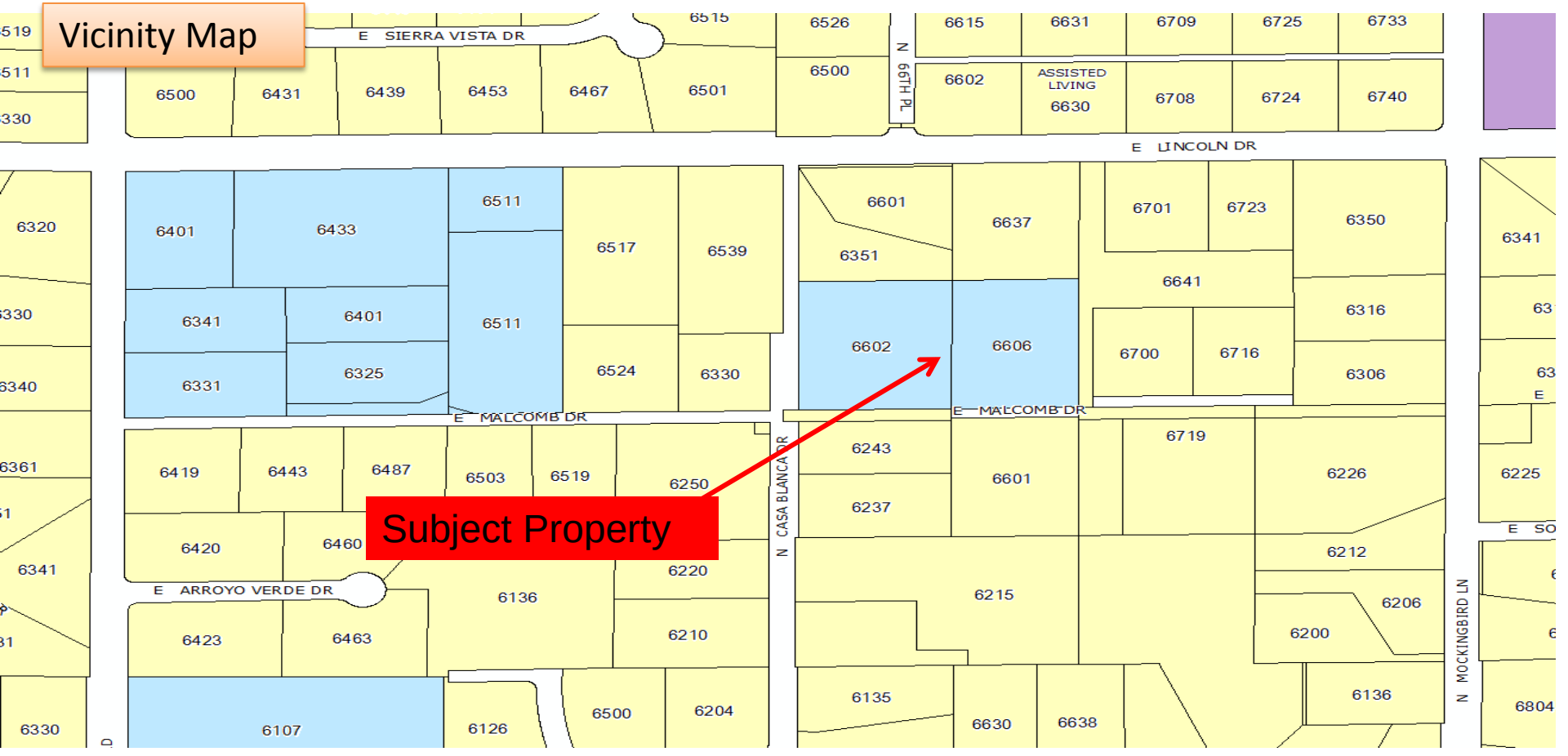
TOWN OF PARADISE VALLEY

Kachina Estates Subdivision Sign & Modified Subdivision Wall (MI-17-02)

Town Council
October 12, 2017

REQUEST

- Approval for subdivision sign and modified subdivision fence wall


Vicinity Map
E SIERRA VISTA DR
E LINCOLN DR
E MALCOMB DR
E MALCOMB DR
E ARROYO VERDE DR
N CASA BLANCA DR
N 66TH PL
N MOCKINGBIRD LN
ASSISTED LIVING
Subject Property
6515
6526
6615
6631
6709
6725
6733
6500
6431
6439
6453
6467
6501
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6602
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6210
6200
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6136
6107
6126
6500
6204
6630
6638
6341
6225
6804


Aerial Photo
Subject Property
KACHINA
ESTATES
MALCOMB
ESTATES 1
E Malcomb Dr
174-62-936
174-62-937
174-62-939
174-62-012B
174-62-935A
174-61-014B
174-61-930
174-62-013K
174-62-013I
Degrees

HISTORY

- October 23, 2014 –Kachina Estates subdivision plat approved
- 4 lot subdivision with subdivision view fence adjoining Malcomb Dr
- Approved with 25’ roadway easement in lieu of ROW dedication along Malcomb Dr:
  - Maintain visual openness
- Proposed sign and screen installed without approval

REQUEST

- Subdivision Sign:
  - Wall mounted & at NE corner of Malcomb and Casa Blanca
  - Setback:
    - 25’ from south p.l.
    - 18’ from west p.l.
  - Identifies name of subdivision
  - Consists of steel panel with reclaimed letters from former Kachina Country Day School
  - 16” high by 9’4” wide (or 12.4 square feet) and not illuminated

REQUEST (CONT.)

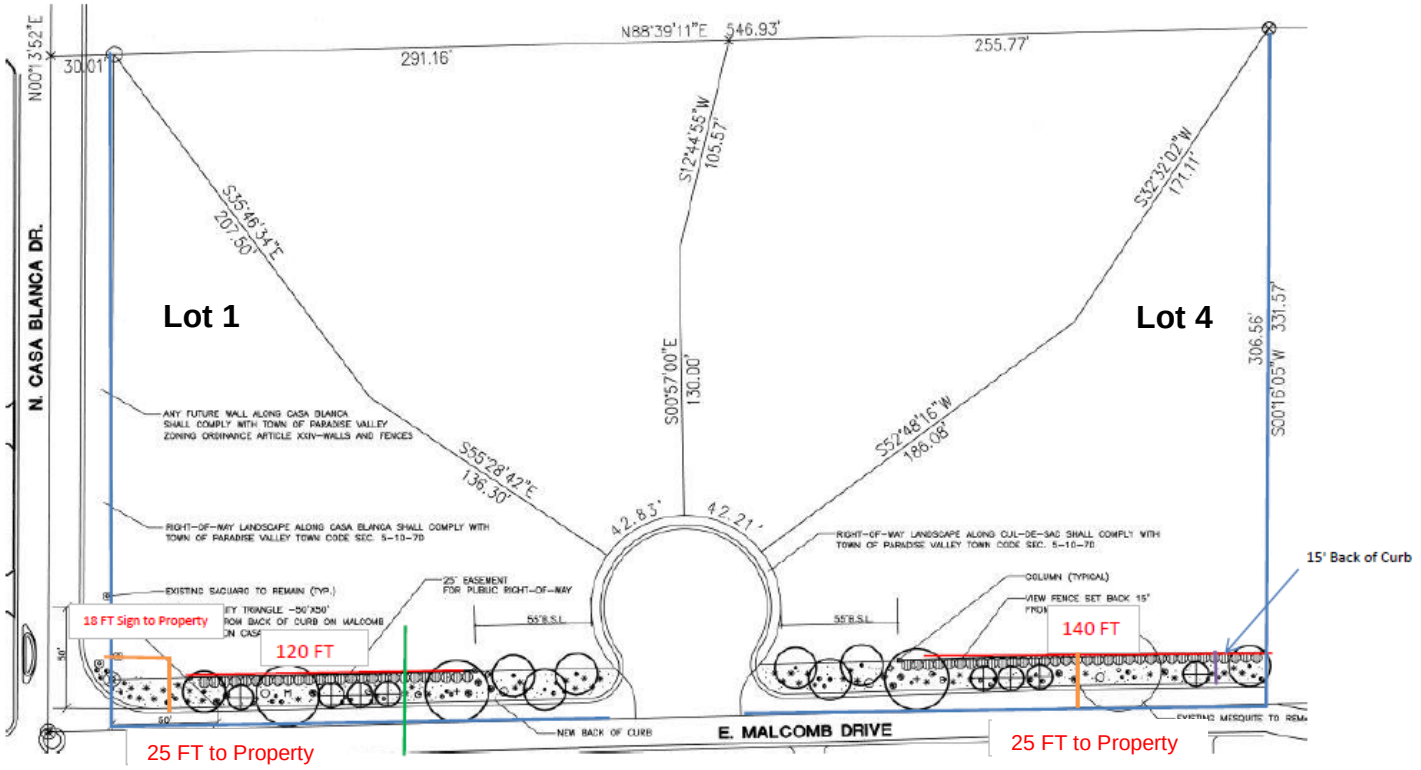
- Comparison with Article 25 of Zoning Ordinance:

CRITERIA	PROPOSED WALLSIGN
Quantity: 2	1
Content: Name & Logo	Name
Sign Area: 8 sf	12.4 square feet
Height: 3 feet (36”)	3.9’ (47”)
Setback: 25 feet	18’ from Casa Blanca Dr. 25’ from Malcomb Dr.
No audible signs permitted	Sign will not have any components that flash, move, or are otherwise animated/audible
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view at nearest property line, limited to 0.75 foot-candles at property line	No Illumination

REQUEST (CONT.)

- Subdivision Wall (Adjoining Malcomb Dr):
  - Existing fence is rusted metal view fence
  - Setback 25’ from south p.l. (at edge of roadway easement)
  - 6’ tall
  - Add antiqued metal screens behind existing view fence:
    - Provide privacy and security for adjoining homes
    - 120 l.f. of screening on west side (adjoining Lot 1)
    - 140 l.f. of screening on east side (adjoining Lot 4)

SITE PLAN



Denotes Area with Fence Backing

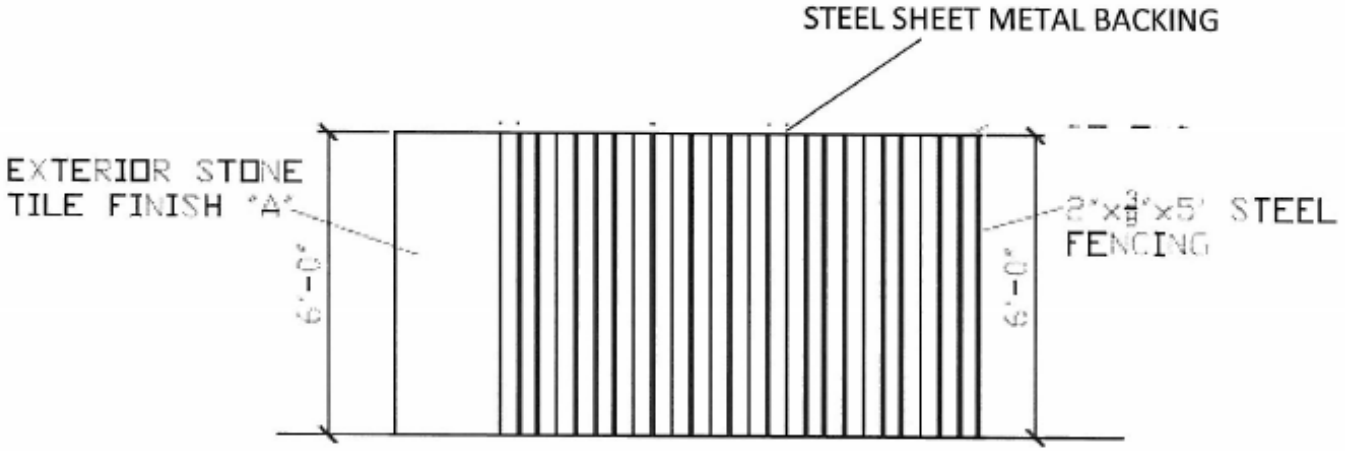
Denotes Property Line

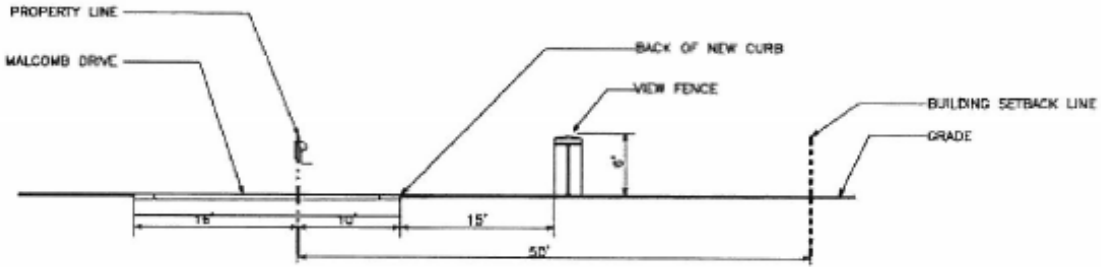
Denotes Distance to Property line

Denotes Distance to Back of Curb

Cross Section

FENCE DETAILS





CROSS SECTION

VIEW FENCE AND BUILDING SETBACK

Subdivision Sign

Subdivision Wall – West Side of Malcomb

Subdivision Wall – East Side of Malcomb

PUBLIC COMMENT

- Received input from several neighbors:
  - An inquiry but not comment
  - One neighbor concerned about setting precedence
  - Several neighbors supportive of both fence and sign
  - One neighbor supportive of fence and opposed to sign
  - Several neighbors at PC meeting in support

DISCUSSION

- Staff supportive of sign:
  - Sign not illuminated and only one sign
- Staff not supportive of fence wall screening:
  - Does not meet intent of original Council approval
  - Originally approved with 25’ roadway easement (in lieu of ROW dedication)
  - Approved with view fence in order to preserve and maintain visual openness
  - Screening eliminates visual openness and increases presence or massing of fence

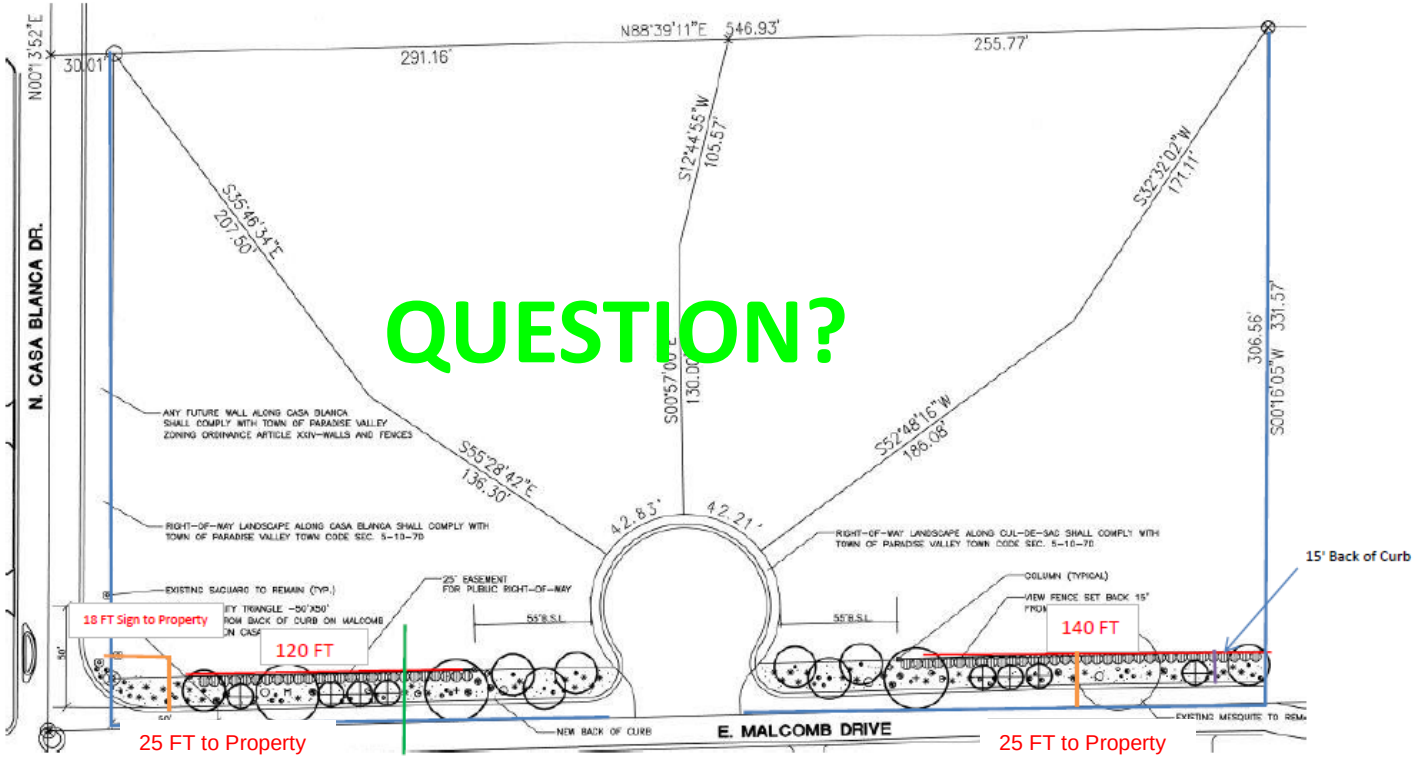
DISCUSSION (CONT.)

- TC reviewed at September 28th WS:
  - Expressed concern that improvements installed without approval
- PC reviewed at August 15th WS and September 5th PM:
  - Subdivision Sign – Recommendation of approval by vote of 7 to 0
  - Modified Subdivision Fence – Recommendation of approval by a vote of 5 to 2

RECOMMENDATION

- Staff recommends approval of sign and denial of adding fence screens
- Should Council wish to approve application, sign and fence screens shall be in substantial compliance with plans and docs

SITE PLAN



QUESTION?

Denotes Area with Fence Backing
Denotes Property Line
Denotes Distance to Property line
Denotes Distance to Back of Curb
Cross Section