



## Action Summary

### Planning Commission

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Tuesday, May 19, 2020

6:00 PM

Council Chambers

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**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:**

**<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

**All Commission members attended remotely.**

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

#### 3. EXECUTIVE SESSION

#### 4. STUDY SESSION ITEMS

#### 5. PUBLIC HEARINGS

**A.** [20-191](#) Consideration of a Minor Special Use Permit Amendment  
Mountain Shadows Resort (SUP-20-01). 5445 E. Lincoln Drive.

**A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to deem the requested amendment to the Mountain Shadows Resort Special Use Permit (SUP-20-01) located at 5445 E. Lincoln Drive to modify a secondary driveway access designation to a primary driveway access designation for the resort by modifications to the Lincoln Drive turn lane as a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:**

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

**A motion was made by Commissioner Wastchak, seconded by Commissioner Georgelos, to approve the Mountain Shadows Minor Special Use Permit Amendment (SUP-20-01), subject to the following stipulations:**

1. All improvements to the turn lane shall be in substantial compliance with the project narrative and plans:

- a. Narrative, prepared by Mountain Shadows Resort and dated January 29, 2020;
- b. Mountain Shadows Left Turn, FIG-1, prepared by CivTech, Inc. and dated November 21, 2019;
- c. Proposed Traffic Flow Plan, Sheet 3, prepared by CivTech, Inc. and dated January 15, 2020; and
- d. Mountain Shadows Traffic Impact Study, Project No. 17-0765, prepared by CivTech, Inc. and dated November 2019.

2. Signage may be required for safety purposes. Prior to issuance of a permit, the Town Engineer may require the applicant to install street markings, striping, and/or vertical signs deemed necessary to identify the turn lane and clarify any associated traffic patterns (including, but not limited to, directional signage).

3. Construction of the left turn lane:

- a. **Lincoln Drive Medians Project.** Mountain Shadows Resort may choose to construct the turn lane as part of the Town’s Lincoln Drive Medians project. If this option is chosen, the Town will coordinate with Mountain Shadows Resort regarding the timing of the final design and the construction of the turn lane. Mountain Shadows Resort will be required to pay for all design and construct costs associated with the left turn lane in the right-of-way. A development agreement regarding the reimbursement of the median work is required and shall be executed prior to the issuance of any permits associated with the turn lane.

In the event the Town does not proceed with the Lincoln Drive Medians Project, Mountain Shadows Resort must finalize the design drawings and secure the appropriate contractor and permits for construction on their own.

- b. **Independent Construction.** Mountain Shadows Resort may construct the turn lane apart from the Town’s Lincoln Drive Medians project. If this option is chosen, Mountain Shadows Resort must finalize the design drawings and secure the appropriate contractor and permits for construction on their own.

4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-20-01; and

5. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-134 (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.

The motion carried by the following vote:

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

**B.**      [20-213](#)

Consideration of a Minor Special Use Permit Amendment  
St. Barnabas Church (SUP-20-02). 6715 N. Mockingbird Lane

A motion was made by Commissioner Campbell, seconded by Commissioner

Covington, to deem the requested Special Use Permit (SUP) amendment by the St. Barnabas Church (SUP-20-02) located at 6715 N. Mockingbird Lane to renovate and replace the parking lot/parking area, update the site drainage and retention, replace and add new signage, re-landscape the campus, improve the playground area with a new solar panel shade structure and fencing, add new trellis shade canopies with solar panels, replace and add new site lighting, replace a covered parking canopy with a solar panel parking canopy, and related improvements, as a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote: .

Commissioner Lewis left the meeting prior to the vote on SUP-20-02.

**Aye:** 6 - Commissioner Wainwright, Commissioner Covington, Commissioner Georgelos, Commissioner Wastchak, Commissioner Anton and Commissioner Campbell

**Absent:** 1 - Commissioner Lewis

A motion was made by Commissioner Wastchak, seconded by Commissioner Campbell, to approve the St. Barnabas Church Minor Special Use Permit Amendment (SUP-20-02), subject to the following stipulations:

1. All improvements to the site shall be in substantial compliance with the project narrative and plans:
  - a. Narrative, pages 1-3, prepared by Chris Winters & Associates and dated May 4, 2020;
  - b. St. Barnabas Church SUP Civil Variance Requests letter, pages 1 - 3, prepared by Cypress Civil and dated February 10, 2020;
  - c. St. Barnabas Church Storm Water Retention in Parking Lot letter, pages 1 - 2, prepared by Cypress Civil and dated March 16, 2020;
  - d. Overall Grading & Drainage Exhibit, Sheet 1 of 1, Prepared by Cypress Civil and dated March 16, 2020;
  - e. Overall Grading & Drainage Exhibit Alternate 1 - West Parking, Sheet 1 of 1, Prepared by Cypress Civil and dated March 16, 2020;
  - f. Preliminary Grading & Drainage Plan for Saint Barnabas on the Desert, Sheets C1 - C5, prepared by Cypress Civil and dated May 4, 2020;
  - g. Preliminary Grading & Drainage Plan (Alternate 1 - West Parking) for Saint Barnabas on the Desert, Sheets C1 - C5, prepared by Cypress Civil and dated May 4, 2020;
  - h. Site Plan, Sheet L1, prepared by Chris Winters & Associates and dated May 1, 2020;
  - i. Site Plan - Parking and Shade Design Alternate, Sheet L1.1, prepared by Chris Winters & Associates and dated May 11, 2020;
  - j. Hardscape Plan, Sheet L2, prepared by Chris Winters & Associates and dated May 11, 2020;
  - k. Landscape Plan, Sheet L3, prepared by Chris Winters & Associates and dated May 11, 2020;
  - l. Fountain Plan, Sheet L4, prepared by Chris Winters & Associates and dated May 11, 2020;
  - m. Landscape Details, Sheet L5, prepared by Chris Winters & Associates and dated May 11, 2020;
  - n. Parking Sections, Sheet L6, prepared by Chris Winters & Associates and dated May 11, 2020;
  - o. Head to Head Parking Summary prepared by Cypress Civil and dated May 8, 2020;
  - p. Shade Structure Site Plan, Sheet A-3.1, prepared by Chris Winters & Associates and Oculus Studio, and dated December 6, 2019;

- q. Shade Structure Elevations, Sheet A-3.2, prepared by Chris Winters & Associates and Oculus Studio, and dated December 6, 2019;
- r. Shade Structure Site Plan, Sheet A-3.3, prepared by Chris Winters & Associates and Oculus Studio, and revised dated March 17, 2020;
- s. St. Barnabas - View of Play Area with Fabric Shade Structure without Trees perspective prepared by Chris Winter & Associates and dated April 3, 2020;
- t. St. Barnabas - View of Play Area with Fabric Shade Structure with Trees perspective prepared by Chris Winter & Associates and dated April 3, 2020;
- u. Lighting Fixture Schedule, E0, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- v. Existing/Demo Electrical Plan, E1, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- w. Proposed Electrical Plan, E2, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- x. Existing Photometric Plan, E3, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- y. Proposed Photometric Plan, E4, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- z. Light Fixture Cut Sheets, E5, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- aa. Light Fixture Cut Sheets, E6, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- bb. Light Fixture Cut Sheets, E7, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- cc. Light Fixture Cut Sheets, E8, prepared by Woodward Engineering and Chris Winters & Associates, and dated January 6, 2020;
- dd. Proposed Electrical Plan - Perimeter/Interior Lighting Diagram Lighting Supplement, prepared by Woodward Engineering and Chris Winters & Associates, and dated May 2, 2020.
- ee. Exterior Signage Sign Location, Sheet 1.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- ff. Exterior Signage Monument, Sheet 2.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- gg. Exterior Signage Detail, Sheet 3.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- hh. Exterior Signage Monument, Sheet 4.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- ii. Exterior Signage Directionals, Sheet 5.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- jj. Exterior Signage Monument, Sheet 6.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- kk. Exterior Signage Detail, Sheet 7.0, prepared by SmithCraft Custom Architectural Signs and dated April 8, 2020;
- ll. St. Barnabas Supplemental Exhibition - Directional Signage, prepared by SmithCraft Custom Architectural Signs and dated March 27, 2020;
- mm. February 3, 2020 St. Barnabas Church pre-application for landscape and parking lot improvements letter prepared by Rector Jim Clark; and
- nn. January 21, 2020 Storm Water Drainage at Saint Barnabas letter prepared by Richard Frazee.

2. Prior to issuance of a building or grading permit associated with these proposed grading and drainage improvements; St. Barnabas Church shall obtain and provide the Town of Paradise Valley with a copy of any applicable drainage easements or similar mechanisms with the neighboring property owner(s) as

outlined in the January 21, 2020 Storm Water Drainage at St. Barnabas Letter prepared by Five Star Development;

3. In accordance with Crime Prevention Through Environment Design (CPTED) standards to provide visibility and increase safety:

- a. All new shrubs and plants in the parking lots must be maintained at a maximum height of 3' tall;
- b. All new tree canopies will be maintained to hang no lower than 6' above grade; and
- c. All existing trees and shrubs must be pruned and maintained to provide visibility and discourage places of concealment;

4. All exterior lighting shall operate in accordance with the Proposed Electrical Plan Perimeter/Interior Lighting Diagram Lighting Supplement, prepared by Woodward Engineering and Christ Winters & Associates, and dated May 2, 2020. In summary, the perimeter site lighting shall operate from dusk to 10 p.m., with the exception of special events and services; at which time the perimeter lighting will shut off at the conclusion of the event. For security purposes, the interior lighting located between the buildings may operate from dusk to dawn. However, the interior lighting level shall be reduced to 50% after 10 p.m. The playground pole lights shall be lowered in height from 16' tall to 12' tall.

5. New internal directional or wayfinding signs shall comply with the SUP Guidelines and must be reviewed and approved by the Town Manager or Designee;

6. If the alternative parking/site plan is used (Site Plan - Parking and Shade Design Alternate Sheet L1.1 and the Preliminary Grading & Drainage Plan Alternate 1 - West Parking for Saint Barnabas on the Desert Sheets C1 - C5), an updated hardscape plan(s) and landscape plan(s) must be provided to the Town for review. The alternate hardscape plan(s) and landscape plan(s) must be reviewed and approved by the Town Manager or Designee prior to issuance of any permits;

7. If the primary parking/site plan is used (Site Plan Sheet L1.1 and the Preliminary Grading & Drainage Plan for Saint Barnabas on the Desert Sheets C1 - C5), an updated electrical plan and photometric plan shall be provided for Town review. The updated electric plan and photometric plan shall be reviewed and approved by the Town Manager or Designee prior to issuance of any permits;

8. The drywells on campus shall be maintained and cleaned on a regular basis. Drywells shall be inspected after rain events totaling 0.5" or greater to ensure they are functioning properly to allow storm water to dissipate and are kept free of debris. Drywells shall be inspected annually and maintained as recommended by a drywell maintenance contractor. Annual maintenance records shall be kept of file by the property owner and made available to the Town upon request;

9. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-20-02; and

10. 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.

11. Signage shall be place in the parking lot identifying the areas of ponding or flooding. The signage must be reviewed and approved by the Town Manager or Designee.

The motion carried by the following vote:

**Aye:** 5 - Commissioner Wainwright, Commissioner Covington, Commissioner Georgelos, Commissioner Wastchak and Commissioner Campbell

**Nay:** 1 - Commissioner Anton

**Absent:** 1 - Commissioner Lewis

**6. ACTION ITEMS**

**7. CONSENT AGENDA**

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

**11. ADJOURNMENT**

A motion was made by Commissioner Georgelos at 9:25 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

**Aye:** 6 - Commissioner Wainwright, Commissioner Covington, Commissioner Georgelos, Commissioner Wastchak, Commissioner Anton and Commissioner Campbell

**Absent:** 1 - Commissioner Lewis