



Action Summary

Planning Commission

Tuesday, April 19, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

- Present** 5 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Richard K. Mahrle, Commissioner Scott Moore and Commissioner Jonathan Wainwright
- Absent** 2 - Commissioner Daran Wastchak and Commissioner Jeff Wincel

3. EXECUTIVE SESSION

5. PUBLIC HEARINGS

- 16-117** Consideration of a private road for a portion of Nauri Valley Road Conditional Use Permit (CUP 16-01)
Near northeast corner of 56th Street and McDonald Drive

ACTION:

A motion was made by Commissioner Moore, seconded by Commissioner Mahrle, to approve the Conditional Use Permit subject to the nine stipulations in the action report with an amendment to Stipulation 5 that the documentation to modify the corner vision be submitted and approved prior to recordation of the lot split of 6001 N Nauri Valley Drive and the addition of Stipulation 10 requiring a temporary repair of the pothole located across the driveway of 6001 N Nauri Valley Drive.

1. This private roadway Conditional Use Permit (CUP) shall apply to the portion of Nauri Valley Drive as described in the legal description prepared by Anthony N Zaugg dated February 29, 2016.
2. This CUP shall be is substantial compliance with the documents submitted with this application, including the following:
 - a. Narrative prepared by Rose Law Group, dated March 7, 2016
 - b. Legal description prepared by Anthony N Zaugg dated February 29, 2016.
 - c. Roadway as-built plan, Sheets 1 and 2, prepared by Allen Consulting Engineers, Inc., dated March 30, 2016
3. The property owner of 6001 N Nauri Valley Drive and/or the property owner(s) of any lot created due to a lot split from 6001 E Nauri Valley Drive, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement

over the private roadway and a private roadway maintenance agreement for the portion of Nauni Valley Drive subject to this CUP. This form shall be reviewed by the Town Attorney, be in compliance to applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said form shall be recorded prior to issuance of the Certificate of Occupancy or a final inspection for the home(s) located on Lot 12 of Nauni Valley Ranch.

4. The property owner of 6001 N Nauni Valley Drive or said owner's designee shall improve the portion of Nauni Valley Drive subject to this CUP in compliance with the Local Cross-Section Option B of the Town General Plan. This shall include any necessary pavement improvement connecting Nauni Valley Drive to McDonald Drive within the McDonald Drive right-of-way. Also, it shall include the necessary transition of Nauni Valley Drive to the existing portion of Nauni Valley Drive located outside the area of this CUP.

5. The corner vision located at the northwest and northeast corner of the intersection of McDonald Drive and Nauni Valley Drive shall comply with Section 8-1-13, Corner Vision, of the Town Code, unless documentation has been submitted prior to recordation of the lot split and approved by the Town Engineer for a modification to these requirements. Based upon the dimensions of said corner vision, any obstructions within the Nauni Valley Drive and McDonald Drive rights-of-way will need to be reduced in height or removed pursuant to said Section 8-1-13.

6. Prior to the recordation of the lot split of Lot 12 of Nauni Valley Ranch or within 60 days from approval of this CUP, whichever is earlier, the property owner of said lot or designee shall provide for Town approval the roadway plan referenced in Stipulation 4 and submit the required assurances necessary to guarantee completion of said improvements.

7. Prior to the recordation of the lot split of Lot 12 of Nauni Valley Ranch, the property owner of said lot or designee shall submit a demolition permit for the existing entry wall and the private roadway sign located within the right-of-way of Nauni Valley Drive. The final inspection and removal of said structures shall be completed no later than Certificate of Occupancy or final inspection for the home(s) on Lot 12 of Nauni Valley Ranch.

8. A private roadway sign may be installed on the street sign for Nauni Valley Drive pursuant to the Town standards for such sign, with all costs associated with said sign to be paid by the applicant requesting said sign. Alternatively, a similar sign may be installed on private property pursuant to Article XXV, Signs, of the Town Code.

9. Prior to issuance of the Certificate of Occupancy or a final inspection for the home(s) located on Lot 12 of Nauni Valley Ranch, the property owner of 6001 N Nauni Valley Drive or designee shall complete the roadway improvements referenced in Stipulations 4 and 6.

10. The pothole located in front of the driveway of 6001 N Nauni Valley Drive shall be repaired not more than 30 days after the recordation of the lot split of said lot.

The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wainwright

Absent: 2 - Commissioner Wastchak and Commissioner Wincel

6. ACTION ITEMS

4. STUDY SESSION ITEMS

16-118 Discussion of Quality of Life Initiatives

No Reportable Action

7. CONSENT AGENDA

A. 16-116

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to approve the minutes of April 15, 2016 with the edit on line 5 of page 3 to change 'and' with 'are'. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wainwright

Absent: 2 - Commissioner Wastchak and Commissioner Wincel

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 8:30 p.m. by Commissioner Wainwright, seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Mahrle, Commissioner Moore and Commissioner Wainwright

Absent: 2 - Commissioner Wastchak and Commissioner Wincel