

Background

Special Use Permit (SUP-21-02) for a private roadway gate on East Cottontail Run Road
March 19, 2022

Nearby Properties

There are nine existing homes and one undeveloped parcel which will have access via the private access gate on the existing private East Cottontail Run Road. These include 4820 E Cottontail Run Road (169-08-043), 4928 E Cottontail Run Road (169-08-044H), 5001 E Cottontail Run Road (169-08-053), 5022 E Cottontail Run Road (169-08-044G), 5035 E Cottontail Run Road (169-08-035), 5044 E Cottontail Run Road (169-08-041), 5045 E Cottontail Run Road (169-08-039), 5055 E Cottontail Run Road (169-08-036), and 7201 N Cottontail Run Road (169-08-044B and 169-08-044F). These parcels were annexed into the Town in 1982, and generally existed in their current form since the mid-1950s.

Maricopa County Assessor GIS maps show a North Cottontail Run Road that adjoins East Cottontail Run Road. This “road” is a driveway as it is on an undeveloped flag lot with the same ownership as 7201 N Cottontail Run Road.

There is an existing home at 7211 N Tatum Boulevard with its driveway on Tatum Boulevard. This property is comprised of several parcels including Maricopa County Tax Parcel 169-08-038 that adjoins the 7201 N Cottontail Run Road properties. None of the deeds with the parcels associated with 7211 N Tatum Boulevard show legal access over the North or East Cottontail Run Roads.

General Plan

The Town's 2012 and 2022 General Plan designates this area as Low Density Residential and private road as Open Space. The 2012 General Plan and 2022 General Plan both discourage private roadway gates. However, the Town has over the years approved 25 gated communities. These gated communities tend to adjoin major and minor arterials or exhibit unique locational characteristics. The proposed private roadway gate accesses off Tatum Boulevard, a major arterial road. Also, this grouping of homesites is cutoff from nearby public streets since it is surrounded by the Paradise Hills subdivision platted in 1953 encompassing the Paradise Valley Country Club and its golf course. Some 2022 policies that may apply to this request are noted below.

- M.1.13. The Town shall discourage the installation of private roadway gates but may accept the development of private roads that meet the Town's minimum standards for design and maintenance.
- CC&H 1.1 Recognizing that the Town of Paradise Valley is home to many smaller neighborhoods that contribute to the Town's cultural fabric, the Town shall strive through community outreach at the neighborhood level to address issues and work to preserve and enhance their distinctiveness, identity, and livability.

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Zoning

The Town's zoning for this area is R-43, Single-Family Residential. Except for 7117 N Tatum Boulevard, the homesites within the proposed gate are hillside pursuant to Figure 1, Hillside Development Area, map in the Zoning Ordinance.

Prior Applications

The owner of the private road sought to gate the private roadway in 2013. The 2013 Special Use Permit application focused on placing two 12-foot tall gates (later changed to 8-foot tall) 305 feet from the centerline of Tatum Boulevard (275 feet from back of curb), with the turnaround at the private intersection of North Cottontail Run Road and East Cottontail Run Road at a radius of 24 feet (later modified to 32 feet). The application received a 5 to 2 Planning Commission recommendation for approval, but the applicant withdrew the request. Comments noted included desire for a larger turnaround radius, proposed palm trees blocking views, and the location of the call box impacting vehicle stacking.

The owner of the private road sought to gate the private roadway again in 2014. The 2014 Special Use Permit application focused on placing two 8-foot tall gates 180 feet from the centerline of Tatum Boulevard (150 feet from the back of curb), with a turnaround easement adjoining the driveway for 7117 N Tatum Boulevard at a radius of 32 feet, and a radius of 40 feet to a 6-foot to 10-foot tall retaining wall for erosion protection of the turnaround. The applicant continued the request three times. Due to the length of time, the application expired. Comments noted included discussions over vehicle stacking and the need for sufficient turnaround for emergency vehicles, softening the retaining wall with landscaping, and vehicle stacking concerns with the location of the call box being approximately 85 from the back of curb along Tatum Boulevard. For historical reference, prior plan excerpts follow.



Chitalpa



Elm



Olive



Dwarf Chamaerops



Sour Orange



Hop Bush



AZ Rosewood



Little Ollie



Boxwood



Mineature Rose



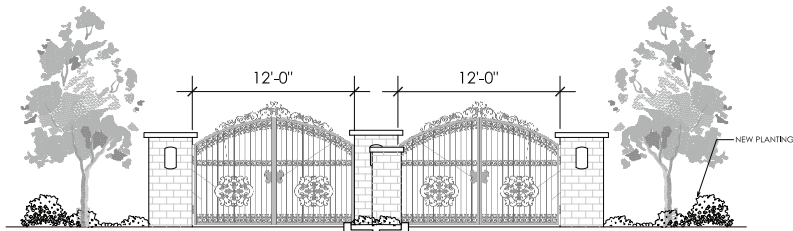
Purple Lantana



Natal Plum



Annuals



1 COTTONTAIL RUN EAST GATE LOCATION - SECTION VIEW

0' 4' 8' 12'
Scale: 1" = 4'-0"

PLANT MATERIALS LEGEND

Sym. Plant Name Size

Trees



Chitalpa tashkentensis
Chitalpa 48"-60" box
Olea europaea 'Savon Hill'
Savon Hill Olive 48"-60" box
Ulmus parvifolia 'True Green'
True Green Elm 48"-60" box

Shrubs



Citrus aurantium
Sour Orange Hedge 15 gal.
Dalmanea viscosa
Hop Bush 15 gal.
Ficus microphylla
Algeria Rosewood 15 gal.



Carissa grandiflora
Natal Plum 5 gal.



Olea europaea 'Montro'
Little Ole Olive 5 gal.



Buxus microphylla korana
Korean Boxwood 5 gal.

Accents



Chamaerops humilis
Med. Fan Palm 15 gal.



Rosa chinensis red
Red Miniature Rose 5 gal.

Groundcovers



Lantana montevidensis
Purple Lantana 1 gal.

MASS PLANTING

ANNUALS, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

INERTS

Sym. Description

DESERT COBBLE GROUND COVER

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

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RETAINING WALLS WITH STONE VENEER, ANASAZI STONE-IRONWOOD LEDGESTONE.

COTTONTAIL RUN NORTH

COTTONTAIL RUN EAST

TRANS PAD

CALL BOX.

EXISTING TREES TO REMAIN, TYP.

PLANT MATERIAL MAY BE ADJUSTED DUE TO EXISTING UTILITY LOCATIONS.

EXISTING RIP RAP SWALE.

NEW RIP RAP.

NEW NEIGHBORHOOD GATE.

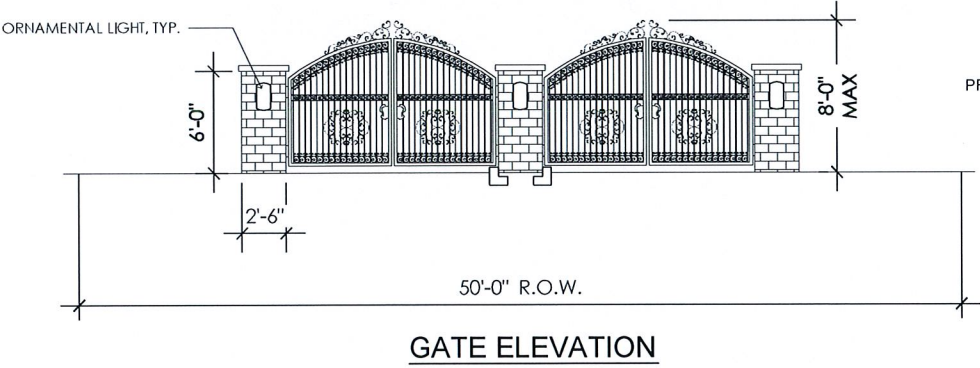
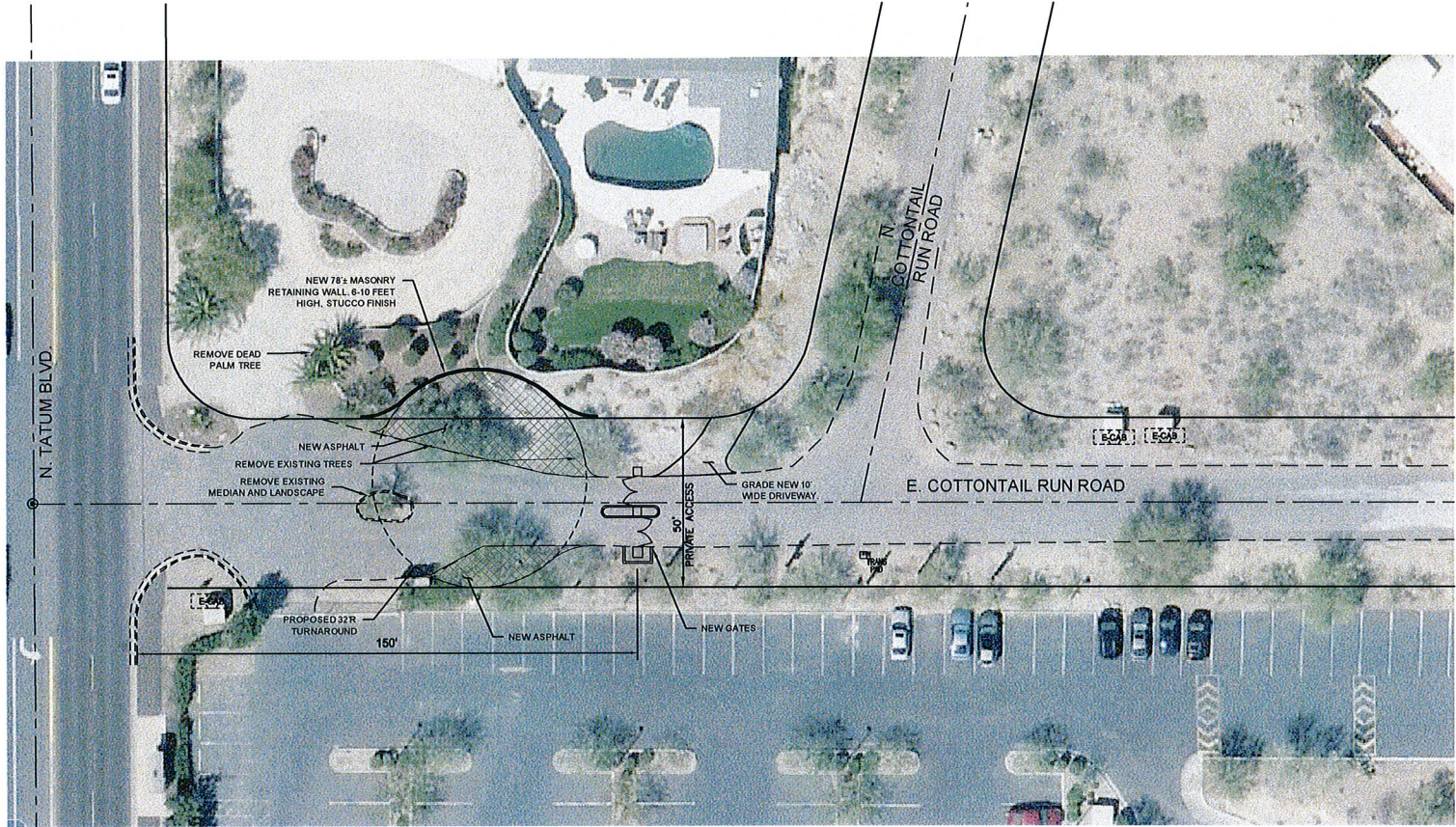
RETAINING WALLS WITH STONE VENEER, ANASAZI STONE-IRONWOOD LEDGESTONE.

COTTONTAIL RUN EAST GATE LOCATION - SCHEMATIC PLANTING ENLARGED PLAN VIEW

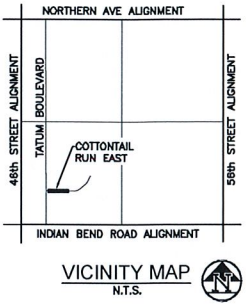
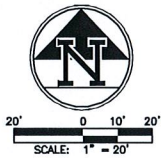
0' 10' 20' 30'
Scale: 1" = 10'-0"

DRAFT

TURNAROUND EXHIBIT
FOR
EAST COTTONTAIL RUN ROAD
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



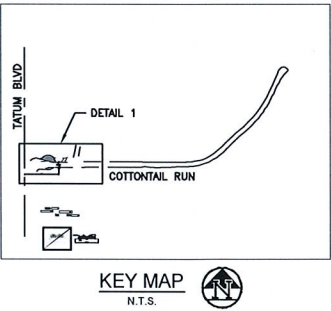
DETAIL 1
PROPOSED TURNAROUND



ENGINEER
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: 602.284.8931
CONTACT: RYAN WEED, P.E.

BENCHMARK
LOCATED AT THE INTERSECTION OF INDIAN BEND ROAD &
TATUM BOULEVARD
FOUND BRASS CAP FLUSH
ELEVATION = 1419.80 (NAVD88)

ASSESSOR'S PARCEL NUMBER
169-08-044J & 169-08-044F






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|  CVL CONSULTANTS Civil Engineering Surveying Landscaping Water/Wastewater Treatment Land Planning Phone: 602.284.8931 Fax: 602.284.8932 Web: www.cvl.com | DATE | |
| | REVISION | |
| | NO. | |
| | Coe & Van Loo Consultants, Inc. | |
| TURNAROUND EXHIBIT | |  1ST SUBMITTAL DESIGN: J.P. DRAWN: J.P. CHECK: RYAN WEED SHEET NUMBER 1 OF 1 |
| COTTONTAIL RUN EAST PARADISE VALLEY, ARIZONA | | |
|  Call at least two full working days before you dig to find out what is underground. Arizona 811 Dig Safe. Dig Smart. One 811 or 1-800-484-4848 or 1-800-484-4848 in Maricopa County: (602) 974-1188 | | CVL Department Land CVL Project # 01602 14601 CVL File |

EXHIBIT 1A