



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, August 18, 2015

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Strom called the meeting to order at 6:00 p.m.

2. ROLL CALL

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

Staff Present:

Andrew Miller, Town Attorney
Eva Cutro, Community Development Director
James Shano, Public Works Director/Town Engineer

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

15-137 Work Study Session - Special Use Permit Major Amendment
Ritz-Carlton Paradise Valley
7000 E Lincoln Drive (SUP-15-01)

Traffic

Dawn Cartier, CivTech, presented an overview of the traffic study for the Ritz-Carlton project. There was discussion of Lee Engineering, The Town's consultant's, comments. It was discussed that Lee Engineering did not disagree with CivTech's findings, rather provided additional information of technical methodologies.

The executive summary included information on crashes at the Lincoln and Tatum intersection. Town Engineer, James Shano, explained that CivTech's data included numbers from 2012-2014. Since that time the Town has made significant safety improvements with new lights, turning signals, and upgraded timing of signals along Tatum Boulevard.

Capacity of the surrounding roadways was discussed. Ms. Cartier discussed that Indian Bend Road and Mockingbird lane have ample capacity. Re-directing traffic away from these streets could result in additional traffic on other local street such as Cheney Drive. The proposed Ritz-Carlton development included improvements to the 650 feet of Indian Bend Road in the City of Scottsdale.

The intersection at Scottsdale Road and 6750 North was discussed. A dual left at this intersection is a proposed traffic solution. Since this intersection is in the City of Scottsdale, it was noted that this information would be passed along to Scottsdale.

The intersection of Tatum and Lincoln was reviewed. Based on growth of a half percent a year, by 2033 that intersection will be well beyond maximum capacity. Through traffic is very high, and extending the length of turning lanes would impact private property. The capacity is predominantly due to commuter traffic.

Richard Frazee gave a brief summary of proposed improvements, including:

- Addition of a deceleration lane and traffic signal at Quail Run Road with median improvements along Lincoln Drive
- Improvements to the Scottsdale Road and 6750 N Intersection
- Possible improvements at the Lincoln Drive Mockingbird Lane intersection. A right turn lane is optional from a technical standpoint, but the Town has requested this be done. This can be addressed through a stipulation or shown on the plan.

Parking

Dawn Cartier, CivTech, presented an overview of the parking study for the Ritz-Carlton project. The study included the resort and retail components and assumed all residential product will be self parked.

The resort counts start with the Town of Paradise Valley Special Use Permit guidelines then add in a shared parking analysis. Area E's analysis was based on the City of Scottsdale's shared parking standards.

It was noted that the resort and villas will be valet parked. A 100% valet plan is currently used at the Ritz-Carlton at 24th Street and Camelback. It was noted that if the villas are not always self parked the count may have to increase from 504 to 540 parking spaces.

The size of the spaces was discussed. They are planned at 9' by 20'. It was noted that a 10' width should be considered for a luxury development.

A resort parking comparison table was handed out and discussed.

Total parking count was discussed. It was noted that the study shows an excess of 1000 parking spaces. The applicant explained that they used Scottsdale's calculations, which are more generous than the Town's. They also wish to have an abundance of spaces to add to the luxury experience.

Chairman Strom asked if anyone in the public wished to speak on this topic. Dorothy Smith stated she lives on Tatum Boulevard and traffic is not confined to peak hours. Traffic also varies seasonally. Lastly, she questions whether there was consideration of transferring traffic to McDonald Road instead of Lincoln Drive.

Future Meeting Agendas

The applicant stated they will have a revised site plan available to staff on Friday that may be discussed at the September 1, 2015, work session.

The Grading and Drainage Plan will probably not be available until the October 6, 2015 work session, which is also the hearing date for this application.

Staff asked the applicant if they could present the plans for Lincoln Drive Visually Significant Corridor on September 15, 2015.

It was noted that a lot of material needs to be submitted and reviewed prior to the hearing, including:

- Stipulations
- Noise Study
- Lighting
- Landscaping
- Signage
- Walls
- Guard Gates
- Street widths
- Material Sample Board
- Mechanical locations and screening
- Accessory Structure and resort amenity development standards (pools, ramadas, etc...)
- Tent Plan
- Phasing Plan
- Area E with retail study

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA**15-136 Planning Commission Minutes of August 4, 2015**

A motion was made by Commissioner Mahrle, seconded by Commissioner Moore, to approve the Minutes from the August 4, 2015 Planning Commission Meeting subject to one edit. This edit being that Commissioner Mahrle was not opposed to retail in Area A-1, he was just bringing it forward for discussion. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Mahrle, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Campbell and Commissioner Wainwright

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

It was noted that Ritz-Carlton is the only project scheduled during the month of September.

11. ADJOURNMENT

A motion was made at 8:27 p.m. by Commissioner Mahrle, seconded by Commissioner Wastchak, to adjourn. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Mahrle, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Campbell and Commissioner Wainwright

Paradise Valley Planning Commission

By: Eva Cutro
Eva Cutro, Secretary