



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, November 15, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

A. [16-383](#)

Discussion of an amendment to a private road Conditional Use Permit (CUP 16-01)

Portion of Nauni Valley Road adjoining 6001 N Nauni Valley Drive

Staff Contact:

Paul Michaud, 480-348-3574

Attachments:

- [1 Vicinity General Plan Zoning Maps](#)
- [2 Application Narrative Revised](#)
- [3 April 2016 CUP Maps](#)
- [4 Draft Roadway Maintenance Agreement](#)
- [5 Nauni Valley Ranch Plat 1948](#)
- [6 Roadway Cross Sections](#)
- [7 Noticing](#)
- [8 Prior Minutes](#)
- [9 Town Manager Memo 05-18-16](#)
- [10 Town Engineer Memo 10-20-16](#)
- [11 Corner Vision Document](#)
- [12 MAG Detail 201-A](#)
- [13 Updated Sight Distance Visual](#)
- [15 Updated Paving Plan](#)
- [Action Report 16-383 PCWS](#)

6. ACTION ITEMS

The Public Body may take action on this item.

- A. [**16-384**](#) **CUP-16-01 Consideration of an amendment to a private road
Conditional Use Permit
Portion of Nauni Valley Road adjoining 6001 N Nauni Valley Drive**

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

- [1 Vicinity General Plan Zoning Maps](#)
- [2 Application Narrative Revised](#)
- [3 April 2016 CUP Maps](#)
- [4 Draft Roadway Maintenance Agreement](#)
- [5 Nauni Valley Ranch Plat 1948](#)
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- [10 Town Engineer Memo 10-20-16](#)
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- [13 Updated Sight Distance Visual](#)
- [15 Updated Paving Plan](#)
- [Action Report 16-383 PCWS](#)

- B. [**16-398**](#) **Consideration of Ritz-Carlton Preliminary Plat (Area B)**

Staff Contact: Eva Cutro, 480-348-3522

Attachments: [Ritz D-3](#)

[Ritz F-2](#)

- C. [**16-387**](#) **CUP-16-03 Consideration of a Conditional Use Permit at the Camelback Inn for proposed Personal Wireless Service Facility Antennas
5402 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G)**

Staff Contact: George Burton, 480-348-3525

Attachments: [Report](#)

[Vicinity Aerial](#)

[Application](#)

[Narrative](#)

[Plans](#)

[Photo Simulations](#)

[RF Justification Report](#)

[Resolution 932](#)

[Noticing & Posting Material](#)

STUDY SESSION ITEMS (Continued)

- A. [**16-391**](#) **Discussion of a Major General Plan Amendment (GP-16-01), Zoning Ordinance Text Amendment (MI-16-03), Rezoning (MI-16-04), Private Roadway Conditional Use Permit (CUP-16-02), Private Roadway Gate Special Use Permit (SUP-16-03), and Preliminary Plat (PP-16-03) to develop eight single-family residential lots, ranging in lot sizes between 12,000 net square feet to 35,000 net square feet. Northwest Corner of Northern Ave Alignment and Scottsdale Rd (APN: 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [1 Existing Conditions](#)
 [2 Application Timing \(tentative\)](#)
 [3 General Plan Policies](#)
 [4 Noticing - Comments](#)
 [5 Application Material - Narrative \(revised\)](#)
 [6 Water Service Impact Study \(102716\)](#)
 [7 Traffic Study \(revised\)](#)
 [8 Will Serve Letters](#)
 [9 Drainage](#)
 [10 Private Roadway Gate - Subdivision Wall \(revised\)](#)
 [11 Preliminary Plat \(revised\)](#)
 [12 Updated Material](#)

5. PUBLIC HEARINGS

The Public Body may take action on this item.

- A. [16-392](#) **GP-16-01: Consideration of a Major General Plan Amendment on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

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 [7 Traffic Study \(revised\)](#)
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 [10 Private Roadway Gate - Subdivision Wall \(revised\)](#)
 [11 Preliminary Plat \(revised\)](#)
 [12 Updated Material](#)

- B. [16-393](#) **MI-16-03: Consideration of a Text Amendment to the Town's Zoning Ordinance on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

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- [4 Noticing - Comments](#)
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- [7 Traffic Study \(revised\)](#)
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- [11 Preliminary Plat \(revised\)](#)
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- C. **[16-394](#)** **MI-16-04: Consideration of a rezoning on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

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- [2 Application Timing \(tentative\)](#)
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- [4 Noticing - Comments](#)
- [5 Application Material - Narrative \(revised\)](#)
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- [7 Traffic Study \(revised\)](#)
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- [10 Private Roadway Gate - Subdivision Wall \(revised\)](#)
- [11 Preliminary Plat \(revised\)](#)
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- D. **[16-397](#)** **SUP-16-03: Consideration of a Special Use Permit (SUP) for private roadway gates on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

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- [2 Application Timing \(tentative\)](#)
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- [4 Noticing - Comments](#)
- [5 Application Material - Narrative \(revised\)](#)
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- [7 Traffic Study \(revised\)](#)
- [8 Will Serve Letters](#)
- [9 Drainage](#)
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- [11 Preliminary Plat \(revised\)](#)
- [12 Updated Material](#)

ACTION ITEMS (Continued)

- A. **[16-395](#)** **PP-16-03: Consideration of a Preliminary Plat on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

- [1 Existing Conditions](#)
- [2 Application Timing \(tentative\)](#)
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- [4 Noticing - Comments](#)
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- [12 Updated Material](#)

- B. **[16-396](#)** **CUP-16-02: Consideration of a Conditional Use Permit for a private roadway on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)**

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [1 Existing Conditions](#)
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 [11 Preliminary Plat \(revised\)](#)
 [12 Updated Material](#)

STUDY SESSION ITEMS (Continued)

- A. [16-408](#) **Discussion of Article XXIV, Walls and Fences, Zoning Code Text Amendment (MI-16-2)**

Staff Contact: George Burton, 480-348-3525

Attachments: [Application](#)
 [Text Amendment Narrative](#)
 [Maintenance Agreement PC PH 111516](#)
 [Ordinance 2016-07 Draft PCPH 111516](#)

PUBLIC HEARINGS (Continued)

- A. [16-388](#) **MI-16-2 (Continued from 11-01-16) Consideration of Article XXIV, Walls and Fences, Zoning Code Text Amendment**

Staff Contact: George Burton, 480-348-3525

Attachments: [Application](#)
 [Text Amendment Narrative](#)
 [Maintenance Agreement PC PH 111516](#)
 [Ordinance 2016-07 Draft PCPH 111516](#)

7. CONSENT AGENDA

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.