



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Summary

Planning Commission

Tuesday, December 19, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

- A. [18-004](#) Police Department Enforcement Update
No Reportable Action

5. ACTION ITEMS

- A. [17-437](#) Consideration of a Minor Amendment Request to the Christ Church of the Ascension Special Use Permit to allow 5th Grade located at 4015 E Lincoln Drive

A motion was made by Commissioner Campbell, seconded by Commissioner Strom, to deem the requested amendment at Christ Church of the Ascension 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: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

A motion was made by Commissioner Covington, seconded by Commissioner Wainwright, to approve the Minor Special Use Permit Amendment for the Christ Church of the Ascension to modify the curriculum taught from preschool to 4th grade to preschool to 5th grade, subject to the following stipulations:

1. The Property shall be in substantial compliance with the following:

- a. Project Narrative, dated November 22, 2017, prepared by Berry Riddell, L.L.C.; and
- b. Proposed School Expansion Statement, prepared by CivTech, dated December 5, 2017.

2. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

3. Stipulation 17 of the Town of Paradise Valley Ordinance 610 that applies to the Property, and was recorded with the Maricopa County Recorder on April 13, 2009 as document 20090326920, shall be modified as follows:

“The maximum enrollment of 1st, 2nd, 3rd, and 4th and 5th grades shall be 14 students per grade and the maximum enrollment shall not exceed 168 students.”

4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP-17-09.

The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

B. [17-438](#)

Luke Avenue Lot Line Adjustment/Re-orientation (LLA 17-06). Public Meeting.

6430 E. Luke Avenue and 5602 N. Wilkinson Road (APN: 173-10-001A and 173-10-001B)

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to forward to Town Council the approval of the lot line adjustment modification related to lot width located at 6430 E. Luke Avenue and 5602 N. Wilkinson Road, reorientating two residential R-43-zoned lots, subject to the following stipulations:

1. The lot line adjustment plat must be recorded with the Maricopa County Recorder's Office, in full compliance with the plat prepared by Arizona Surveyors, Inc., Sheets 1 - 2, and dated July 7, 2017.
2. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.
3. Prior to the recordation of the lot line adjustment plat, the property owner or designee shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete: 1) the pavement widening and curbing adjoining the subject site in accordance with the local roadway standard, Option B, of the Town's General Plan and 2) the installation of any applicable water or sewer improvements.

The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

6. PUBLIC HEARINGS

- A.** [18-003](#) 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 - Addition of Entrance Feature Walls and Subdivision Sign.

A motion was made by Commissioner Wainwright, seconded by Commissioner Strom, to deem the requested amendment for Ritz-Carlton, Area B, located at 7000 E Lincoln Drive 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: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

A motion was made by Commissioner Strom, seconded by Commissioner Campbell, to approve the Minor Special Use Permit Amendment for Ritz-Carlton, Area B, located at 7000 E Lincoln Drive for 11-foot high entry monument accessory structures flanking the approved guardhouse and a subdivision sign attached to one of the walls per the submitted narrative and plans.

The motion carried by the following vote:

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

Nay: 1 - Commissioner Covington

- B.** [18-002](#) Consideration of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

A motion was made by Commissioner Anton, seconded by Commissioner Covington, to forward to the Town Council the recommendation of approval of Ordinance 2016-09, proposed amendments to Article XXII, Hillside Development Regulations, of the Town Zoning Ordinance. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

A motion was made by Commissioner Strom, seconded by Commissioner Wainwright, to forward to the Town Council an alternate motion for Section 2208, Outdoor Lighting, to Article XXII, Hillside Development Regulations, of the Town Zoning Ordinance. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

7. STUDY SESSION ITEMS

- A.** [17-439](#) Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")

No Reportable Action**8. CONSENT AGENDA**

- A. [18-001](#) Approval of December 5, 2017 Planning Commission Minutes

A motion was made by Commissioner Anton, seconded by Commissioner Covington, to approve the December 5, 2017 minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

9. STAFF REPORTS**10. PUBLIC BODY REPORTS****11. FUTURE AGENDA ITEMS****12. ADJOURNMENT**

A motion was made by Commissioner Strom at 9:15 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Strom and Commissioner Wainwright