Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Planning Commission

Tuesday, December 6, 2016 | **6:00 PM** | **Council Chambers**

Meeting Delayed. New Start Time 7:00 PM

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. 16-407 Discussion of Quality of Life - Cell Service

Staff Contact: Kevin Burke, 480-348-3690

Attachments:

Cell Phone Coverage Map

ARTICLE XII Personal Wireless Service Facilities (09 16 2016 suggested chanc

Follow-Up Memo 9-30-16

R0932A

111516 Cell Service

Dolfs Suggestions

B. **16-428** **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 and 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. **16-429** **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

Attachments:
1 Existing Conditions
2 Application Timing (tentative)
3 General Plan Policies
4 Noticing and Comments
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7 Traffic Study (revised)
8 Will Serve Letters
9 Drainage
10 Private Roadway Gate - Subdivision Wall (revised)
11 Preliminary Plat (revised)
12 Updated Material

B. **16-430** **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:
1 Existing Conditions
2 Application Timing (tentative)
3 General Plan Policies
4 Noticing - Comments
5 Application Material - Narrative (revised)
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9 Drainage
10 Private Roadway Gate - Subdivision Wall (revised)
11 Preliminary Plat (revised)
12 Updated Material

C. **16-431** **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:
1 Existing Conditions
2 Application Timing (tentative)
3 General Plan Policies
4 Noticing and Comments
5 Application Material - Narrative (revised)
6 Water Service Impact Study (102716)
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8 Will Serve Letters
9 Drainage
10 Private Roadway Gate - Subdivision Wall (revised)
11 Preliminary Plat (revised)
12 Updated Material

D. **16-432** **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:
1 Existing Conditions
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6 Water Service Impact Study (102716)
7 Traffic Study (revised)
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9 Drainage
10 Private Roadway Gate - Subdivision Wall (revised)
11 Preliminary Plat (revised)
12 Updated Material

6. ACTION ITEMS

The Public Body may take action on this item.

A. **16-433** **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)
3 General Plan Policies
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5 Application Material - Narrative (revised)
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11 Preliminary Plat (revised)
12 Updated Material

B. **16-434** **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
2 Application Timing (tentative)
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7. PUBLIC HEARINGS (CONTINUED)

A. **16-441** **Consideration of a proposed monument sign, building mounted sign, and lighted addressed numbers at the Paradise Valley United Methodist Church - Minor Special Use Permit Amendment (SUP 16-05)**
4455 E. Lincoln Drive (APN: 169-20-004C)

Recommendation: It is recommended the Planning Commission deem the requested amendment to the Paradise Valley United Methodist Church Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

Staff Contact: George Burton, 480-348-3525

Attachments:

Report

Application

Vicinity & Aerial

Narrative R1

SITE PLAN 10.17.16

PV Methodist Monument V5 16-020204 11-9-16

PV Methodist AddressV2 16-020201

Entry Address Numbers_PVUMC

PV Monument - Structural Calculations 11-9-16

PVUMC Neigborhood Notice PC PH 120616

Affidavit of Mailing & Posting

PVUMC Mailing List PC PH

PVUMC Summary of SUP Amendments 110116

8. STUDY SESSION ITEMS (CONTINUED)

A. **16-438** **Discussion of Ritz-Carlton Preliminary Plat (Area C)**

Staff Contact: Eva Cutro, 480-348-3522

Attachments: Ritz D-3

ritz F-3

B. **16-439** **Discussion of a Conditional Use Permit at the Camelback Golf Club for proposed Personal Wireless Service Facility Antennas 7847 N. Mockingbird Lane (Assessor's Parcel Numbers 174-36-188A and 174-36-189).**

Staff Contact: George Burton, 480-348-3525

Attachments: Report

Application

Vicinity & Aerial

Narrative

Plans

RF Report

Coverage Maps

Photo Simulations

Resolution 932

C. **16-440** **Discussion of Lighting Code Revisions to Article 10 Height and Area Regulations, Section 1023 Outdoor Lighting and Illumination: Article 22 Hillside Development Regulations, Section 2208 Outdoor Lighting; Article 25 Signs, Section 2506 Lighting; and Special Use Permit Guidelines, Section 2 Lighting as contained in Ordinance # 2016-04.**

Staff Contact: Eva Cutro, 480-348-3522

Attachments: Lighting - Ordinance - 2016 (AM reviewed)

9. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. **16-424** **Approval of November 1, 2016 Planning Commission Minutes**

Attachments: 110116 MN Draft

B. **16-425** **Approval of November 15, 2016 Planning Commission Minutes**

Attachments: 111516 MN Draft

10. STAFF REPORTS

11. PUBLIC BODY REPORTS

12. FUTURE AGENDA ITEMS

13. 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.