and Scottsdale Road along its east side
- Borders Camelback Golf Club and part of the Indian Bend Wash
- Does not border any R-43 zoned lots
- Existing block wall/landscaping along Scottsdale Rd not in Town
- Site was graded and raised in elevation ~ 1997 – 2000
- FEMA letter of flood map revision will be required



Drainage

- 75% of site in floodway
- 25% in floodplain
- Can build in floodplain, not floodway
- Request to modify flood maps
 - Hydrology study submitted
 - FEMA process
 - 2 Phases (CLOMR/LOMR)
 - CLOMR verification w/ final plat
 - LOMR prior to plat recordation
 - Existing FEMA map does not reflect the raised pad on the site or the Scottsdale bridge improvements

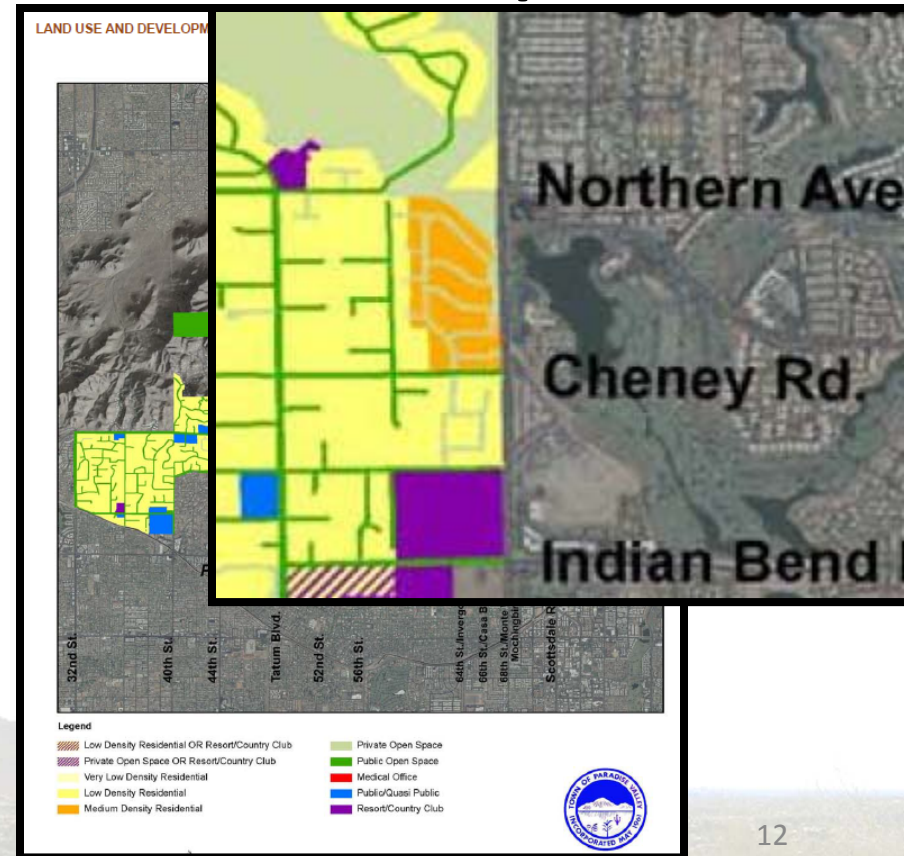


Existing



General Plan Amendment Request

- Town has an approved land use designation map in General Plan
- Request is from Low Density Residential to Medium Density Residential
 - Low Density Residential allows for 1 home per acre
 - Medium Density Residential permits densities up to 4.5 homes per acre
- Amending Land Use Map, not text
- Value judgment
- Action affects the other applications



Recommended General Plan Action

Recommendation of Continuance

It is recommended that the Town Council continue General Plan amendment application GP-16-01 to an unspecified meeting date to allow the applicant additional time to consider other alternatives.



Questions?

Subject Property

