



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Summary

Planning Commission

Tuesday, March 19, 2019

6:00 PM

Town Hall

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

5. PUBLIC HEARINGS

- A.** 19-089 Consideration of a Minor Amendment to the Camelback Golf Club Special Use Permit located at 7847 N Mockingbird Lane to add protective netting over part of the maintenance facility yard located off Caballo Drive. (SUP-19-01)

A motion was made by Commissioner Anton, seconded by Commissioner Lewis, to deem the requested amendment 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: The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Anton, seconded by Commissioner Campbell, to add protective netting over part of the maintenance facility yard located at 7847 N Mockingbird Lane (Assessor Parcel 174-36-188A) subject to the following stipulations:

- 1) All improvements shall be in substantial compliance with the following:
 - a) Maintenance Yard Site Plan, Elevations & Section, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A1.0;
 - b) Project Mock-Up, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A2.0; and

c) Overall Site Plan, prepared by Mittlestaedt Cooper & Associates Ltd dated February 7, 2019, Sheet A3.0.

2) Any landscaping that dies adjoining the maintenance facility shall be replaced in substantial conformance with the landscape plans approved as part of the March 28, 2002 approval (SUP-01-08) to ensure adequate screening of the netting. Provided however, any replacement plant material shall reach a height of 14 feet within a 24-month period.

3) 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.

4) All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 19-01.

5) The netting material shall be a color that blends best with the surroundings, such as dark green, and the support poles shall be painted the same color as the netting; all as to be determined by the Town Manager.

The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

B. 19-109

**Consideration of a Minor Special Use Permit Amendment
(SUP-18-16) 6947 E McDonald Drive - Valley Presbyterian Church
Public Hearing**

A motion was made by Commissioner Covington, seconded by Commissioner Campbell, to deem the requested amendment 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: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Wainwright, seconded by Commissioner Covington, to approve a Minor Special Use Permit Amendment to the Valley Presbyterian Church Special Use Permit located at 6947 E McDonald Drive to allow for renovations to some of the existing buildings, landscaping/hardscaping improvements, and modification to the onsite parking spaces from the phased 1999 Special Use Permit approval. These renovations consist of improvements to Building A (Sanctuary) for interior remodel, with a 197 square foot expansion and replacing an approximate 500 square foot trellis with a 1,000 square-foot trellis; Building B (South Classroom) interior remodel to add 7 classrooms from existing office/storage space and remodel 2 classrooms, resulting in an overall reduction of 450 square feet; Building C (Administrative Offices) to remodel interior spaces and additional window shade structures; Building D (Facilities) to remodel interior spaces; and the removal of the 1999 approvals for a larger sanctuary expansion and new classroom building. Site improvements include the renovation of the central plaza to provide new hardscaping and landscaping,

rework of pedestrian and vehicular access to the plaza, relocation of accessible (ADA) parking spaces in the main parking lot closer to the buildings, new landscaping/irrigation surrounding these buildings, and modification to the onsite parking spaces from the phased 1999 Special Use Permit approval. Approval was subject to six stipulations.

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

C. 19-115

**Consideration of a Preliminary Plat (PA-17-01) & Private Road Conditional Use Permit (CUP-19-01)
Sanctuary II - Three Lot Subdivision with Private Road
4474 E. Valley Vista Lane (APN 169-20-122) and 4490 E. Valley Vista Lane (APN 169-20-123)**

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to recommend to the Town Council denial of the preliminary plat application at 4474 and 4490 E. Valley Vista Lane for a total of three hillside lots with a new road. This recommendation was based on safety and related concerns. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to deny the Conditional Use Permit application for the private road associated with the preliminary plat application at 4474 and 4490 E. Valley Vista Lane for a total of three hillside lots with a new road. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

6. ACTION ITEMS

4. STUDY SESSION ITEMS

A. 19-107

**Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center**

No Reportable Action

7. CONSENT AGENDA

A. 19-114

Approval of February 26, 2019 Planning Commission Minutes

A motion was made by Commissioner Lewis, seconded by Commissioner Georgelos, to approve the February 26, 2019 minutes with edits on page 4 and 16 to change "they" to "Planning Commission" and "the" to "they" regarding comments made by Commissioner Campbell. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 10:35 p.m., seconded by Commissioner Lewis, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright