



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Summary

Planning Commission

Tuesday, July 25, 2017

6:00 PM

Council Chambers

SPECIAL MEETING

1. CALL TO ORDER

2. ROLL CALL

- Present** 5 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Richard K. Mahrle
Commissioner Jonathan Wainwright
- Absent** 2 - Commissioner Charles Covington
Commissioner Dolf Strom

3. EXECUTIVE SESSION

5. PUBLIC HEARINGS

- A.** [17-241](#) Public Hearing and Action upon Ordinance 2017-05 Regarding an Administrative Review of Small Cell Wireless Facilities
- A motion was made by Commissioner Campbell, seconded by Commissioner Anton, to recommend approval of Ordinance 2017-05 as drafted to the Town Council. The motion carried by the following vote:**
- Aye:** 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Mahrle and Commissioner Wainwright
- Absent:** 2 - Commissioner Covington and Commissioner Strom
- B.** [17-256](#) Discussion of a Minor Amendment to the Ritz-Carlton Special Use Permit, Area B
SEC Indian Bend Road and Mockingbird Lane, 7000 E Lincoln Drive - Modifications to basement light wells and removal of the Neighborhood Walk
- A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to approve the application request for the expanded and elongated (joined) basement window wells and the removal of the 5-foot wide neighborhood walk for Area B of the Ritz Carlton Special Use Permit as a minor amendment to the Special Use Permit zoning per the criteria listed in Section**

1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

- Aye:** 4 - Commissioner Anton, Commissioner Campbell, Commissioner Mahrle and Commissioner Wainwright
- Absent:** 2 - Commissioner Covington and Commissioner Strom
- Abstain:** 1 - Chairperson Wastchak

A motion was made by Commissioner Mahrle, seconded by Commissioner Campbell, to deny the request for removal of the 5-foot wide neighborhood walk and the approve the Minor Special Use Permit Amendment for the Ritz-Carlton, Area B to allow for expanded and elongated (joined) basement window wells with the following stipulations:

1. All building shall be in accordance with the applicant's narrative and submittals dated June 1, 2017 and the applicant's supplement dated June 30, 2017.
2. The expanded window wells shall meet all setbacks for the main house and shall be included in the square footage calculations.
3. The contiguous window wells shall be allowed to encroach five (5) feet into the required setback area. Any portion that does not serve a bedroom shall be included in the square footage calculations for the main home.
4. A minimum setback of five (5) feet from the property line is required for contiguous window wells.

The motion carried by the following vote:

- Aye:** 4 - Commissioner Anton, Commissioner Campbell, Commissioner Mahrle and Commissioner Wainwright
- Absent:** 2 - Commissioner Covington and Commissioner Strom
- Abstain:** 1 - Chairperson Wastchak

6. ACTION ITEMS**7. STUDY SESSION ITEMS**

- A. [17-253](#) Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)

No Reportable Action

- B. [17-254](#) Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")

No Reportable Action

8. CONSENT AGENDA

- A. [17-255](#) Approval of July 11, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to approve the July 11, 2017 minutes. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Mahrle and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Strom

9. STAFF REPORTS

10. PUBLIC BODY REPORTS

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

A motion was made by Commissioner Campbell at 9:40 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Mahrle and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Strom