

# TOWN OF PARADISE VALLEY

Town Triangle, LLC  
Statement of Direction (SOD) – Private Roadway Gate  
Northwest Corner Northern Ave Alignment & Scottsdale Rd

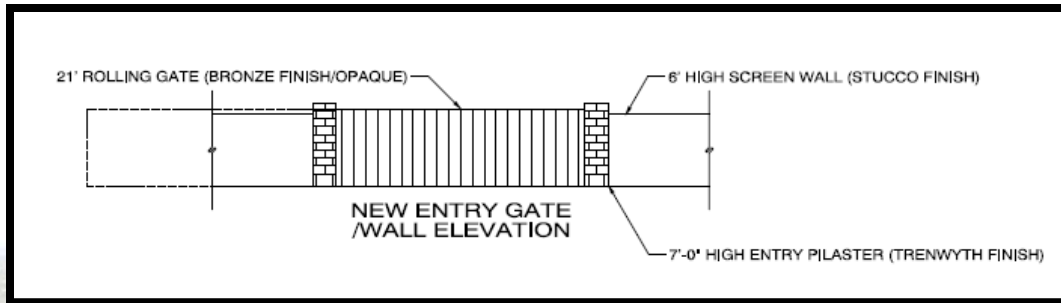
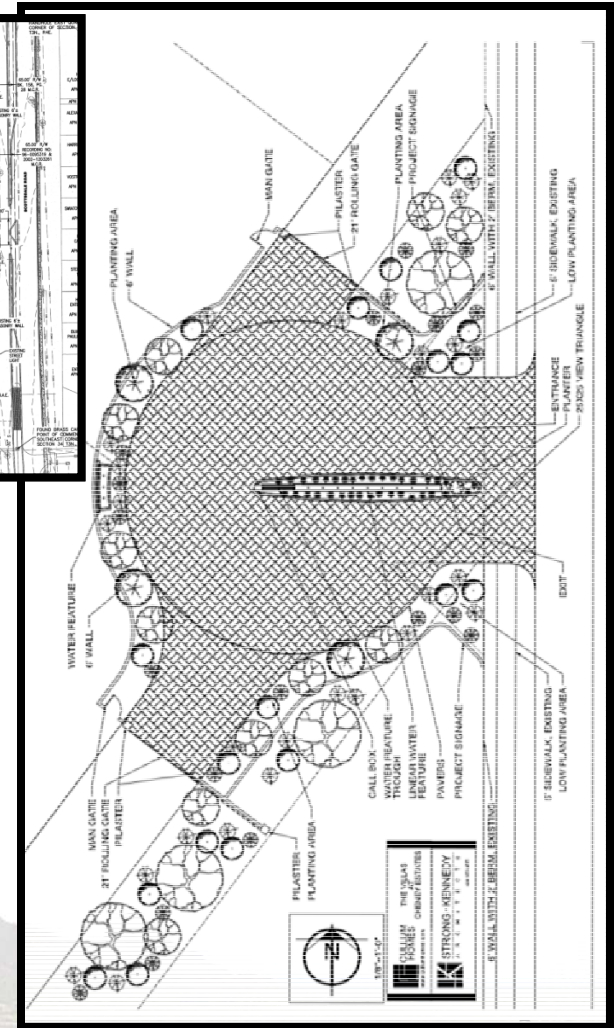
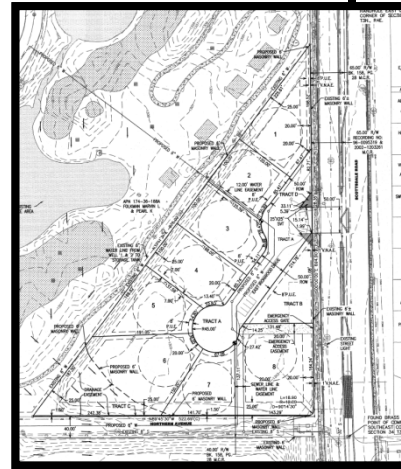


Town Council  
June 8, 2017

# Request

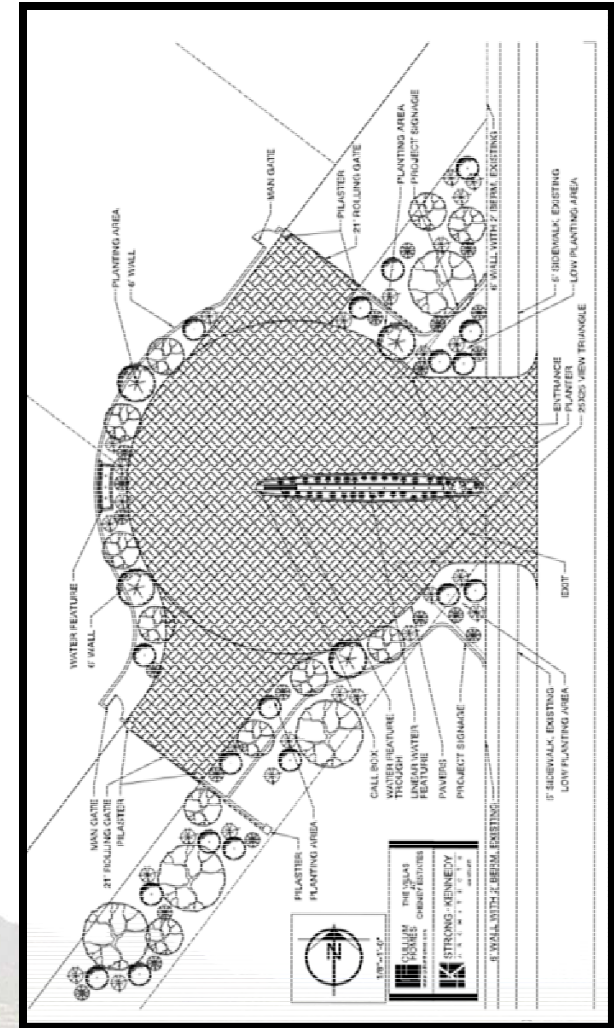
Discuss SOD for a private roadway gate

*This SOD is part of several application requests to develop 8 residential lots at NWC Northern Ave & Scottsdale Rd*



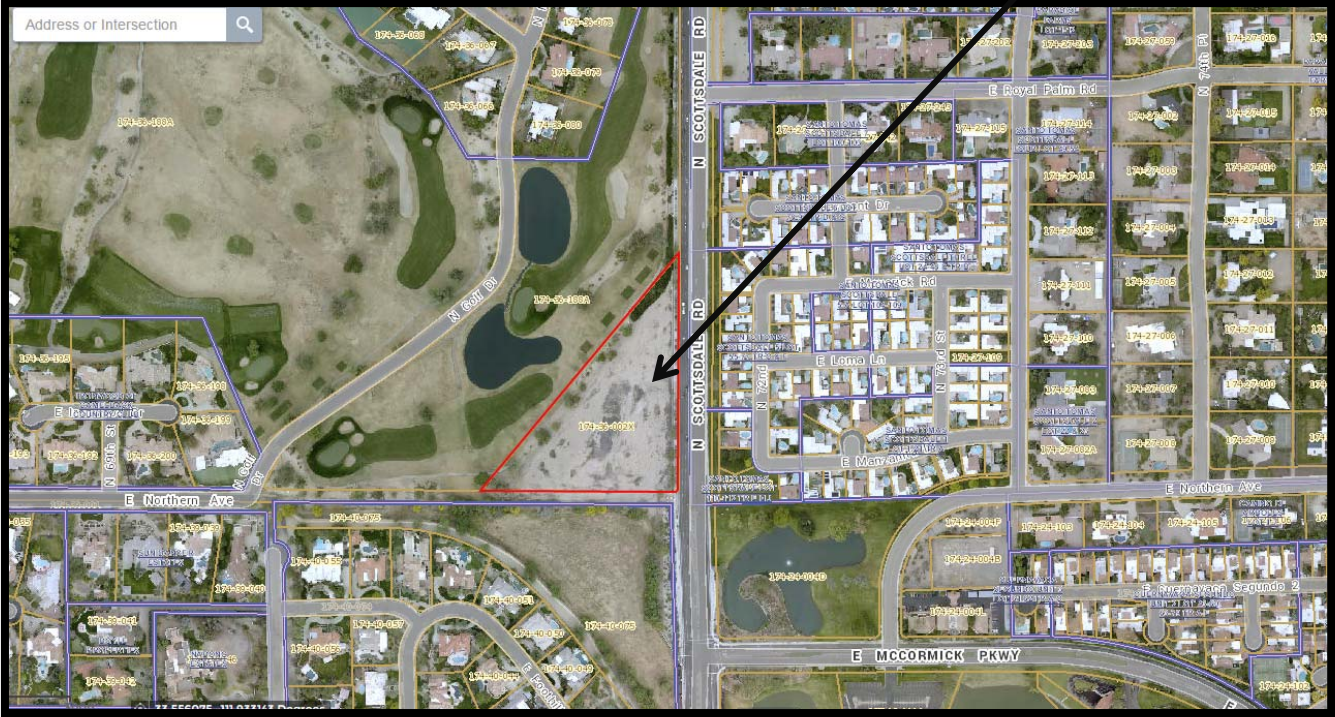
# Prior Discussion

- Study session on May 25, 2017
- Discussed application timing, noting the gate application will not be approved until Council takes action on the related applications such as the rezoning and CUP for the private roadway
- General consensus to take action on the SOD at the June 8<sup>th</sup> meeting that private roadway gates could be supported provided the necessary safety and design review is done



# Vicinity Map

Subject Property



# SOD Basics

- Applies only to the private roadway gate application
- Provides guidance to the Commission in advance of their review of the SUP application for the gate
- Is not a final decision of the Town Council
- Does not create any vested rights to the approval of the SUP or any concurrent application
- Applicant shall not rely upon the matters addressed being the same as what may be in the approved SUP



# Special Use Permit – Roadway Gate

- Process to allow private roadway gates is by SUP
- SUP guidelines
- Typically review landscaping, lighting, and walls adjoining the gate



# General Plan - Gate

- General Plan discourages, however gate may be justified
  - Access/proximity to Scottsdale Rd
  - Constraints to improve Northern Ave
  - Private roadway gates not uncommon along Scottsdale Rd



**General Plan (M 4.4.1.2) Private Roadway Gates.**  
The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways.



# SUP Gate Guidelines

- No regulations, only guidelines which allows for case-by-case evaluation
- Gate guidelines are the same regardless of the zoning district, lot size, and number of lots served by the proposed private access gate

	Guideline	Proposed
Height	8'	6'6" gate, with columns at 7'
Turn-around	Town cul-de-sac standard of 45'/40' radius	Right-of-way at 45' radius Paved area at 40' radius
Stacking	150' from gate to intersecting road centerline	179' and 223' 75' from call box to road edge per Scottsdale code
Pedestrian access	Adjoining roadway	Included





# SUP Lighting & Signage Guidelines

## – Lighting

- Hooded and shielded
- Maximum light levels of 5.0 foot-candles for entrance roadways
- Maximum 0.5 foot-candles at the property line

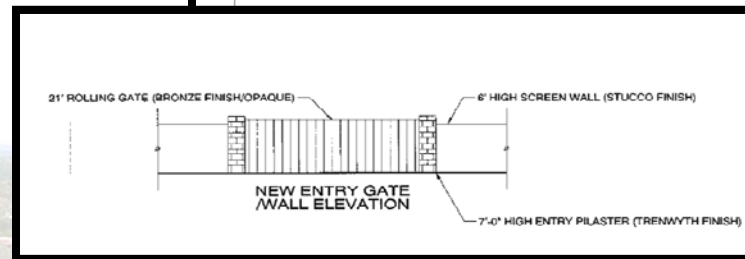
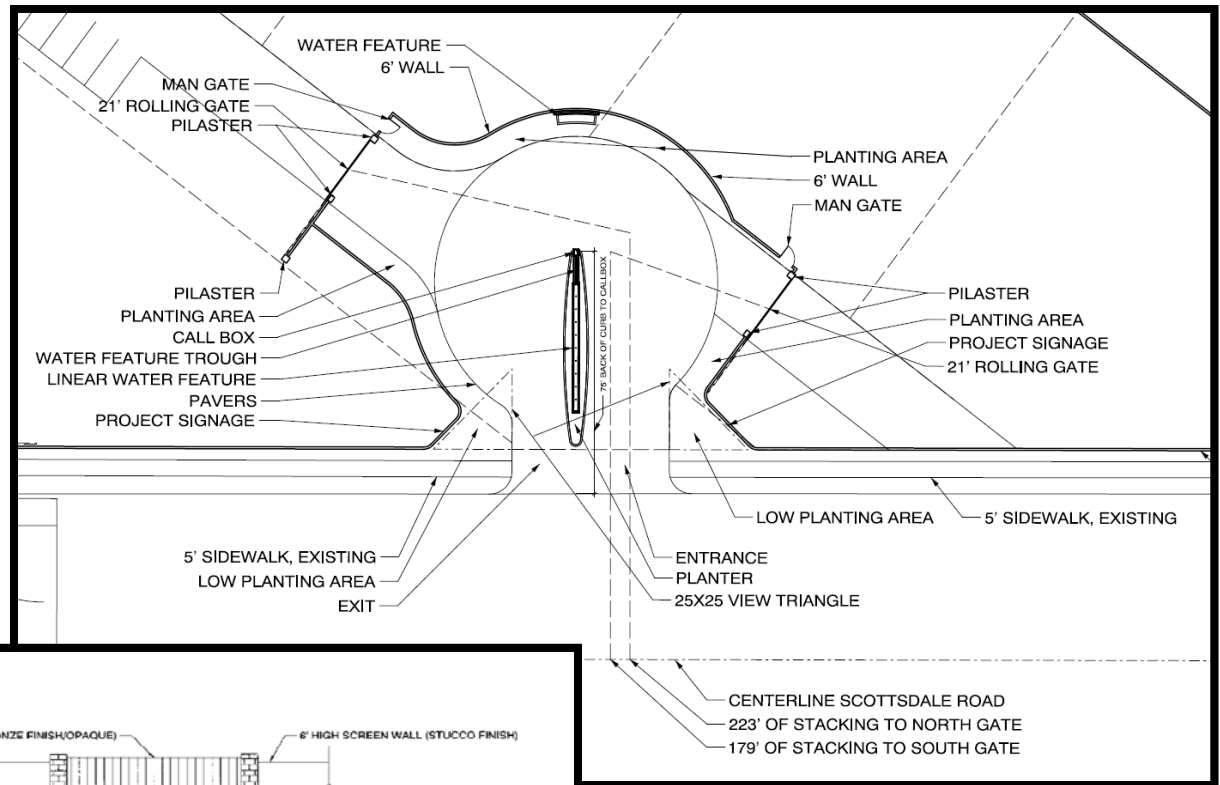
## – Signage

- One wall sign not to exceed 6 feet in height or 6 square feet in area
- Ground signs not to exceed 4 feet in height or 2 square feet in area



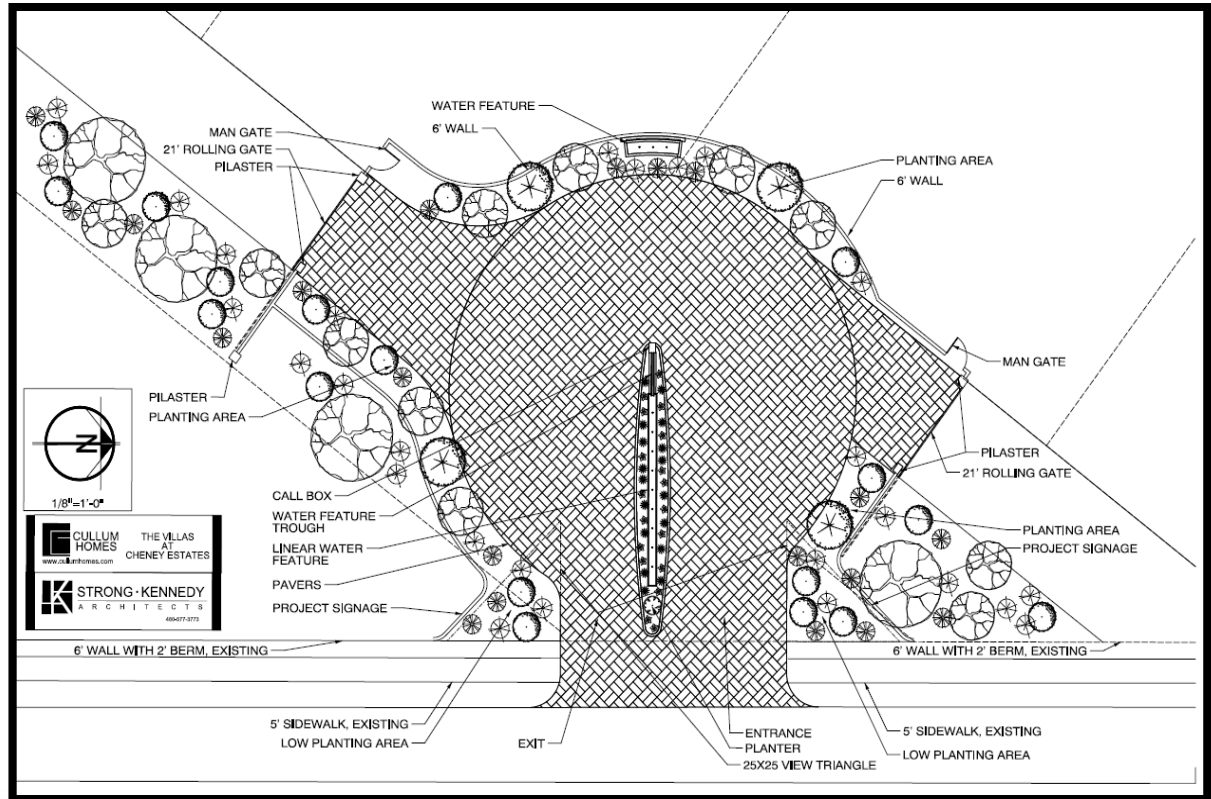
# Proposed Gate Characteristics

- Pedestrian access provided
- 6' wall gate connection in front yard and on tracts, not typical of wall code
- Complies with stacking guidelines



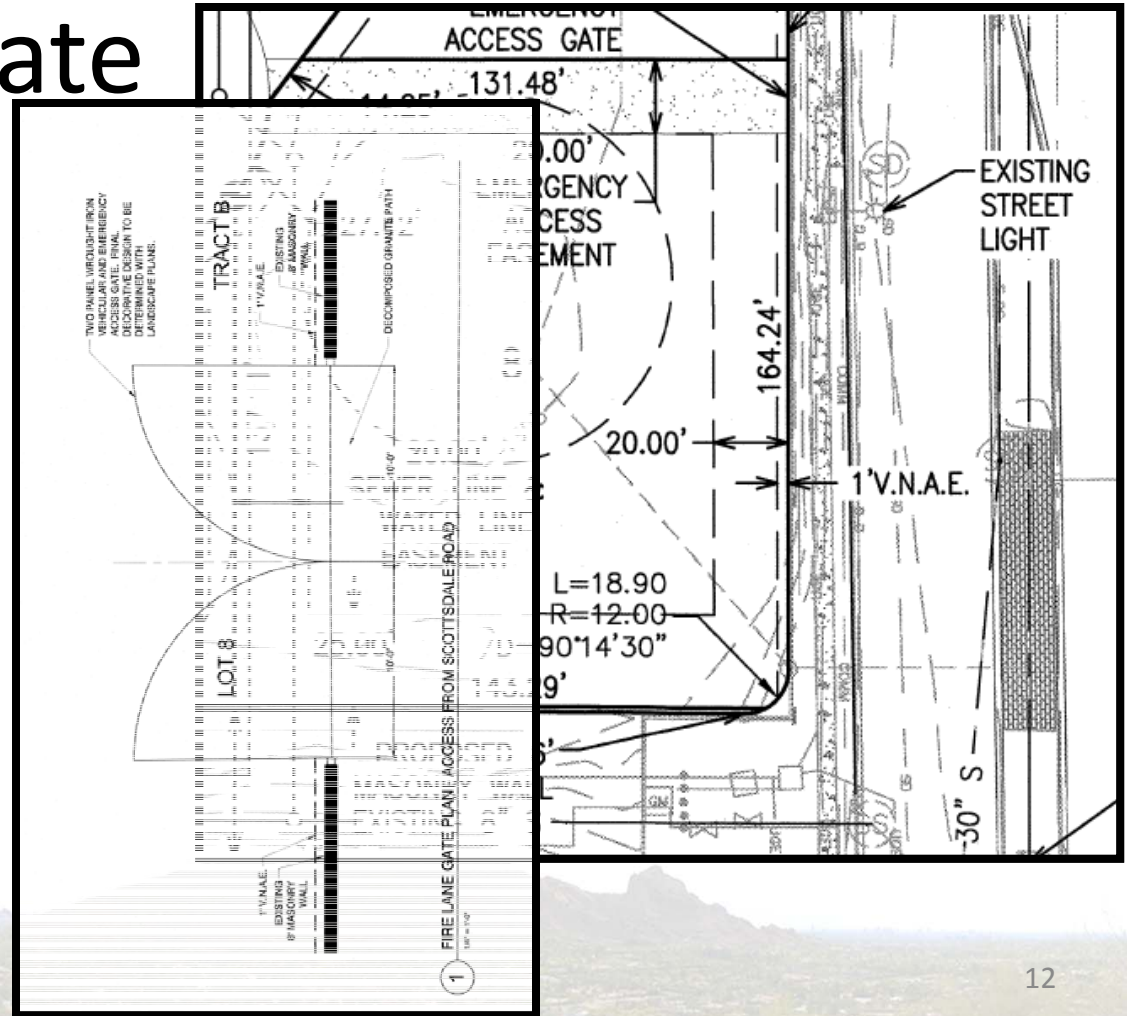
# Conceptual Gate Characteristics

- Gates
- Landscaping
- Wall
- Lighting
- Water features



# Emergency Gate

- 20' wide
- Gates swing into property
- Wrought iron, with final design by final plat



# Recommended Action

Approval of the Statement of Direction for The Villas at Cheney Estates Private Roadway Gate Special Use Permit located at the northwest corner of Northern Avenue Alignment and Scottsdale Road



Statement of Direction  
SUP-16-03  
June 8, 2017  
Page 2 of 2

- 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.

**SUP-16-03  
The Villas at Camelback Country Club  
Private Roadway Gate  
Statement of Direction  
June 8, 2017**

On September 26, 2016, Doug Jordan, 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 4.4.12) 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.**

# SOD – Safety Considerations

1. Overall safety of the entry area and emergency access area, to address:
  - Proper vehicle stacking
  - Turnaround design
  - Safe bike-ped access
  - Sight distance/corner clearance

Statement of Direction  
SUP-16-03  
June 8, 2017  
Page 2 of 2

- 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 such improvements 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 minimally address:
    - 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.



# SOD – Design Considerations

## 2. Conceptual design of entry area and emergency access area, with final design as part of the final plat application

- Location, height, setback, and design of walls, fencing, and gates, inc. materials/finishes
- Conceptual landscaping - attention to drought-tolerant plants, landscaping guidelines, and identification of plant types
- Identification of lighting - location/general type
- Amenities - location, setback to the property line, and height identified



# Next Steps

- Application moves to Planning Commission
- Town Council discussion and action after Planning Commission recommendation





# Questions?

Subject Property

